



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1575

4 April 2025

The Nazareth Lutheran Church of South Brisbane
C/- Bplanned and Surveyed Pty Ltd
Attn: Mr Ken Burmeister
PO Box 58
CAMP HILL QLD 4152

Email: da@bplanned.com.au

Dear Mr Burmeister

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

PDA Development Permit for Building Work – Demolition of a Pre-1911 Dwelling at 15 Hawthorne Street, Woolloongabba described as Lot 6 on SP238937

On 4 April 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 Essen Joseph, Manager – Development Assessment, by telephone on (07) 3452 7196 or at Essen.Joseph@edq.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site Address	15 Hawthorne Street, Woolloongabba	
Lot on Plan Description	Lot number	Plan description
	6	SP238937

PDA Development Application Details	
DEV Reference Number	DEV2024/1575
'Properly made' Date	13 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 ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Demolition of a pre-1911 building

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: • Building Work – Demolition of a Pre-1911 Building
Decision Date	4 April 2025
Currency Period	Two (2) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Hayden Jensen, Senior Planner
Manager	Essen Joseph, Manager – Development Assessment
Engineer	Sunny Wong, Director – Infrastructure Solutions
Delegate	Beatriz Gomez, Director – Development Assessment

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.	Structural Inspection Report, prepared by Morgan Consulting Engineers Pty Ltd	23md106 - 2/SK	08/10/2024 (Amended in red by EDQ 04/04/2025)

PREAMBLE

The following abbreviations, definitions and operational provisions apply as part of the development permit.

ABBREVIATIONS, AND DEFINITIONS

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.

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 expiration of the currency period
2.	Hours of Work Undertake all works within the hours of 6:30am to 6:30pm, Monday to Saturday, excluding public holidays	During demolition
3.	Demolition Impacts Manage all demolition impacts to ensure they are contained within the site. <i>NOTE: For example, ensure that roads and adjoining properties are protected from ponding or nuisance from stormwater.</i> <i>NOTE: All emissions (e.g. noise and dust) resulting from the approved development are subject to the requirements of the Environmental Protection Act 1994.</i>	During demolition
4.	Erosion and Sediment Management Manage erosion and sediment run-off in accordance with the following: a) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and b) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i>	During demolition
5.	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) Should 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>NOTES: 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) Within 40 business days from completion of demolition work b) Within 40 business days from completion of demolition work

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 ****