

Our ref: MSC-2026-WGB-5062

20 July 2026

Simon Grice
Gaskell Planning Consultants
simon@jgplan.com.au

Dear Simon,

Notice of PDA Exemption Certificate

Priority Development Area (PDA):	Woolloongabba
PDA Development Type:	PDA Exemption Certificate given under Sections 71B and 71C for PDA Assessable Development – Material Change of Use for Indoor Sport and Recreation, Service Industry, and Warehouse
Property Location:	26 Balaclava Street, Woolloongabba
Property Description:	Lot 1 on SP253161

On 20 July 2026, Economic Development Queensland (EDQ) granted a PDA Exemption Certificate under s71A of the *Economic Development Act 2012* (the Act) for the above development.

A copy of the certificate is attached and can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact me at Carolyn.Mellish@edq.qld.gov.au.

Yours sincerely



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

Cc: Brisbane City Council

PDA Exemption Certificate

Site Information		
Name of Priority Development Area (PDA)	Woolloongabba PDA	
Site address	26 Balaclava Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	1	SP253161
Exemption Certificate Details		
PDA Exemption Certificate Number	MSC-2026-WGB-5062	
Date of decision	20 July 2026	
Period of effect	Four (4) years from the decision date	
PDA assessable development to which this certificate relates	Material Change of Use for Indoor Sport and Recreation, Service Industry, and Warehouse	
Requirements imposed under ss.71A(4) or (5)	1. Maintain the approved use wholly within the existing building/s as identified on the approved Tenancy Plan forming part of this exemption certificate. 2. Ensure the development does not include external building work that materially changes the building envelope. 3. Prior to the commencement of the use, submit to EDQ a Flood Emergency Management Plan (FEMP) prepared by a Registered Professional Engineer Queensland, addressing the following: a. Emergency management measures in advance of a flood (e.g. sand bagging entrances). b. Operational management, including measures to warn employees / patrons not to exit via flooded locations. c. Shelter in place or evacuation arrangements, as appropriate. d. Any other requirements identified by the RPEQ in relation to flood risk management.	

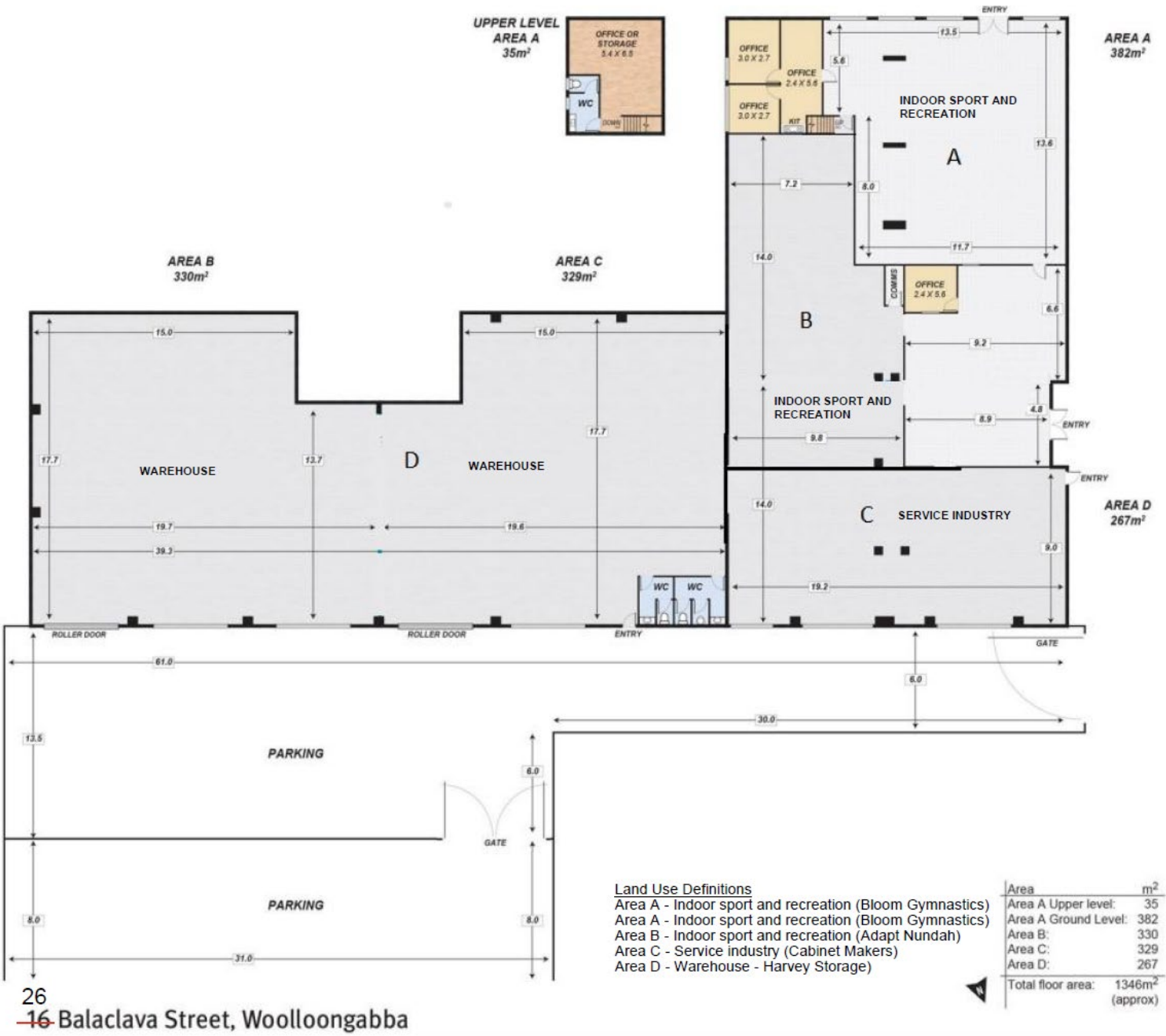
Exemption Certificate Details	
	4. Maintain the development in accordance with the requirements of the FEMP submitted under stated requirement 3 of this exemption certificate. 5. Ensure the development does not involve works that alter flood behaviour or increase flood risk. 6. Ensure any storage of hazardous materials complies with the Brisbane City Plan 2014 Planning Scheme Policy SC6.19: Management of hazardous chemicals in flood affected areas planning scheme policy.
Reason for giving the certificate	The effects of the development would be minor or inconsequential having regard to the circumstances under which the development was categorised as PDA assessable development.

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 ****

Attachment 1 – Tenancy Plan



DISCLAIMER: This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.