



## Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1608

Your ref: 161102

30 April 2025

Herston Development Company Pty Ltd  
C/- Bennett and Bennett Group  
Att: Mr Jack Reed  
2/19 Finchley Street  
MILTON QLD 4064

Email: [jreed@bennettandbennett.com.au](mailto:jreed@bennettandbennett.com.au)

Dear Mr Reed

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

**PDA Development Permit for Reconfiguring a Lot for 1 lot into 3 standard format lots, a balance lot, 3 volumetric format lots and easements over 2 Stages at 86 Bramston Terrace, Herston as Lot 1545 on SP325211**

On 30 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, contact Julie-Anne Dawson, Manager, Development Assessment, in Economic Development Queensland, who will assist.

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**



# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Herston Quarter	
Site address	86 Bramston Terrace, Herston	
Lot on plan description	Lot number	Plan description
	Lot 1545	SP325211
PDA development application details		
DEV reference number	DEV2025/1608	
'Properly made' date	7 April 2025	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Reconfiguring a lot: Stage 1: Reconfiguring a lot 1 into 2 standard format lots, balance standard format lot, and easements. Stage 2: Reconfiguring a lot 1 into 3 volumetric format lots, one standard format lot and easements.	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.  The approval is for: <ul style="list-style-type: none"> <li>• Reconfiguring a lot:               <ul style="list-style-type: none"> <li>○ Stage 1: Reconfiguring a lot 1 into 2 standard format lots, balance standard format lot, and easements.</li> <li>○ Stage 2: Reconfiguring a lot 1 into 3 volumetric format lots, one standard format lot and easements.</li> </ul> </li> </ul>	
Decision date	30 April 2025	
Currency period	4 years from the date of the decision	

Assessment Team			
Assessment Manager (Lead)		Karina McGill, Principal Planner	
Manager		Julie-Anne Dawson, Manager	
Engineer		Sanjib Bhowmick, Senior Engineer	
Delegate		Beatriz Gomez, Delegate	
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 Lots 1, 2 & 1545 & Easements AB, AAC, AN, AP & AS, prepared by Bennett & Bennett - Sheet 1 of 3	161102_128_PRO RevH	22/04/2025
2.	Plan of Proposed Lots 1, 2 & 1545 & Easements AB, AAC, AN, AP & AS, prepared by Bennett & Bennett - Sheet 2 of 3	161102_128_PRO RevH	22/04/2025
3.	Plan of Proposed Lots 1, 2 & 1545 & Easements AB, AAC, AN, AP & AS, prepared by Bennett & Bennett - Sheet 3 of 3	161102_128_PRO RevH	22/04/2025
4.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 1 of 9	161102_130_PRO RevG	18/02/2025
5.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 2 of 9	161102_130_PRO RevG	18/02/2025
6.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 3 of 9	161102_130_PRO RevG	18/02/2025
7.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 4 of 9	161102_130_PRO RevG	18/02/2025
8.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 5 of 9	161102_130_PRO RevG	18/02/2025
9.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 6 of 9	161102_130_PRO RevG	18/02/2025
10.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 7 of 9	161102_130_PRO RevG	18/02/2025
11.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 8 of 9	161102_130_PRO RevG	18/02/2025
12.	Plan of Proposed Lots 41-43 (Volumetric) & Lot 44 (Standard) and Easements AQ & AR (Volumetric), prepared by Bennett & Bennett - Sheet 9 of 9	161102_130_PRO RevG	18/02/2025

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

**BMS** means Building Management Scheme.

**CONTRIBUTED ASSET** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

**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.

**EP Act** means the *Environmental Protection Act 1994*.

**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](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

PDA Development Conditions		
No.	Condition	Timing
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	<b>Vehicle and Pedestrian Access</b>  a) Pedestrian access must be maintained 24 hours a day – 7 days per week to the building located in Proposed Lot 1 as per the following approved plans: (i) <i>Plan of Proposed Lots 1, 2 &amp; 1545 &amp; Easements AB, AAC, AN, AP &amp; AS</i> , prepared by Bennett & Bennett - Sheet 1 of 3; (ii) <i>Plan of Proposed Lots 1, 2 &amp; 1545 &amp; Easements AB, AAC, AN, AP &amp; AS</i> , prepared by Bennett & Bennett - Sheet 2 of 3; (iii) <i>Plan of Proposed Lots 1, 2 &amp; 1545 &amp; Easements AB, AAC, AN, AP &amp; AS</i> , prepared by Bennett & Bennett - Sheet 3. of 3.  b) Vehicle access (including for service vehicles) is to be maintained to the building located in Proposed Lot 1 as per the following approved plans: (i) <i>Plan of Proposed Lots 1, 2 &amp; 1545 &amp; Easements AB, AAC, AN, AP &amp; AS</i> , prepared by Bennett & Bennett - Sheet 1 of 3; (ii) <i>Plan of Proposed Lots 1, 2 &amp; 1545 &amp; Easements AB, AAC, AN, AP &amp; AS</i> , prepared by Bennett & Bennett - Sheet 2 of 3; (iii) <i>Plan of Proposed Lots 1, 2 &amp; 1545 &amp; Easements AB, AAC, AN, AP &amp; AS</i> , prepared by Bennett & Bennett - Sheet 3. of 3	At all times
3.	<b>Infrastructure Charges</b>  Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	Prior to survey plan endorsement.
4.	<b>Easements</b>  a) Register the following easements as identified on the approved plans (shown as Proposed Easements): (i) Emt AB on SP350306, burdening Lot 1545 on SP350306, benefiting the leasehold interest registered over Lot 2 on SP350306, for the purpose of access; (ii) Emt AC on SP350306, burdening the leasehold interest registered over Lot 2 on SP350306, benefiting Lot 1546 on SP318644 and Lot 11 on SP325211, for the purpose of Access & Services; (iii) Emt AN on SP350306, burdening the leasehold interest	a) Within 90 business days of the Commencement of Use of the Northern Carpark approved under PDA Development Permit DEV2020/1098

	<p>registered over Lot 2 on SP350306, benefiting Lot 1546 on SP318644, for the purpose of Access (encroaching structures);</p> <p>(iv) Emt AP on SP350306, burdening the leasehold interest registered over Lot 2 on SP350306, benefiting Lot 1546 on SP318644, for the purpose of Access (encroaching structures)</p> <p>(v) Emt AR on SP350307 , burdening the leasehold interest registered over Lot 42 on SP350307, benefiting Lot 43 on SP350307, for the purpose of Access and Services</p> <p>b) Submit to EDQ DA evidence confirming the registration of easements as referred to in Condition 4a)</p> <p>c) Subject to d), maintain the easements referred to in Condition 4a)</p> <p>d) EMT AB to be surrendered once an alternate, permanent legal access arrangement is achieved.</p>	<p>b) Within 30 days of part a) of this condition</p> <p>c) At all times, subject to d)</p> <p>d) Within 30 days of permanent alternate access being achieved.</p>
--	---	--

### **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.

### **ADVISORY NOTE**

#### **Building Management Statement**

A BMS should be registered on the title for each proposed lot, which appropriately covers common building management items (e.g. shared services/utilities, shared vehicular and pedestrian access, visitor car parking, loading dock).

**\*\* End of Package \*\***