



Our ref: DEV2024/1507

3 September 2024

Pellicano Living Pty Ltd
C/- Property Projects Australia
Att: Sam Spiro and Jess Govender
PO Box 1264
NEW FARM QLD 4005

Email: sam@propertyprojectsaustralia.com.au; jesse@propertyprojectsaustralia.com.au

Dear Sam and Jesse

S83(1) Information Request, S83(3) Lapsing Provisions and S84 Notification Requirements

PDA Development Application DEV2024/1507 for Material Change of Use for multiple dwelling, short term accommodation and centre activities (food and drink outlet, office and shop) at 332-334 Water Street and 30A trinity Street, Fortitude Valley described as Lot 1 on RP10553, Lot 11 and Lot 12 on RP10552, Lot 5, Lot 6 and Lot 94 on SP266307, Lot 13 on RP81335, Lot 955 on SP206840 and Easement A on SP143465

The Minister for Economic Development Queensland (MEDQ) has undertaken a preliminary assessment of the PDA development application.

Information request

After reviewing the materials provided with the application, the following information is requested under s.83 of the *Economic Development Act 2012* (the Act) to allow the MEDQ to decide the application:

1. Geotechnical Site Investigation Report

Provide a Geotechnical Site Investigation Report, certified by a registered professional engineer Queensland (RPEQ) specialised in geotechnical engineering according to Australian Standard "AS1726 Geotechnical Site Investigation".

2. Flood Assessment Report

Provide a Flood Assessment Report, certified by a suitably qualified RPEQ, which demonstrates the flood impacts on the subject site, including the overflow path and any impact on the proposed development.

Under s.83(1) of the Act the requested information must be given to the MEDQ within 3 months from the date of this notice.

If the MEDQ is satisfied that the information you provided complies with the information request, MEDQ will give you a notice of that compliance.

Lapsing Provisions (Information Request)

You are also advised that, under s.83(3) of the Act, the application will lapse if you fail to give MEDQ any of the stated information within 9 months.



Public Notice

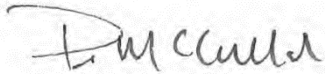
This application **is** required to undergo Notice of application under s.84 of the Act. However, you must not start to give notice of the application until you have received a Notice of compliance with the information request under section 83B of the Act.

Lapsing Provisions (Public Notice)

Pursuant to s84A of the Act, you are also given notice that the application will lapse if a compliance statement in relation to the Notice of the application is not given to MEDQ within 40 business days of the date of compliance with the information request notice issued by MEDQ under Section 83B.

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@edq.qld.gov.au, who will assist.

Yours sincerely



Peita McCulloch
Development Assessment
Economic Development Queensland