

Our ref: DEV2025/1699/1

13 November 2025

Campbell St Holdings Pty Ltd  
Trustee under Instrument 720276151  
C/- Reel Planning Pty Ltd  
Att: Mr Greg Ovenden  
1/9 Camford Street  
MILTON QLD 4064

Email: greg@reelplanning.com

Dear Applicant

**Priority Development Area (PDA) Decision Notice**

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

**PDA:** Bowen Hills  
**PDA Development Type:** Development Permit for MCU for extension to office.  
**Property Location:** 3/141A Campbell Street, Bowen Hills  
**Property Description:** Lot 3 on SP173226

On 13 November 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached 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 (07) 3035 0120 or by email at [andrew.edwards@edq.qld.gov.au](mailto:andrew.edwards@edq.qld.gov.au).

Yours sincerely



Beatriz Gomez

Director

**Development Services  
Economic Development Queensland**

cc. Brisbane City Council – email [partnershipsteam@brisbane.qld.gov.au](mailto:partnershipsteam@brisbane.qld.gov.au)

# PDA Decision Notice

Approved form made under section 175 of the *Economic Development Act 2012*

## Site information

Name of Priority Development Area (PDA)	Bowen Hills PDA	
Site address	3/141A Campbell Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 3	SP173226

## PDA Development Approval details

DEV Reference No.	DEV2025/1699/1
PDA Development Approval Type	<input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul>
Approval details	Proposed development permit for MCU – Material Change of Use for Office (Extension).
Decision	EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.
Decision date	13 November 2025
Currency Period	Six (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. Existing Tenancy	DA-10 Rev. G	Ashcroft Architects	10/09/2025
2. Proposed Overall Tenancy Plan	DA-11 Rev. G	Ashcroft Architects	10/09/2025
3. Proposed Ground Plan	DA-13 Rev. G	Ashcroft Architects	10/09/2025
4. Proposed Sections	DA-14 Rev. G	Ashcroft Architects	10/09/2025
5. Proposed Sections	DA-15 Rev. G	Ashcroft Architects	10/09/2025
6. Proposed Break-out Space	DA-17 Rev. G	Ashcroft Architects	10/09/2025
7. Proposed Break-out Space	DA-18 Rev. G	Ashcroft Architects	10/09/2025
8. Proposed Break-out Space	DA-20 Rev. G	Ashcroft Architects	10/09/2025

## Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

- a) EDQ DA: [developmentsservices@edq.qld.gov.au](mailto:developmentsservices@edq.qld.gov.au)

## PDA Development Conditions

No.	Condition	Timing
MCU 1.	<p><b>Carry out the Approved Development</b></p> <p>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.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 2.	<p><b>Maintain the Approved Development</b></p> <p>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.</p>	At all times following commencement of use

PDA Development Conditions		
No.	Condition	Timing
MCU 3.	<p><b>Hours of Work – Construction</b></p> <p>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.</p>	During construction unless otherwise endorsed
MCU 4.	<p><b>Out of Hours Work – Compliance Assessment</b></p> <p>Where out of hours work is proposed, submit to EDQ DA, 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<sup>1</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date

#### 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.

