

Our ref: DEV-2026-BAN-5069

11 September 2026

Economic Development Queensland
C/- Saunders Havill Group Pty Ltd
Att: Anna Havill
9 Thompson Street
Bowen Hills QLD 4006

Email: annahavill@saundershavill.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Land Activation Program (SEQ Tranche 1)
PDA Development Type:	PDA Development Permit for Reconfiguring a Lot for a Management Subdivision (4 into 3)
Property Location:	46-48 & 56 Blinzinger Road and 118 Wellington Street, Banyo
Property Description:	Lot 1 & 2 on RP124669, Lots 1 & 2 RP82824

On 11 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 Tiana on (07) 3452 7518 or by email at Tiana.Hill@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council

PDA Decision Notice

Site information		
Name of Provisional Priority Development Area (PPDA)	Land Activation Program (SEQ Tranche 1)	
Site address	46-48 & 56 Blinzinger Road and 118 Wellington Street, Banyo	
Lot on plan description	Lot number	Plan description
	Lot 1	RP124669
	Lot 2	RP124669
	Lot 1	RP82824
	Lot 2	RP82824
PDA Development Approval details		
DEV Reference No.	DEV-2026-BAN-5069	
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	Reconfiguring a lot (4 into 3)	
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	11 September 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
•	Proposal Plan	13253 S 01 PP C	Saunders Havill	29/07/26

		Revision C		
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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: 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	Hours of Work – Construction 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
3	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4	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 require 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 adopted 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</i>	a) Prior to commencement of any use b) Prior to commencement of any use

PDA Development Conditions		
No.	Condition	Timing
	<i>association with the approved development.</i>	
5	Overall Servicing Strategy Submit to EDQ a concept engineering servicing strategy identifying existing and proposed service connections and upgrades required to cater for future development of each lot.	Prior to 90 days after survey plan endorsement
6	Water Reticulation Infrastructure a) Where works are required to be carried out within the boundary of Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, submit to EDQ detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i. <i>PDA Guideline No. 13 Engineering standards</i>; and ii. the overall servicing strategy submitted under condition 5. b) Where works are required to be carried out outside of the boundary of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, submit to EDQ detailed water reticulation design plans, certified by a RPEQ. (i) Where these works are not required to be endorsed by Urban Utilities, the certified water reticulation design plans must be designed generally in accordance with: 1. <i>PDA Guideline No. 13 Engineering standards</i>; and 2. the overall servicing strategy submitted under condition 5. OR (ii) Where these works are required to be endorsed by Urban Utilities, submit to EDQ evidence of Urban Utilities endorsement. <i>Note</i> <i>If works are required to be carried out both within and outside of the boundary of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, the requirements in part a) and b) of this condition apply respectively to the relevant component of the works.</i> c) Construct water reticulation infrastructure generally in accordance with the certified plans submitted under part a) and/or b) of this condition.	a) Prior commencing water reticulation work b) Prior commencing water reticulation work c) Prior to commencement of any use

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to commencement of any use
7	Sewer Reticulation Infrastructure a) Where works are required to be carried out within the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, submit to EDQ detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: (i) <i>PDA Guideline No. 13 Engineering standards</i>; and (ii) the overall servicing strategy submitted under condition 5. b) Where works are required to be carried out outside of the boundary of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, submit to EDQ detailed sewer reticulation design plans, certified by a RPEQ. (i) Where these works are not required to be endorsed by Urban Utilities, the certified sewer reticulation design plans must be designed generally in accordance with: 1. <i>PDA Guideline No. 13 Engineering standards</i>; and 2. the overall servicing strategy submitted under condition 5. OR (ii) Where these works are required to be endorsed by Urban Utilities, submit to EDQ evidence of Urban Utilities endorsement. <i>Note</i> <i>If works are required to be carried out both within and outside of the boundary of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, the requirements in part a) and b) of this condition apply respectively to the relevant component of the works.</i>	a) Prior commencing sewer reticulation work b) Prior commencing sewer reticulation work

PDA Development Conditions		
No.	Condition	Timing
	c) Construct sewer reticulation infrastructure generally in accordance with the certified plans submitted under part a) and/or b) of this condition. d) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Urban Utilities current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to commencement of any use d) Prior to commencement of any use
8	Stormwater Management (Quantity) a) Where works are required to be carried out within the boundary of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, submit to EDQ detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) the overall servicing strategy submitted under condition 5. b) Where works are required to be provided outside of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, submit to EDQ detailed engineering drawings and hydraulic calculations, certified by a RPEQ. (i) Where these works are not required to be endorsed by Brisbane City Council, the certified detailed engineering drawings and hydraulic calculations must be designed generally in accordance with: 1. <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; and 2. the overall servicing strategy submitted under condition 5. OR (ii) Where these works are required to be endorsed by Brisbane City Council, submit to EDQ evidence of Brisbane City Council endorsement. <i>Note</i> <i>If works are required to be carried out both within and outside of the boundary of the Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area, the requirements in part a) and b) of this condition apply respectively to the relevant</i>	a) Prior to commencing stormwater work b) Prior to commencing stormwater work

PDA Development Conditions		
No.	Condition	Timing
	<i>component of the works.</i> c) Construct stormwater works generally in accordance with the certified plans submitted under part a) and/or b) of this condition. d) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Brisbane City Council.	c) Prior to commencement of any use d) Prior to commencement of any use
9	Electricity a) Submit to EDQ a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of any use b) Prior to commencement of any use
10	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of any use b) Prior to commencement of any use
11	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of any use b) Prior to commencement of any use
12	Easements over Infrastructure	At registration of

PDA Development Conditions		
No.	Condition	Timing
	Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of 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.	survey plan
13	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans detailing the GFA must also be provided at the time of payment.	In accordance with the IFF

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 ****