



Our ref: DEV2025/1595

30 May 2025

Mater Misericordiae Ltd
C/- Urbis Ltd
Attn: Adam Donaldson and Liam Martin
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email: adonaldson@urbis.com.au, lmartin@urbis.com.au

Dear Adam and Liam

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

PDA Development Application DEV2025/1595 for a Development Permit for a Reconfiguring a Lot for Staged Reconfiguration – Boundary Realignment, Lot Amalgamation and Volumetric Subdivision at 538A, 546, 548, 550 and 560 Stanley Street, South Brisbane described as Lot 110 on SP141922, Lot 118 on SP141925, Lot 119 on SP141924, Lot 120 on SP141923 and Lot 393 on SP149299

On 30 May 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 Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au, who will assist.

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	538A, 546, 548, 550 and 560 Stanley Street, South Brisbane	
Lot on Plan Description	Lot Number	Plan Description
	Lot 110	SP141922
	Lot 118	SP141925
	Lot 119	SP141924
	Lot 120	SP141923
	Lot 393	SP149299
PDA Development Application Details		
DEV Reference Number	DEV2025/1595	
'Properly made' Date	24 February 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	Staged Reconfiguration – Boundary Realignment and Volumetric Subdivision	
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.	
Decision Date	30 May 2025	
Currency Period	4 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment
Manager	Essen Joseph, Manager – Development Assessment
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.	Plan of Proposed Lots 1 & 2 Cancelling Lot 118 on SP141925 & Lot 393 on SP149299	Preliminary SP348076 Sheet 1 of 2	-
2.	Plan of Proposed Lots 1 & 2 Cancelling Lot 118 on SP141925 & Lot 393 on SP149299	SP348076 Sheet 2 of 2	-
3.	Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	Preliminary SP348077 Sheet 1 of 14	-
4.	Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 2 of 14	-
5.	Diagram A & B Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 3 of 14	-
6.	3D View Diagram C Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 4 of 14	-
7.	3D View Diagram (Overview 3D View of Lots 901 & 902) Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077	-
8.	Lateral Aspect View (From Stanley Street, Water Street and Lot 2 on SP348076) Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077	-
9.	Diagram D & 3D View Diagram E Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 5 of 14	-
10.	Diagram F, G & H Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 6 of 14	-
11.	Diagram I & 3D View Diagram J	SP348077	-

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
	Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	Sheet 7 of 14	
12.	Diagram K & L Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 8 of 14	-
13.	Diagram M & 3D View Diagram N Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 9 of 14	-
14.	Diagram O & P Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 10 of 14	-
15.	Diagram Q & 3D View Diagram R Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 11 of 14	-
16.	Diagram S & T Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 12 of 14	-
17.	Diagram U & 3D View Diagram V Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 13 of 14	-
18.	Diagram W & X Plan of Proposed Lots 900-902 Cancelling Lot 110 on SP141922, Lot 120 on SP141923, Lot 119 on SP141924 & Lot 1 on SP348076	SP348077 Sheet 14 of 14	-
19.	Plan of Proposed Lots 201-203, 301-306, 401-405, 501-508, 601-604 and Common Property Cancelling Lot 901 on SP348077	Preliminary SP348078 Sheet 1 of 5	-
20.	Plan of Proposed Lots 201-203, 301-306, 401-405, 501-508, 601-604 and Common Property Cancelling Lot 901 on SP348077	SP348078 Sheet 2 of 5	-
21.	Level A & Level B Plan of Proposed Lots 201-203, 301-306, 401-405, 501-508, 601-604 and Common Property Cancelling Lot 901 on SP348077	SP348078 Sheet 3 of 5	-
22.	Level C & Level D Plan of Proposed Lots 201-203, 301-306, 401-405, 501-508,	SP348078 Sheet 4 of 5	-

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
	601-604 and Common Property Cancelling Lot 901 on SP348077		
23.	Level E Plan of Proposed Lots 201-203, 301-306, 401-405, 501-508, 601-604 and Common Property Cancelling Lot 901 on SP348077	SP348078 Sheet 5 of 5	-

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

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.

PDA Development Conditions

No.	Condition	Timing
General		
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.	Easements a) Create new easements that: i. Reflect the boundary changes shown in Plan of Proposed Lots 1 & 2, cancelling Lot 118 on SP141925 & Lot 393 on SP149299. ii. Replicate the terms of all easements applicable to the allotments in existence at the time of this development permit being issued.	a) At the time of survey plan sealing for the boundary re-alignment

PDA Development Conditions		
No.	Condition	Timing
	b) Create new easements that replicate the extents and terms of all easements associated with Lots 1 and 2, created pursuant to part a) of this condition.	b) At the time of survey plan sealing for the volumetric subdivision
	c) Submit documentation to demonstrate that all original easements applicable to the site have been reinstated as part of the creation of the new allotments, with the exception of the boundary change undertaken pursuant to part a) of this condition.	c) At the time of survey plan sealing for parts a) and b) of this condition

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 ****