

Our ref: DEV-2025-WGB-4025

5 Jan 2026

Dean Bradley (Lot 1), Shaun Price and Rachel Drew (Lot 3)
C/- Allan Van Planning
Email: allan@allanvanplanning.com.au

Dear Mr Van

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Woolloongabba PDA
PDA Development Approval:	Development Permit for Reconfiguring a Lot (3 Lots into 2 Lots)
Property Location:	15-19 Cairns Street, East Brisbane
Property Description:	Lots 0, 1, and 3 on GTP2652

On 5 January 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval, subject to PDA Development Conditions, in accordance with the attached Changed Decision Notice.

The Changed 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 Essen Joseph (Manager, New Growth) on 07 3452 7196 or by email at Essen.Joseph@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

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

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba PDA	
Site address	15 – 19 Cairns Street, East Brisbane	
Lot on plan description	Lot number	Plan description
	Lot 0	GTP2652
	Lot 1	GTP2652
	Lot 3	GTP2652

PDA Development Approval details	
DEV Reference No.	DEV-2025-WGB-4025 (Previously DEV2024/1577)
Original Approval details	PDA Development Approval for a Development Permit for Reconfiguring a Lot
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice.
Original decision date	25 February 2025
Change to Approval decision date	5 January 2026
Currency Period	4 years from the original 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 reconfiguration of lots cancelling lots 1, 3 & common property on GTP2652	15 Cairns-01, Rev A	Allan Van Planning	29 October 2024

Abbreviations and definitions
The following is a list of abbreviations utilised in this approval:
COUNCIL means the relevant local government for the land the subject of this approval.
EDQ means Economic Development Queensland.
IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

Abbreviations and definitions

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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.	Prior to survey plan endorsement
2.	Easement An easement for access to services, burdening Lot 3 in favour of Lot 1, as shown on the approved plans, is to be created at the registration of the survey plan. <i>Note: Services means stormwater drainage, water and sewerage supply services.</i>	As indicated
3.	Erosion and sediment control Ensure any works are carried out in accordance with: a) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); b) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites	a) and b) During construction
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	a) and b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	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 association with the approved development.</i>	

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 ****

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