



Our ref: DEV2025/1601

30 June 2025

Leonik and Muriel Plechanski
C/- Urbis Ltd
Attn: Scott Richards
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email: srichards@urbis.com.au

Dear Scott

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

PDA Development Application DEV2025/1601 for a Development Permit for a Building Work for Partially Demolition of a Local Heritage Place at 5 Hubert Street, Woolloongabba described as Lot 2 on RP838591

On 30 June 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	5 Hubert Street, Woolloongabba	
Lot on Plan Description	Lot Number	Plan Description
	Lot 2	RP838591
PDA Development Application Details		
DEV Reference Number	DEV2025/1601	
'Properly made' Date	24 March 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 ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed Development	Partially Demolition of a Local Heritage Place	
PDA Development Approval Details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice	
Decision Date	30 June 2025	
Currency Period	2 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.	Existing Condition Ground Floor Plan	A3.10, Rev. 1	14 May 2025
2.	Existing Condition Upper Floor Plan	A3.11, Rev. 1	14 May 2025
3.	Existing Condition Roof Plan	A3.12, Rev. 1	14 May 2025
4.	Demolition Ground Floor Plan	A3.20, Rev. 1	14 May 2025
5.	Demolition Condition Upper Floor Plan	A3.21, Rev. 1	14 May 2025
6.	Demolition Roof Plan	A3.22, Rev. 1	14 May 2025
7.	Structural Dilapidation Report, prepared by Bornhorst & Ward	24293, Rev. D	5 Feb 2025

Preamble

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.

COMPLIANCE ASSESSMENT

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
- pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - submit to EDQ DA a duly completed Compliance Assessment form².
 - submit to EDQ DA the documentation as required under the relevant condition.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Preamble

- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to EDQ, email the documentation to pdadevelopmentassessment@edq.qld.gov.au.

PDA Development Permit Conditions

No.	Condition	Timing
GENERAL		
1.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved drawings and documents.	Prior to expiration of the currency period
HERITAGE MATTERS		
2.	Heritage Demolition Management Plan – Compliance Assessment a) Submit to EDQ DA for compliance assessment a Heritage Demolition Management Plan that: i. Outlines the demolition methodology, including: A. How building elements that remain structurally sound will be propped or supported to prevent damage or collapse	a) Prior to the commencement of any works

PDA Development Permit Conditions

No.	Condition	Timing
	during demolition; B. How the site will be made safe for inspection by a qualified heritage expert during demolition; C. Vibration and structural monitoring; D. The techniques that will be used for preservation of heritage elements while demolition is undertaken, including a consideration of how damage or degradation of the heritage fabric will be prevented or minimised; E. A schedule of hold points for inspection by a suitably qualified Heritage Expert and EDQ; F. Requirements to stop works in the event of any chance finds or accidental damage or destruction of heritage elements; G. Requirements for the storage of any items of heritage significance that cannot be left in-situ during construction / demolition; H. How the site will be accessed by machinery and construction workers; I. Details of training and ‘toolbox talks’ to ensure all workers on site are aware of and able to undertake works in accordance with the approved demolition management plan; J. Details of any actions required to preserve heritage elements post demolition; K. Process for rectifying any inadvertent damage or destruction of heritage elements during demolition; L. Any requirements identified by the suitably qualified Heritage Expert to fulfil the conditions contained in this development permit. ii. Includes any recommendations by the suitably qualified Heritage Expert in relation to procedures to be followed for preferred demolition and propping / stabilisation techniques to prevent damage, chance finds, ‘stop works’ requirements, reinstatement / repair of accidental damage, and requirements for works that are required post demolition to prevent future damage or degradation of heritage elements (e.g. water proofing or stormwater redirection to prevent erosion and / or mould infestation).	

PDA Development Permit Conditions		
No.	Condition	Timing
	b) Undertake works in accordance with the demolition management plan approved under part a) of this condition. <i>Note – EDQ, at its discretion may seek advice from third party heritage consultants and / or Brisbane City Council officers.</i>	b) During building works
3.	Heritage Place Documentation Submit to EDQ DA the following documentation prepared by the suitably qualified Heritage Expert: a) High resolution photographs of the Hubert St façade and building interior taken prior to and after demolition; b) Descriptions / details of all heritage features within and external to the building that are discovered during the demolition process, including any elements that are unable to be salvaged due to fire damage; c) A record of inspections conducted by the suitably qualified Heritage Expert, including at hold points and in response to any 'stop-works' requirements; and d) An outcomes report, identifying recommendations to be incorporated in building restoration, adaptive reuse, or redevelopment	Within 20 business days of the demolition being completed
CONSTRUCTION MANAGEMENT, GENERALLY		
4.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form^[1].	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared for or on behalf of the principal site contractor, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water	a) Prior to commencing work

^[1] The out of hours work request form is available at EDQ's website.

PDA Development Permit Conditions		
No.	Condition	Timing
	Contaminants (as defined in the EP Act) creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) control of light emissions as per Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting vi) site management: 1. for the provision of safe and functional alternative pedestrian routes past or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) Maintain a copy of the CMP submitted under part a) of this condition on site, and make the document available for inspection if required. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	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.	a) Prior to practical completion b) Prior to practical completion

PDA Development Permit Conditions		
No.	Condition	Timing
	<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>	
8.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) details of how traffic on Hubert St will be managed during building works, supported by approval / agreement from Brisbane City Council for any temporary changes to the local road network; ii) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, or around the site; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>Note – Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
9.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:	a) Prior to commencing work

PDA Development Permit Conditions		
No.	Condition	Timing
	i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies; ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors; iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.	
	b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.	b) During construction
	c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	c) As requested by EDQ

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 ****