

Our ref: DEV-2026-BNH-5120

4 September 2026

Luca Nociforo
MI 2019 Pty Ltd at Brisbane Medical Project Trust
C/- Urbis Ltd
Level 32, 300 George St
Brisbane QLD 4000

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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:	Development Permit for Reconfiguring a Lot for 2 into 2 Subdivision (Boundary Realignment)
Property Location:	15 – 21 Wren Street Bowen Hills
Property Description:	Lot 23 on RP9941 & Lot 24 on SP276528

On 4 September 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
**Director – Established Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Bowen Hills	
Site address	15 – 21 Wren Street Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 23	RP9941
	Lot 24	SP276528
PDA Development Approval details		
DEV Reference No.	DEV-2026-BNH-5120	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Development Permit for Reconfiguring a Lot for 2 into 2 Subdivision (Boundary Realignment)	
Decision	EDQ 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	04/09/2026	
Currency Period	4 years from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name	Reference No.	Prepared By	Date	
1. Proposed Lot 23 & 24	Drawing Number: B0073 60020 001 Rev	Minstaff Survey	20 August 2026	

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2.	Survey Plan	Sheet 1 of 3	Minstaff Survey	16 July 2026
3.	Additional Sheet	Sheet 3 of 3	Minstaff Survey	16 July 2026

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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.	Prior to survey plan endorsement
2.	Access Easements a) Provide an access easement on proposed Lot 23 SP365649 in favour of proposed Lot 24 on SP365649 in accordance with the approved plans. b) Existing volumetric public thoroughfare easement AA on SP326034 is to be maintained.	a) At or prior to survey plan endorsement. b) At all times
3.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located on land (other than road) for Contributed Assets. All terms of public utility easements, including any changes to existing public utility easements, are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan
4.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the Bowen Hills PDA Development Charges and Offset Plan, indexed	In accordance with the Bowen Hills PDA

PDA Development Conditions		
No.	Condition	Timing
	to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to MEDQ prior to commencement of use for calculation of final charges.	Development Charges and Offset Plan

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 ****