

Our ref: DEV-2026-WGB-4573

1 May 2026

Tam Dang
TAM DANG PLANNING PTY LTD
tam@tdplanning.com.au

Dear Mr Dang

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 Rooming Accommodation
Property Location:	24 Wilton Street, Woolloongabba
Property Description:	Lot 4 on RP12250

On 1 May 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



Kylie Williams
Group Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council, the Department of Transport and Main Roads

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site address	24 Wilton Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	4	RP12250
PDA Development Approval details		
DEV Reference No.	DEV-2026-WGB-4573	
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	Rooming accommodation	
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	1 May 2026	
Currency Period	6 years from the Decision date	
Preamble		
ABBREVIATIONS AND DEFINITIONS The following is a list of abbreviations used in this approval: AILA means the Australian Institute of Landscape Architects BSD means Brisbane Standard Drawings, prepared by Brisbane City Council COUNCIL means the relevant local government for the land the subject of this approval. DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time. EDQ means Economic Development Queensland. 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** – EDQ 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 elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite 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 online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

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.

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.	Cover	DD A.001, Rev F	Mullarch Architecture	02.12.2025
2.	Floor Plans – Sheet 1	DD A.102, Rev H	Mullarch Architecture	20.04.2026, as amended in red on 01.05.2026
3.	Floor Plans – Sheet 2	DD A-103, Rev G	Mullarch Architecture	20.04.2026
4.	Floor Plans – Sheet 3	DD A-104, Rev G	Mullarch Architecture	20.04.2026
5.	Elevations – Sheet 1	DD A.201, Rev E	Mullarch Architecture	02.12.2025
6.	Elevations – Sheet 2	DD A.202, Rev E	Mullarch Architecture	02.12.2025
7.	Elevations – Sheet 3	DD A.203, Rev E	Mullarch Architecture	02.12.2025
8.	Landscape Concept Plan [Sheet 1]	LCP-1, Rev B	Mark Baldock Landscape Architect	09.02.2026, as amended in red on 01.05.2026
9.	Landscape Concept Plan [Sheet 2]	LCP-2, Rev B	Mark Baldock Landscape Architect	09.02.2026, as amended in red on 01.05.2026
10.	Landscape Concept Plan [Sheet 3]	LCP-3, Rev B	Mark Baldock Landscape Architect	09.02.2026, as amended in red on 01.05.2026
11.	Landscape Concept Plan [Sheet 4]	LCP-4, Rev B	Mark Baldock Landscape Architect	09.02.2026, as amended in red on 01.05.2026
12.	Concept Pre & Post Stormwater Catchment Plan	SK01, Rev B	RCS	29.01.2026
13.	Concept Stormwater Drainage Plan	SK02, Rev B	RCS	29.01.2026
14.	Concept Bulk Earthworks Plan	SK03, Rev B	RCS	29.01.2026
15.	Concept Bulk Earthworks Sections	SK04, Rev B	RCS	29.01.2026
16.	Concept Sewer and Water	SK05, Rev B	RCS	29.01.2026, as amended in red on 01.05.2026
17.	Concept Driveway Layout Plan	SK06, Rev B	RCS	29.01.2026

Supporting documents

The following plans and documents are referred to in this PDA Development Permit but are not approved plans and documents.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Plan of Detail Survey of Lot 4 on RP12250	P-21387 – DET1, Rev A	SONTO	28.05.2025

PDA Development Conditions

No.	Condition	Timing
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General

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
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.	Outdoor Lighting a) Install and maintain outdoor lighting to the streetscape, entrance, and car parking areas is in accordance with the following Australian Standards: i) <i>AS1158 – Lighting for Roads and Public Spaces; and</i> ii) <i>AS4282:1997 – Control of the Obtrusive Effects of Outdoor Lighting.</i> b) Submit to EDQ a statement prepared by a suitable qualified lighting expert to confirm that lighting has been installed in accordance with the requirements of part a) of this condition.	a) As stated b) Prior to the commencement of the use

Impact Management

[illegible]

