

**From:** Essen JOSEPH <Essen.Joseph@edq.qld.gov.au>  
**Sent:** Thursday, 2 April 2026 10:35 AM  
**To:** Ashley Everton <aeverton@mecone.com.au>  
**Cc:** Carolyn Mellish <Carolyn.Mellish@edq.qld.gov.au>  
**Subject:** Re: TRI ENTR I - Lease Subdivision - 20 Cornwall Street, Woolloongabba (Lot 1 on SP107652)

Hi Ashley,

EDQ can assist with this PDA development application - noting the nature of the DA, we would process this quickly.

Based on the information at hand, the Minor Category 1 fee (\$783) is likely to be applicable. We would confirm the fee when the DA is received and we are across the full information. Re other application requirements, items 2. b, c, and d in your letter would be adequate.

No infrastructure charges would be payable for the development (noting it is a long term lease and charges are anticipated to be resolved through the earlier MCU component of the development).

Kind regards,

**Essen Joseph**  
**Manager, New Growth**  
Development Services  
Economic Development Queensland  
P 07 3452 7196  
1 William Street, Brisbane Qld 4000  
GPO Box 2202, Brisbane Qld 4001  
[edq.qld.gov.au](http://edq.qld.gov.au)



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**From:** Ashley Everton <aeverton@mecone.com.au>  
**Sent:** Friday, 27 March 2026 3:44 PM  
**To:** Essen JOSEPH <Essen.Joseph@edq.qld.gov.au>  
**Subject:** TRI ENTR I - Lease Subdivision - 20 Cornwall Street, Woolloongabba (Lot 1 on SP107652)

Dear Essen,

Reference is made to our recent discussion regarding a proposed lease subdivision of the ENTR I building operated by the Translational Research Institute Australia (TRI) located 20 Cornwall Street, Woolloongabba (Lot 1 on SP107652).

The construction of the building is nearing completion, with handover to occur at the end of April 2026. As part of finalising the development and prior to the commencement of use, TRI need to finalise a lease of the land with the University of Queensland (land owner) for the ENTR I building and part of the surrounding land. This will assist with the operation of the ENTR I facility and designate areas of individual use, responsibly and maintenance from the Pharmacy Australia Centre of Excellence (PACE) building also located on Lot 1 on SP107652.

We request pre-lodgement advice from EDQ to assist with the preparation of a development application for the lease subdivision triggering permissible development. Please find attached the following:

- **TRI ENTR I - Lease Subdivision** – provides an overview of the proposal and advice sought; and

- **DSDIP Correspondence** – details recent correspondence related to the MID aspect of the development.

Please give me a call if you wish to discuss.

Kind regards,

**ASHLEY EVERTON**

Director, Planning  
*BURP, GDURP(Dist), MPIA*

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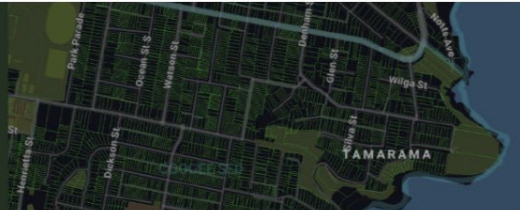
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Our Ref: M001783

27 March 2026

Economic Development Queensland  
GPO Box 2202,  
Brisbane QLD 4001

Attn: Essen Joseph

Via email: [essen.joseph@edq.qld.gov.au](mailto:essen.joseph@edq.qld.gov.au)

Dear Essen,

**Re: 20 CORNWALL STREET, WOOLLOONGABBA (LOT 1 ON SP107652)  
TRANSLATIONAL RESEARCH INSTITUTE AUSTRALIA – ENTRI FACILITY  
PROPOSED LEASE SUBDIVISION**

Reference is made to our recent discussion regarding a proposed lease subdivision of the ENTRI building operated by the Translational Research Institute Australia (TRI) located 20 Cornwall Street, Woolloongabba (Lot 1 on SP107652).

ENTRI will expand the current good manufacturing practices (cGMP) capacity within Australia to assist maturing and innovative biotech, pharma and med-tech companies to manufacture biomedical products. ENTRI has been delivered under Ministerial Infrastructure Designation (MID) 1020-0452 Pharmacy Australia Centre of Excellence (PACE) Precinct gazetted on 1 April 2021.

