

Our ref: DEV-2026-WGB-4405

13 April 2026

Rachael Caton
Saunders Havill
rachaelcaton@saundershavill.com

Dear Ms Caton,

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

Priority Development Area (PDA):	Woolloongabba
PDA Development Type:	Development Permit for MCU for High impact Industry (Fuel Burning)
Property Location:	31 & 33 Wellington Road and 9 Overend Street, East Brisbane QLD 4169
Property Description:	Lot 3 & Lot 15 RP11578, Lot 1 RP108176

On 13 April 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 Essen Joseph, Manager, New Growth, on 07 3452 7196 or by email at Essen.Joseph@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
**Director, New Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site address	31 and 33 Wellington Road, and 9 Overend Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	3	RP11578
	15	RP11578
	1	RP108176
PDA Development Approval details		
DEV Reference No.	DEV-2026-WGB-4405	
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	High Impact Industry (Fuel Burning)	
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	13 April 2026	
Currency Period	6 years from the Decision date	
Preamble		
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.		

Preamble

PDA means Priority Development Area.

RPEQ means a Registered Professional Engineer Queensland.

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 form.²
 - 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.
 - 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

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.

Compliance Assessment

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 Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@edq.qld.gov.au

Approved drawings and documents

The drawings 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. General Arrangements – Basement 1 Mezzanine	ARC-0999, Rev 011	Kris Kowalski Architects	03.11.2025
2. General Arrangements – Ground Floor	ARC-1000, Rev 020	Kris Kowalski Architects	18.11.2025

PDA Development Conditions

No.	Condition	Timing
General		
1.	Land Use The approved land use is to be: a) solely carried out in conjunction with the approved development as per Development Permit A005828787, or its subsequent changed approval/s, issued by Brisbane City Council; b) limited to times of emergency, testing, and / or maintenance of the fuel burning plant and equipment.	At all times
2.	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
3.	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

PDA Development Conditions		
No.	Condition	Timing
4.	Fuel Burning – Back-up Power a) Design and construct all fuel burning plant and equipment in accordance with the following: (i) any diesel storage is to be less than or equal to the Minor Storage quantities as per <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids</i>; (ii) all plant, equipment, and fuel are to be located in an enclosed and bunded room / area; and (iii) venting is to be provided as per: A. <i>Australian Standard AS1668.2 – The Use of Ventilation and Air Conditioning in Buildings</i>; and B. the Air Quality Planning Scheme Policy and PO1 of the Industry Code, contained within the <i>Brisbane City Plan 2014</i>. b) Maintain the approved development in accordance with the requirements set out in part a) of this condition.	a) Prior to the commencement of the use b) At all times
Construction Management and Engineering		
5.	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
6.	Out of Hours Work – Compliance Assessment 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.³	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

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

PDA Development Conditions		
No.	Condition	Timing
	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 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>	b) Prior to commencement of use or BFP endorsement, whichever occurs first

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 ****