



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2023/1456

Your ref: 13293

26 July 2024

Destination Brisbane Consortium Integrated Resort Operations Pty Ltd ACN 608 538 638 as trustee for the Destination Brisbane Consortium Integrated Resort Operating Trust, QWB Residential Precinct Operations Pty Ltd ACN 608 792 329 as trustee for the QWB Residential Precinct Operations Trust and The Star Entertainment QLD Limited ACN 010 741 045

C/- Bennett + Bennett

Att: Mr Jack Reed

19 Finchley Street

MILTON QLD 4064

Email: jreed@bennettandbennett.com.au

Dear Mr Reed

S89(1)(a) Approval of PDA Development Application

Development Permit for Reconfiguring a Lot (10 access easements) at Queens Wharf Road, Brisbane described as Lot 209 on SP289465, Lot 208 on SP289467, Lot 207 on SP289465, Lot 12 on CPB32389, Lot 206 on SP289468, Lot 228 on SP322273, Lot 414 on SP312028, Lot 300 CP866930, Lot 682 on CP855445 and Lot 3 on CP882348

On 26 July 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez

Director

Development Assessment

Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Queens Wharf Brisbane PDA	
Site address	Queens Wharf Road	
Lot on plan description	Lot number	Plan description
	Lot 207 and 209	SP289465
	Lot 208	SP289467
	Lot 12	CPB32389
	Lot 206	SP289468
	Lot 228	SP322273
	Lot 414	SP312028
	Lot 300	CP866930
	Lot 682	CP855445
	Lot 3	CP882348
PDA development application details		
DEV reference number	DEV2023/1456	
'Properly made' date	26 April 2024	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Reconfiguration of a lot to create 10 access easements consisting of 4 standard format plans and 6 volumetric format plans.	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Reconfiguration of a Lot	
Decision date	26 July 2024	
Currency period	4 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Carolyn Mellish, Director
Engineer	Demi Ebrahimi, Principal Engineer
Delegate	Beatriz Gomez, Director

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Plan of Proposed Easement DA in Lot 209 on SP289465, Proposed Easement DB (Volumetric) in Lot 208 on SP289467, Proposed Easement DC in Lot 207 on SP289465, Proposed Easement DD in Lot 12 on B32389, Proposed Easement DE & DG (Volumetric) in Lot 206 on SP289468, Proposed Easement DF (Volumetric) In Lot 228 on SP322273 and Proposed Easement DH & DI (Volumetric) in Lot 414 on SP312028	13293_1497_PRO – Version B Sheet 1 of 6	18/04/2024
2.	Plan of Proposed Easement DA in Lot 209 on SP289465, Proposed Easement DB (Volumetric) in Lot 208 on SP289467, Proposed Easement DC in Lot 207 on SP289465, Proposed Easement DD in Lot 12 on B32389, Proposed Easement DE & DG (Volumetric) in Lot 206 on SP289468, Proposed Easement DF (Volumetric) In Lot 228 on SP322273 and Proposed Easement DH & DI (Volumetric) in Lot 414 on SP312028	13293_1497_PRO – Version B Sheet 2 of 6	18/04/2024
3.	Plan of Proposed Easement DA in Lot 209 on SP289465, Proposed Easement DB (Volumetric) in Lot 208 on SP289467, Proposed Easement DC in Lot 207 on SP289465, Proposed Easement DD in Lot 12 on B32389, Proposed Easement DE & DG (Volumetric) in Lot 206 on SP289468, Proposed Easement DF (Volumetric) In Lot 228 on SP322273 and Proposed Easement DH & DI (Volumetric) in Lot 414 on SP312028	13293_1497_PRO – Version B Sheet 3 of 6	18/04/2024
4.	Plan of Proposed Easement DA in Lot 209 on SP289465, Proposed Easement DB (Volumetric) in Lot 208 on SP289467, Proposed Easement DC in Lot 207 on SP289465, Proposed Easement DD in Lot 12 on B32389, Proposed Easement DE & DG (Volumetric) in Lot 206 on SP289468, Proposed Easement DF (Volumetric) In Lot 228 on SP322273 and Proposed Easement DH & DI (Volumetric) in Lot 414 on SP312028	13293_1497_PRO – Version B Sheet 4 of 6	18/04/2024
5.	Plan of Proposed Easement DA in Lot 209 on SP289465, Proposed Easement DB (Volumetric) in Lot 208 on SP289467, Proposed Easement DC in Lot 207 on SP289465, Proposed Easement DD in Lot 12 on B32389, Proposed Easement DE & DG (Volumetric) in Lot 206 on SP289468, Proposed Easement DF	13293_1497_PRO – Version B Sheet 5 of 6	18/04/2024

	(Volumetric) In Lot 228 on SP322273 and Proposed Easement DH & DI (Volumetric) in Lot 414 on SP312028		
6.	Plan of Proposed Easement DA in Lot 209 on SP289465, Proposed Easement DB (Volumetric) in Lot 208 on SP289467, Proposed Easement DC in Lot 207 on SP289465, Proposed Easement DD in Lot 12 on B32389, Proposed Easement DE & DG (Volumetric) in Lot 206 on SP289468, Proposed Easement DF (Volumetric) In Lot 228 on SP322273 and Proposed Easement DH & DI (Volumetric) in Lot 414 on SP312028	13293_1497_PRO – Version B Sheet 6 of 6	18/04/2024
Supporting Plan			
7.	Plan of Emts DE & DG in Lot 206 on SP289468, Emt DF in Lot 228 on SP322273 and Emts DH & DI in Lot 414 on SP312028	SP346679 Sheets 1 to 11	21/05/2024
8.	Easement DB in Lot 208 on SP289467	SP346675 Sheets 1 to 3	21/05/2024
9.	Plan of Emt DA in Lot 209 on SP289465, Emt DC in Lot 207 on SP289465 & Ent DD in Lot 12 on B32389	SP346672 Sheets 1 to 5	21/05/2024

PDA Development Conditions		
No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2	Easements over Infrastructure - Energex Provide public utility easement, in favour of and at no cost to the grantee, over infrastructure located in land for Energex 110kV Assets on Lot 207 on SP289465. A 6-metre-wide easement aligned 3 metres either side of the centre line of Energex's underground 110kV cable is to be granted subject to Energex's standard easement conditions (Dealing Number 713599598) or where otherwise agreed by Energex Limited. <i>Advice Note:</i> <i>Where an alternative timeframe is agreed to in writing by Energex Limited, the registration of the easements on title is to occur within a maximum timeframe of 6 months from the date of this approval.</i> <i>Advice Note:</i> <i>Within 6 months of registering the easements, the applicant / developer is to enter into an agreement with Energex Limited to establish a public utility easement over the balance of the 110kV infrastructure corridor where subject to Lot 228 SP322273. The easement is to be 6 metres in width and aligned 3 metres either side of the centre line of the cables.</i>	Prior to survey plan endorsement, unless otherwise agreed to in writing by Energex Limited.

PDA Development Conditions		
No.	Condition	Timing
3	Access – Queens Wharf Shared Zone Access easements approved under this development approval do not conflict with the access arrangements approved through Development permit DEV2017/846 Condition 37.	At all times
4	Vehicle Access Vehicle access along Queens Wharf Road to be maintained to Lot 100 on CP898752, Lot 12 on CPB32389, Lot 9 on CPB32389 and Lot 10 on CPB31753.	At all times
5.	Access Easement – Easement A on CP882348 Provide an access easement (standard format) in favour of Lot 682 on CP855445 of the same dimensions as the existing Easement A on CP882348.	Prior to survey plan endorsement

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****