PDA Development Conditions		
No.	Condition	Timing
	b) Design and construct the development to achieve compliance with the noise criteria of the Acoustic Impact Assessment and Mitigation Report submitted under part a) of this condition c) Submit to EDQ certification from a suitably qualified and experienced person that the development complies with the noise criteria of the Acoustic Impact Assessment and Mitigation Report approved under part a) of this condition.	c) Prior to the commencement of the use
5.	Busway Acoustic Mitigation Requirements Where there is direct line of sight from the busway to the private open space, install continuous noise-reducing balustrades, with no gaps other than gaps required for drainage purposes, in accordance with the Building Code of Australia on each of the private balconies on levels 1 – 5. <i>Note: Balustrades may be constructed of appropriately rated glass.</i>	Prior to the commencement of use and to be maintained at all times
6.	Air Quality Impact Assessment and Mitigation Report a) Submit to the EDQ an Air Quality Impact Assessment and Mitigation Report, prepared and certified by a suitably qualified and experienced person. The report is to be prepared in compliance with the Air Quality Planning Scheme Policy of the <i>Brisbane City Plan 2014</i> . b) Design and construct the development to achieve compliance with the relevant criteria of the Air Quality Impact Assessment and Mitigation Report submitted under part a) of this condition c) Submit to EDQ certification from a suitably qualified and experienced person that the development complies with the relevant criteria of the Air Quality Impact Assessment and Mitigation report submitted under part a) of this condition.	a) Prior to commencing building works b) As stated c) Prior to the commencement of the use
Construction Management and Engineering		
7.	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
8.	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 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
9.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

³ The Out-of-hours Work Request Form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
10.	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, addressing: 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, 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.	a) Prior to commencing work b) and c) During construction

PDA Development Conditions		
No.	Condition	Timing
11.	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), and 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
12.	Traffic Management Plan a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours, ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site, iii) provision of parking for workers and materials delivery, iv) risk identification, assessment and identification of mitigation measures, v) ongoing monitoring, management review and certified updates (as required), and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>Note: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction
13.	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	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
15.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life, ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Metered Car Parking Spaces – Compliance Assessment a) Submit to EDQ for Compliance Assessment a Signage and Line-marking Plan for the removal of car parking spaces on the northern side of Wilton Street, and the installation of 'No Standing' signage and line-marking, as shown in the approved document entitled 'Traffic Engineering Review of Proposed Rooming Accommodation.' b) Undertake all works in accordance with the documentation approved under part a) of this condition. c) Submit to EDQ As Constructed drawings and other relevant documentation prepared by a RPEQ to demonstrate that the requirements outlined in part a) of this condition have been satisfied. <i>Note: The Compliance Assessment application will be referred to Brisbane City Council as the asset owner / manager for Wilton Street.</i>	a) Prior to the commencement of the use or BFP endorsement, whichever occurs first b) During construction c) Prior to the commencement of the use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
18.	Verge / Road Widening Dedicate as road reserve adequate land to create a 3.75m wide verge width, measured from the nominal face of the kerb to the new property boundary for the subject site, as shown on the approved drawings.	Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Vehicle Access a) Construct a vehicle crossover designed generally in accordance with Council's adopted standard for a Type B2 Cross Over as per BSD-2021, modified as shown in the approved Concept Driveway Layout Plan. b) Submit to EDQ RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	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) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	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) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	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
23.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities' current adopted standards. <i>Note: Should the final sewer connection arrangement continue to rely on a connection to Henry St via Lot 20 on SP179858, owners' consent will be required to achieve the connection.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	whichever occurs first
28.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Broadband a) Submit to EDQ written agreement from an authorised telecommunications service provider, confirming that the development will be connected to the National Broadband Network (NBN) in accordance NBN Design and Build Guidelines. b) Connect the development to the broadband network in accordance with the agreement submitted under part a) of this condition.	a) and b) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. Evidence of consultation with Council regarding access arrangements is to be provided, should a private contractor be providing the collection services. 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
31.	Easements Over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over any infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets. <i>Advice Note: In the event all infrastructure is relocated or removed from an existing easement, that easement can be surrendered.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
32.	Streetscape Works – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed streetscape works drawings, certified by an AILA registered landscape architect, including a schedule of proposed Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with: i) the approved Landscape Concept Plan, ii) the <i>Brisbane City Plan 2014 Infrastructure design planning scheme policy</i>, including any relevant provisions of the City Plan referenced by the policy. The certified drawings are to include, where relevant: iii) details of the 1.8m wide footpath; iv) location and size of stormwater treatment devices; and b) Construct the streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Services ‘as constructed’ plans, certified by a RPEQ and an AILA registered landscape architect, and asset register in a format acceptable to Council.	a) Prior to commencement of streetscape works b) and c) Prior to survey plan endorsement
Infrastructure Charges		
33.	Pay to EDQ 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 the 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.

**** End of Package ****