



Our ref: DEV2025/1662

01 September 2025

Herston Heritage Development Company (No 4) Pty Ltd
C/- Bennett and Bennett Group
Att: Mr Jack Reed
2/19 Finchley Street
MILTON QLD 4064

Email: jreed@bennettandbennett.com.au

Dear Mr Reed

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

PDA Development Permit DEV2025/1662 for Reconfiguring a Lot for 2 existing lots into 2 standard format lots and 1 balance lot at 80 and 86 Bramston Terrace, Herston described as Lot 5 on SP326025 and Lot 1545 on SP325211

On 01 September 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 Elrico Koeberg, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7715 or at Elrico.Koeberg@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)	Herston Quarter	
Site address	80 & 86 Bramston Terrace, Herston	
Lot on plan description	Lot number	Plan description
	Lot 5	SP326025
	Lot 1545	SP325211

PDA development application details

DEV reference number	DEV2025/1662
'Properly made' date	18 July 2025
Type of application	☒ PDA development application for: ☒ Reconfiguring a lot ☒ Development permit
Proposed development	Reconfiguring a lot: - 2 existing lots into 2 standard format lots and 1 balance lot

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 The approval is for: • Reconfiguring a lot – 2 existing lots into 2 standard format lots and 1 balance lot
Decision date	01 September 2025
Currency period	4 years from the date of the decision

Assessment Team

Assessment Manager (Lead)	Elrico Koeberg, Senior Planner
Manager	Julie-Anne Dawson, 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.	Plan of Proposed Subdivision of Lots 7, 8 & 1545, Sheet 1 of 2, prepared by Bennett and Bennett	161102_143_PRO Revision A	24/03/2025
2.	Plan of Proposed Subdivision of Lots 7, 8 & 1545, Sheet 2 of 2, prepared by Bennett and Bennett	161102_143_PRO Revision B	05/06/2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

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

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*.

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

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: 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	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment	In accordance with the DCOP

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 ****