

Our ref: DEV-2025-BNH-4192

17 September 2026

PSA Consulting
Attn: Mr. Paul Hanly
PO Box 10824
Brisbane QLD 4000
Email: paul.hanly@psaconsult.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:	Development Permit for Material Change of Use for Short-term Accommodation (107 rooms), Community Use, and Food and Drink Outlet
Property Location:	8-10 Hazelmount Street, Bowen Hills
Property Description:	Lots 47 and 48 on RP9895

On 17 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 Elizabeth Piper on (07) 3452 7454 or by email at elizabeth.piper@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	8-10 Hazelmount Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	47	RP9895
	48	RP9895
PDA Development Approval details		
DEV Reference No.	DEV-2025-BNH-4193	
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 Material Change of Use for Short-term Accommodation (107 rooms), Community Use, and Food and Drink Outlet	
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	17/09/2026	
Currency Period	6 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	Basement 1	A102 Issue 4	The Architects (Australia) Pty Ltd	28/02/24

2	Ground Floor	A103 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
3	Level 1	A104 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
4	Level 2	A105 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
5	Level 3	A106 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
6	Level 4	A107 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
7	Typical Plan LVL 5-15	A108 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
8	Roof	A109 Issue 4	The Architects (Australia) Pty Ltd	28/02/24
9	Elevations - Amended in Red 10/09/2026	A200	The Architects (Australia) Pty Ltd	28/02/24
10	Elevations	A201	The Architects (Australia) Pty Ltd	28/02/24
11	Tower Setbacks	A1001	The Architects (Australia) Pty Ltd	28/02/24
12	Applicant Information Request Response and Sufficient Grounds	-	PSA Consulting Pty Ltd	08/07/2026
13	Landscaping Plans LVL 1 / LVL 2	L100 Issue 3	The Architects (Australia) Pty Ltd	28/02/24
14	Landscaping Plans LVL 3 & LVL 4 Floor	L101 Issue 3	The Architects (Australia) Pty Ltd	28/02/24
15	Site Based Stormwater Management Plan	25137-SBSMP/1	Morgan Consulting	30/10/ 2025
16	Concept Drainage Plan	25137/SK10 rev B	Morgan Consulting	28/10/2025
17	Traffic Engineering Advice – Amended in Red 27/08/2026	2020 V3	PSA Consulting	11/06/2026
18	Operational Waste Management Plan	25BRW0187	Colliers	02/07/2026
19	Architectural Design Report Rev. B	-	Architects Australia	22/07/2026

Supporting Plans and Documents	Reference No.	Prepared By	Date
Concept Bulk Earthworks Plan	25137/SK01- Rev. A	Morgan Consulting Engineers	21/10/2025
Concept Bulk Earthworks Plan	25137/SK01- Rev. B	Morgan Consulting Engineers	28/10/2025
QDC (SARA) Noise Impact Assessment Report	PN6468 version 2	Palmer Acoustics	23/10/2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, 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
4.	Out of Hours Work – Compliance Assessment	

PDA Development Conditions		
No.	Condition	Timing
	Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas;	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8.	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 requires 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 the External Authority's 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 association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
9.	Excavation and Basement Design a) Submit to EDQ an Excavation and Basement Report, generally in accordance with the concept bulk earthworks plan 25137/SK 01 prepared by Morgan Consulting Engineers, listed as supporting documents in this decision notice, certified by a RPEQ, including: i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii) consistency with: 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; iii) locations of cut and fill, and the character of material; iv) quantity of fill to be deposited; v) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii) mitigation measures for the protection of adjoining properties, structures, neighboring ramp, and roads including structural integrity, ponding and/or nuisance stormwater; viii) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) ix) of this condition. c) Submit to EDQ, RPEQ: i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i>	a) Prior to commencing work b) During construction c) Prior to commencement of use or BFP endorsement, whichever occurs first
10.	Vehicle Access & Servicing a) Construct a 10m wide vehicle crossover:	a) Prior to commencement

PDA Development Conditions		
No.	Condition	Timing
	i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Brisbane City Council's adopted standard BSD-2021. iii) Servicing in accordance with section 2.3 of PSA Consulting's Traffic Advice report V3 dated 11/6/2026 (Amended in Red 27/08/2026) b) Submit to EDQ RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
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12.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Stormwater Connection Connect the approved development to the lawful point of discharge being the kerb and channel of Hazelmount St, generally in accordance with the Morgan Consulting Concept Drainage Plan 15137/SK10 Rev B (28/10/2025): i) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. and ii) generally, in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	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 use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of	a) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	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 use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Streetscape Works – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents: i) Ground Floor Plan ref: A103 Issue 4 dated 28/02/24. Prepared by The Architects (Australia) Pty Ltd The certified drawings are to include, where relevant: i) location and type of street lighting in accordance with AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and specifications of streetscape furniture; iv) location and size of stormwater treatment devices; and	a) Prior to commencement of streetscape works

PDA Development Conditions		
No.	Condition	Timing
	v) street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development generally in accordance with Operational Waste Management Plan, prepared by Colliers, revision 3 dated 02/07/2026. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
20.	Acoustic Treatments a) Submit to EDQ an updated noise impact assessment report demonstrating compliance with State Development Assessment Provisions of Code 1 – Development in a State-controlled Road Environment and Code 2 – Development in a Railway Environment and Queensland Development Code MP 4.4 – Buildings in a Transport Noise Corridor. b) Construct the approved development to include the acoustic treatments outlined in the updated noise impact assessment report submitted under part (a) of this condition. c) Submit to EDQ evidence from a suitably qualified person that the development has been constructed generally in accordance with the requirements of part (a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
		endorsement, whichever occurs first
21.	Landscape Works Submit to EDQ detailed landscape plans, prepared and certified by an Australian Institute of Landscape Architects (AILA) Registered Landscape Architect with experience in the design and maintenance of landscaping on buildings. The detailed landscape plans are to be generally in accordance with the approved plans and address the following: <i>Planting – generally</i> 1. Provide details, locations, pot size and all plant species to be utilised. 2. Provide specifications of all planter designs, including media types that are suitable for planting on built structures, irrigation system, filtration and drainage elements, root barriers, water proofing, and any other relevant elements. <i>Façade planting</i> 3. Provide details about the planting and maintenance of the plants to be grown on the building façade(s), including: (1) Structure – details of all elements attached to structure to support plant growth / climbing. (2) Media type – specification of light-weight media suitable for vertical planting on built structures. (3) Media volume – designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. <i>Irrigation and maintenance</i> 4. Provide design details for all irrigation and maintenance which demonstrate the planting will achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.	Prior to commencement of any works, other than demolition works or excavation works
22.	Landscape Work – Construction a) Construct landscape works generally in accordance with the plans submitted under condition 21 of this approval. b) Supervise the landscape works under the oversight of an	a) Prior to commencement of use or BFP endorsement whichever occurs

PDA Development Conditions		
No.	Condition	Timing
	Australian Institute of Landscape Architects (AILA) Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents. c) Submit to EDQ, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.	first b) During construction c) Prior to commencement of use or BFP endorsement whichever occurs first
23.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the DCOP, indexed 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.	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.

Footpath dining in Brisbane is regulated under the [Footpath Dining Local Law 2011](#). The local law regulates the placement of tables and chairs on the footpath for dining purposes through a permit.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

**** End of Package ****