

Our ref: MSC-2026-MON-5154

30 July 2026

Paul Belesis
Stockwell Development Group Pty Ltd
paul.belesis@stockwell.com.au

Dear Paul,

Notice of PDA Exemption Certificate

Priority Development Area (PDA):	LAP (SEQ Tranche 1) PPDA
PDA Development Type:	PDA Exemption Certificate given under Sections 71B and 71C for PDA Assessable Development – Operational Work involving the clearing of Significant Vegetation (2x fig trees)
Property Location:	39A Boundary Street, South Brisbane
Property Description:	Lot 2 on RP95549

On 30 July 2026, Economic Development Queensland (EDQ) granted a PDA Exemption Certificate under s71A of the *Economic Development Act 2012* (the Act) for the above development.

A copy of the certificate is attached and can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact me at Carolyn.Mellish@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
**Director, New Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council

PDA Exemption Certificate

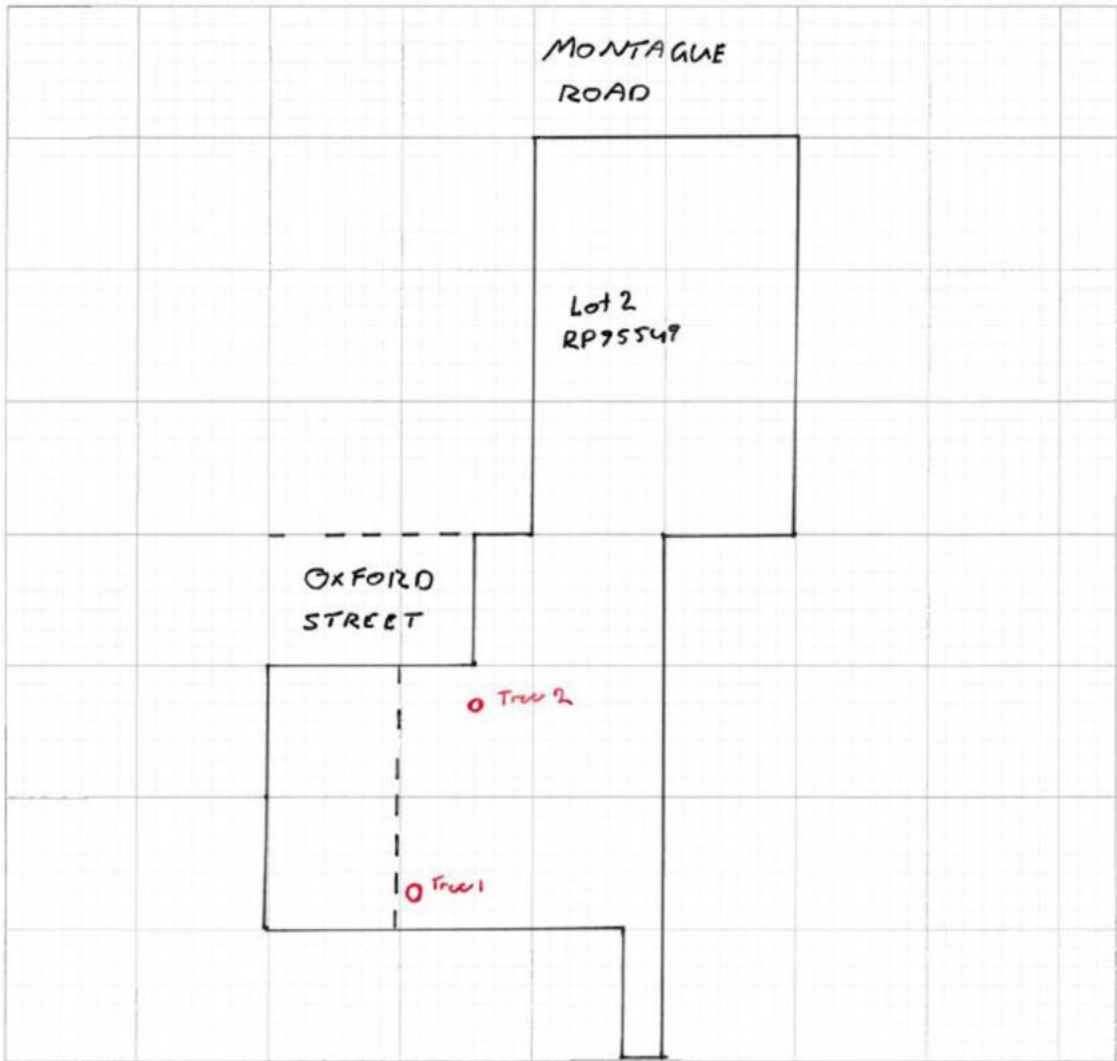
Site Information		
Name of Priority Development Area (PDA)	LAP (SEQ Tranche 1) PPDA	
Site address	39A Boundary Street, South Brisbane	
Lot on plan description	Lot number	Plan description
	2	RP95549
Exemption Certificate Details		
PDA Exemption Certificate Number	MSC-2026-MON-5154	
Date of decision	30 July 2026	
Period of effect	Two (2) years from the decision date	
PDA assessable development to which this certificate relates	Operational Work involving the clearing of Significant Vegetation (2x fig trees)	
Requirements imposed under ss.71A(4) or (5)	1. Ensure the works are carried out in accordance with the conditions of approval specified in the Brisbane City Council Permit to Carry Out Work on Protected Vegetation on Private Land (AP-20171-Z8J v.1).	
Reason for giving the certificate	The effects of the development would be minor or inconsequential having regard to the circumstances under which the development was categorised as PDA assessable development.	

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 ****

Attachment 1 – Site Plan



CA217/3 (17 Jan 2014)

Attachment 2 – Tree Pictures



Attachment 3 – BCC NALL Approval