



Our ref: DEV2025/1664

28 August 2025

Parkedge Holdings Pty Ltd as Corporate Trustee for SBS No 2 Trust
C/- Urbis Ltd
Att: Mr Alex Moody
Level 32, 300 George Street
BRISBANE QLD 4000

Email: amoody@urbis.com.au

Dear Mr Moody

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

Development Permit for a Material Change of Use for the extension to an Indoor Sport & Recreation and Nightclub at 52 Costin Street, Fortitude Valley described as Lot 5 on RP800278

On 28 August 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@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)	Bowen Hills	
Site address	52 Costin Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 5	RP800278
PDA development application details		
DEV reference number	DEV2025/1664	
'Properly made' date	7 August 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	Material Change of Use for the extension to an Indoor Sport & Recreation and Nightclub	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice	
Decision date	28 August 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Peita McCulloch, Manager	
Engineer	Sanjib Bhowmick, Senior Engineer	
Delegate	Beatriz Gomez, 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.	Site Plan Proposed, prepared by JDA Co, revision H	358. 101-01	10/07/2025 Amended in red 20/08/2025
2.	Existing/Demo Carpark GA Plan, prepared by JDA Co, revision J	358. 200-01	10/07/2025 Amended in red 20/08/2025
3.	Proposed Carpark GA Plan, prepared by JDA Co, revision J	358. 201-01	10/07/2025 Amended in red 20/08/2025
4.	Proposed Carpark Upper Level, prepared by JDA Co, revision J	358. 201-02	10/07/2025 Amended in red 20/08/2025
5.	Costin Street Elevation + Sectional Perspectives Existing/Demo, prepared by JDA Co, revision I	358. 300-01	10/07/2025 Amended in red 20/08/2025
6.	Proposed Carpark Roof Plan, prepared by JDA Co, revision H	358. 201-03	10/07/2025 Amended in red 20/08/2025
7.	Costin Street Elevation + Sectional Perspectives - Proposed, prepared by JDA Co, revision I	358. 301-01	10/07/2025 Amended in red 20/08/2025
8.	Carpark elevation, prepared by JDA Co, revision G	358. 301-02	10/07/2025
9.	Image 01, prepared by JDA Co, revision I	358. 901-01	10/07/2025
10.	Image 02, prepared by JDA Co, revision I	358. 901-02	10/07/2025
11.	Image 03, prepared by JDA Co, revision I	358. 901-03	10/07/2025
12.	Image 04, prepared by JDA Co, revision H	358. 901-04	10/07/2025
13.	Noise Impact Assessment, prepared by SoundBASE Consulting Engineers	24117-01-R01A- Noise Impact Assessment	11/07/2025

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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*.

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.

Compliance assessment

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

- a) The applicant must:
 - i) 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).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- 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:

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.

- 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 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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
Construction management		
3.	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

PDA Development Conditions

No.	Condition	Timing
4.	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 ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, 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 Contaminants (as defined in the EP Act), causing erosion, 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) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through 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.	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. 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.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
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) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) 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

PDA Development Conditions		
No.	Condition	Timing
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: 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. 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.	a) Prior to commencing work b) During construction c) As requested by EDQ
10.	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 requires 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 the External Authority's 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) Prior to commencement of use b) Prior to commencement of use
11.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).	a) Prior to commencement of or during earthworks

PDA Development Conditions		
No.	Condition	Timing
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Acoustic management Submit to EDQ IS a post-construction acoustic compliance report, prepared and certified by a RPEQ acoustic consultant, confirming that the implemented attenuation measures achieve the required noise criteria as specified in the approved acoustic report, the <i>Amplified Music Venues Local Law 2006</i>, the <i>Environmental Protection (Noise) Policy 2019</i>, and any other relevant legislation.	Prior to commencement of use
13.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use
14.	Front façade vertical landscaping – Compliance assessment a) Submit to EDQ DA detailed landscape plans for compliance assessment, certified by an AILA, for the proposed front façade vertical landscaping. These plans are to provide further details for the planting and maintenance of the landscaping, including: - Structure – details of all the elements required to support plant growth / climbing. - Media type – specification of light-weight media for suitable for vertical planting on built structures. - Media volume: - Minimum planting depth 400mm minimum media volume. 100L media for every 1m² foliage at 100mm of thickness. - The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition	a) Prior to commencement of building work b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	c) Should the implementation of the vertical landscaping (in particular placement and scale of planters) to the front façade require changes to the approved elevation plans the applicant must submit amended elevation plans to EDQ DA for compliance assessment. The amended plans must demonstrate that the implementation of the vertical landscaping does not result in a significant loss of transparency or changes to the bulk, scale or materiality of the façade.	c) Prior to commencement of building work
Infrastructure charges		
15.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP
Site specific advice		
Future road widening Any future development of the subject site may require additional verge width to be dedicated to BCC to achieve a total verge width of 3.75m.		

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 ****