

Our ref: DEV2025/1682

2 December 2025

Shakti Gahlot and Jyoti Gahlot
28 Whipbird Place
OXLEY QLD 4075

Email: drshaktijyoti@yahoo.co.in

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Oxley Priority Development Area
PDA Development Type:	Development Permit for building works for retaining wall within a building exclusion zone
Property Location:	28 Whipbird Place, Oxley
Property Description:	Lot 16 on SP322408

On 2 December 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 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 Jennifer Davison on (07) 3452 7127 or by email at Jennifer.davison@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council – partnershipsteam@brisbane.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Oxley	
Site address	28 Whipbird Place, Oxley	
Lot on plan description	Lot number	Plan description
	16	SP322408

PDA Development Approval details	
DEV Reference No.	DEV2025/1682
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 ☒ Building work ☐ PDA Preliminary Approval ☒ PDA Development Permit
Approval details	Retaining wall within a building exclusion zone
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	2 December 2025
Currency Period	2 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.	Site Plan showing retaining walls	N/A	Applicant	N/A
2.	Arboricultural Report	-	Tim the Tree-Man	07.08.25

Submitting documentation to EDQ

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

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.	Within 3 months of approval being issued
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
3.	Building Exclusion Zone No further building works, construction activities, or ground disturbance are to be undertaken within the designated Building Exclusion Zone (BEZ) surrounding the tree to prevent further non-compliance and to ensure the ongoing protection of the tree.	At all times
4.	Tree Protection Install tree protection measures in accordance with the outcomes of the approved arboricultural report and AS4970-2025.	At any time when works are occurring.
5.	Inspection of Tree a) Undertake tree inspections every 6 months over a period of 5 years to monitor the health of the tree. <i>Note: The first inspection will be required to be undertaken 3 June 2026.</i> b) The tree inspections required by Part a) of this condition is to be undertaken by an AQF Level 5 Arborist. c) Submit to EDQ Development Services, a report prepared by the AQF Level 5 Arborist detailing the outcomes of the inspections required by Part a) of this condition.	a) As indicated b) At all times c) Within 14 days of each inspection being undertaken

PDA Development Conditions		
No.	Condition	Timing
	d) If the reports required by part c) of this condition indicate a decline in the health or structural integrity of the tree, EDQ Development Services may require the proponent to undertake additional remedial actions to mitigate further decline or risks. These actions may include, but are not limited to: • Implementation of specific arboricultural treatments or management practices to improve the health of the tree. • Removal of the tree and replacement with a suitable advanced tree species, as approved by EDQ Development Services, at the proponent's expense.	d) As indicated

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 ****