

Our ref: DEV2025/1605

9 February 2026

The Construction Forestry Mining and Energy Industrial Union of Employees Queensland
C/- Urbicus Pty Ltd
Attention: Mark Clayton
planning@urbicus.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Bowen Hills
PDA Development Type:	PDA Development Permit for Material Change of Use - Multiple Dwellings (297 units within 31 storey building)
Property Location:	10-12, 14 & 16 Campbell Street, Bowen Hills
Property Description:	Lot 1 on RP144614 and Lots 3, 4 and 5 on RP10074

On 9 February 2026, Economic Development Queensland (EDQ) decided to refuse the PDA Development Application for Material Change of Use – Multiple Dwellings (297 units within 31 storey building) for the following reasons:

(A) The proposed development is inconsistent with the Bowen Hills Priority Development Area Development Scheme (9 December 2022) (the Development Scheme), and, in particular, the following provisions:

- i. Section 2.3 Vision – in that:
 - (a) Section 2.3.1 – Land uses – the development application does not provide the appropriate mix of housing types and designs to deliver housing diversity within the PDA.
 - (b) Section 2.3.2 – Transport and connectivity – the development proposal does not support the requirements of cyclists and private vehicle movements within the PDA.
 - (c) 2.3.3 Urban design and public realm, in that the cumulative impacts of the departures from the PDA wide criteria and Zone provisions result in a development proposal that does not adequately address the principles of sub-tropical urban design.

ii. Section 2.5 – PDA-wide criteria – in that:

- (a) Section 2.5.1.1 Urban design – the development does not deliver a functional relationship between buildings, private spaces and public realm.
- (b) Section 2.5.1.3 - Building form – the development proposal does not create human-scale relationships between buildings, streets and the public realm and does not provide appropriate setbacks to integrate with, complement and articulate streetscapes. The proposed tower separations do not maximise amenity and privacy for occupants and neighbours.
- (c) Section 2.5.2 – Connectivity – the development proposal does not provide sufficient car parking and cyclist facilities to meet the functional requirements of the development.
- (d) 2.5.3 – Housing diversity – the development as proposed does not provide a minimum of 10% of total residential GFA as dwellings with 3 or more bedrooms.

iii. Section 2.6 – Zone provisions – in that:

- (a) 2.6.3.2 Built form provisions, the departures from the specified requirements cumulatively result in development which is inconsistent with the preferred development intent for the Mixed use zone as follows:
 - 1. The development proposal significantly exceeds the maximum plot ratio and represents an overdevelopment of the site.
 - 2. The development proposal significantly exceeds the maximum height provision of 24 storeys with a total height of 31 storeys.
 - 3. The development proposes inadequate street frontage setbacks.
 - 4. The development proposes a development with walls exceeding a maximum length of 30 metres.
 - 5. The development as proposed results in reduced tower separations that will impact on the character and amenity of the locality.
 - 6. The development proposal does not provide adequate private open space for all dwelling units.
- (b) 2.6.3.3 Urban design provisions, the departures from the specified requirements in cumulatively result in development which is inconsistent with the preferred development intent for the Mixed use zone as follows:
 - 1. The podium treatment proposed results in the development podium exceeding 4 storeys.

iv. Schedule 3: Transport, access parking and servicing, in that

- (a) Car parking numbers proposed are insufficient to cater for the anticipated parking demand of the proposed development.
- (b) Cycle parking numbers proposed are insufficient to cater for the anticipated parking demand of the proposed development.

- (B) Conditions of approval could not be imposed to achieve consistency with the Development Scheme.
- (C) Submissions have been received in response to the public notification of the Development Application containing valid grounds of objection.

If you require any further information, please contact me on (07) 3452 7577 or by email ruth.stokes@edq.qld.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'Ruth Stokes', followed by a small dash.

Ruth Stokes
Chief Infrastructure and Planning Officer
Development Services
Economic Development Queensland

Cc: Brisbane City Council