



Our ref: DEV2024/1577

25 February 2025

Dean Bradley, Shaun Price and Rachel Drew
C/- Allan Van Planning
Att: Mr Allan Van
PO Box 284
TOOWONG QLD 4066

Email: allan@allanvanplanning.com.au

Dear Mr Van

S89(1)(a) Approval of PDA Development Application
Development Permit for Reconfiguring a Lot for boundary realignment (2 Lots into 2 Lots) at 15-19 Cairns Street, East Brisbane described as Lots 1 and 3 on GTP2652

On 25 February 2025, 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 Hayden Jensen, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3035 2083 or at hayden.jensen@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
Acting Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba PDA	
Site address	15 – 19 Cairns Street, East Brisbane	
Lot on plan description	Lot number	Plan description
	Lot 1	GTP 2652
	Lot 3	GTP 2652
PDA development application details		
DEV reference number	DEV2024/1577	
'Properly made' date	19 December 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	Reconfiguring a lot (2 lots into 2 lots)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Reconfiguring a lot (2 lots into 2 lots)	
Decision date	25 February 2025	
Currency period	4 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Hayden Jensen, Senior Planner	
Manager	Essen Joseph, Manager	
Engineer	Sunny Wong, Director	
Delegate	Brandon Bouda, A/ 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.	Proposed reconfiguration of lots cancelling lots 1, 3 & common property on GTP2652, Revision A, prepared by Allan Van Planning.	15 Cairns-01	29 October 2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

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.	Access easement An access easement burdening Lot 3 in favour of Lot 1 as shown on the approved plans is to be created at the registration of the survey plan.	As indicated
3.	Erosion and sediment control Ensure any works are carried out in accordance with: a) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); b) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites	a) and b) During construction
4.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) and b) 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 ****