



Our ref: DEV2024/1568

07 March 2025

Evoke Architects Pty Ltd
Att: Mr Alvin Brenner
62 Princess Street
KANGAROO POINT QLD 4169

Email: evokearch@gmail.com

Dear Mr Brenner

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

PDA Development Permit for Reconfiguring a Lot (three lots into two lots) at 62 and 66 Princess Street, Kangaroo Point described as Lot 0, 71 and 72 on SP155011

On 07 March 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	62 & 66 Princess Street, Kangaroo Point	
Lot on plan description	Lot number	Plan description
	Lot 0	SP155011
	Lot 71	SP155011
	Lot 72	SP155011

PDA development application details	
DEV reference number	DEV2024/1568
'Properly made' date	17 January 2025
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 (three lots into two lots)

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 (three lots into two lots)
Decision date	07 March 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.	Boundary Realignment, Rev A, prepared by Evoke Architects	A – 100	14/10/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in 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.

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.	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 ****