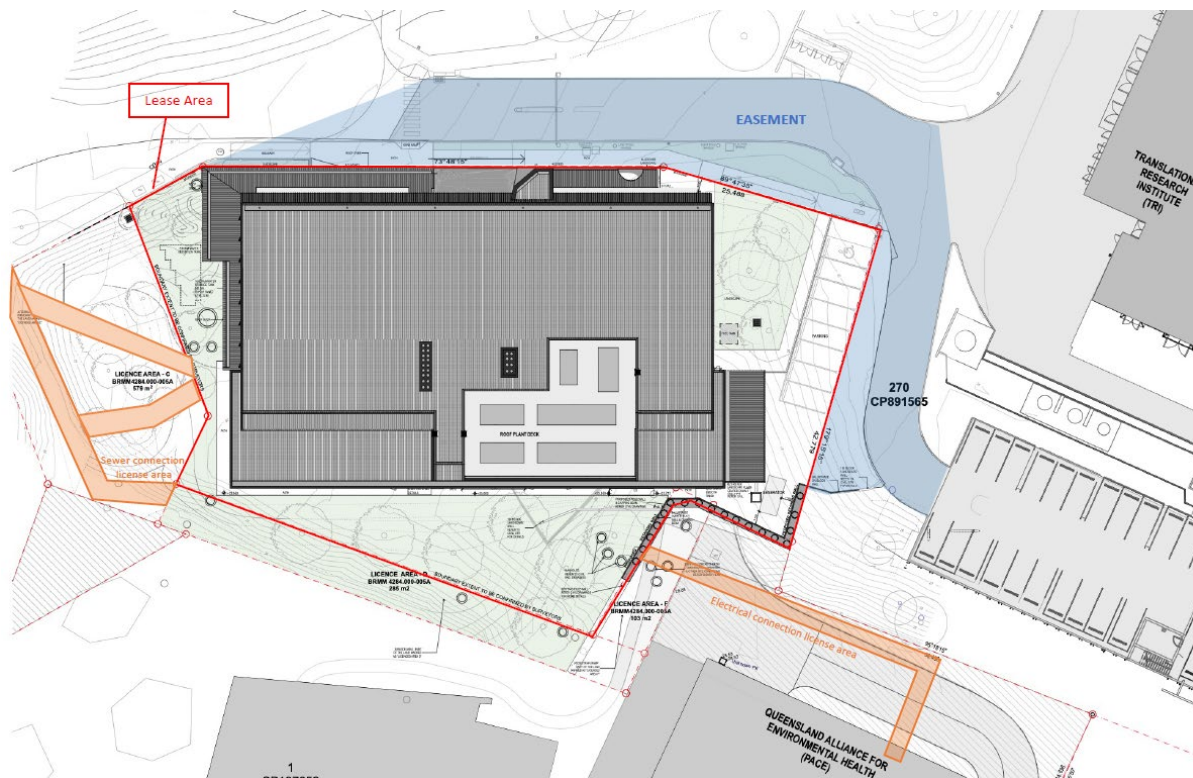
The construction of the building is nearing completion, with handover to occur by the end of April 2026. **Figure 1** illustrates the ENTRI building during different stages of the construction progress. The ENTRI facility is located on Lot 1 on SP107652 that also contains the Pharmacy Australia Centre of Excellence building and adjoins the TRI building located on Lot 270 on CP891565



**Figure 1. ENTRI**

As part of finalising the development and prior to the commencement of use, TRI need to finalise a lease of the land with the University of Queensland (land owner) for the ENTRI building and part of the surrounding land. This will assist with the operation of the ENTRI facility and designate areas of individual use, responsibly and maintenance from the Pharmacy Australia Centre of Excellence (PACE) building also located on Lot 1 on SP107652.

**Figure 2** illustrates the proposed lease boundary that will be reflected in a lease survey plan that is currently being prepared.



**Figure 2. Proposed ENTRI lease area on Lot 1 on SP107652**

The proposed lease term will extend from 2 April 2026 to 12 May 2023, with a further 20 year extension option.

The site is located in the Boggo Road Cross River Rail Priority Development Area, Precinct 3A – PA Hospital Precinct of the *Boggo Road Cross River Rail Priority Development Area Development Scheme 2022* (Development Scheme). The *Planning Act 2016* (and by association the *Economic Development Act 2012*) defines ‘development’ that may be made assessable by a planning instrument to include reconfiguring a lot by lease for a period exceeding 10 years. The proposed ENTRI lease term exceeds a period of 10 years, and constitutes development that may be made assessable by a planning instrument.

The Development Scheme identifies that reconfiguring a lot that is not for road widening and truncations required as a condition of development approval triggers permissible development, requiring a development application to be submitted to EDQ for approval.

Section 1.3.3 of the Development Scheme identifies the site being subject to MID-1020-0452, and states “once a designation is made there is no need to attain further planning approvals that would otherwise be regulated by the *Planning Act* or the *ED Act*, unless development departs from the designation”. However, the attached **DSDIP Correspondence** confirms that it is the Department’s position that because the lease reconfiguration was not formally considered under the MID, it is not accepted development in accordance with s44(6)(b) of the *Planning Act 2016*.

Accordingly, the lease subdivision has two available application pathways:

- Option 1 – Minor Change to MID; or
- Option 2 – EDQ application

The MID application process is not subject to statutory timeframes and delays could be experienced beyond the handover date of the building. Accordingly, we wish to submit a development application with EDQ for a lease subdivision of the ENTRI building and surrounds for a period exceeding 10 years triggering permissible development.

The ENTRI Building is connected to relevant services and no increased demand on infrastructure will result because of the lease subdivision. Accordingly, the lease subdivision does not attract development charges pursuant to the *Boggo Road CRR PDA Development Charges and Offset Plan*.

It is also noted that pursuant to section 65(3A)(a) of the *Land Title Act 1994*, lease subdivision occurring within a Priority Development Area requires approval from EDQ for subsequent registration with the Titles Queensland.

**We request the following pre-lodgement advice from EDQ:**

- 1) **Support in principle for the proposed lease subdivision to be submitted to EDQ as development application triggering permissible development.**
- 2) **The development application is required to be supported by the following information:**
  - a. **Development assessment fee of \$783;**
  - b. **Owners’ consent;**



- c. *Covering letter assessing the proposal against the relevant provisions of Economic Development Act 2012 and Development Scheme; and*
- d. *Lease subdivision plan*

**No further information is required.**

- 3) ***The lease subdivision will not attract development charges pursuant to the Boggo Road CRR PDA Development Charges and Offset Plan.***

If you have any questions, please do not hesitate to contact me on 0423741892, [aeverton@mecone.com.au](mailto:aeverton@mecone.com.au).

Yours sincerely,

.....  
Ashley Everton  
Director

**From:** Leah Harris <Leah.Harris@dsdip.qld.gov.au>  
**Sent:** Friday, 27 March 2026 2:18 PM  
**To:** Ashley Everton <aeverton@mecone.com.au>  
**Subject:** RE: MID1020 0452 PACE Precinct - ENTR1 TRI - Lease Subdivision

Hi Ashley,

I agree with your email below.

Kind Regards,

**Leah Harris (she/her)**  
Principal Planner  
**Development Assurance, Planning Group**  
Department of State Development, Infrastructure and Planning  
P 3035 2071  
Level 13, 1 William Street, Brisbane  
PO Box 15009, City East, QLD, 4002



*I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.*

**From:** Ashley Everton <aeverton@mecone.com.au>  
**Sent:** Thursday, 26 March 2026 1:25 PM  
**To:** Leah Harris <Leah.Harris@dsdip.qld.gov.au>  
**Subject:** RE: MID1020 0452 PACE Precinct - ENTR1 TRI - Lease Subdivision  
**Importance:** High

Hi Leah,

Thank you for speaking with me and confirming that it is the Department's position that because the lease reconfiguration was not formally considered under the MID, it is not accepted development in accordance with s44(6)(b) of the *Planning Act 2016*.

Regarding the options discussed, the following is noted:

- Option 1 – Minor Change to MID:
  - o The lease subdivision satisfies the Minor Change criteria
  - o MID Minor Change applications are not subject to statutory timeframes, so no comment can be made on the overall likely assessment timeframe.
- Option 2 – EDQ application:
  - o The Department has no objection to a development application being lodged with EDQ for the lease subdivision.
  - o Although the development application would be lodged under the *Economic Development Act 2012*, it is noted that the proposal would not otherwise require referral to the Department of State Development, Infrastructure and Planning in regard to the MID pursuant to Schedule 10, Part 9, Division 1, Table 1, Item 1, Column 2 of the *Planning Regulation 2017* as the development is not being carried out by a public sector entity and is consistent with the purpose of the designation.

Can you please confirm or edit where necessary the above as a reasonably accurate summary of our discussion.

Kind regards,

**ASHLEY EVERTON**  
Director, Planning  
*BURP, GDURP(Dist), MPIA*

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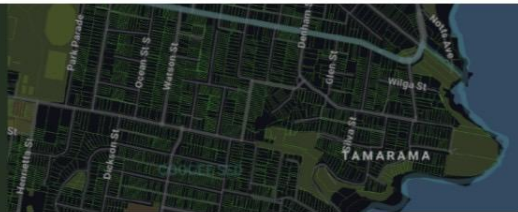
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