

Our ref: DEV-2026-BBR-5011

14 August 2026

Translational Research Institute Pty Ltd as trustee for the Translational Research Institute Trust
c/- Mecone

Att: Ashley Everton

Rowes Building, Level 2, 235 Edward Street
BRISBANE CITY, QLD, 4000

Email: aeverton@mecone.com.au; brisbane@mecone.com.au

Dear Applicant

PDA Decision Notice

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

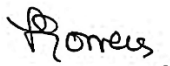
Priority Development Area (PDA):	Boggo Road Cross River Rail
PDA Development Type:	Development Permit for ROL for a Subdivision by Lease and Access Easement
Property Location:	20 Cornwall Street and 37 Kent Street, Woolloongabba
Property Description:	Lot 1 on SP107652 and Lot 270 on CP891565

On 14 August 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 Tiana Hill, Principal Planner, New Growth on 07 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council

PDA Decision Notice

Site information			
Name of Priority Development Area (PDA)		Boggo Road Cross River Rail PDA	
Site Address		20 Cornwall Street and 37 Kent Street, Woolloongabba	
Lot on Plan Description	Lot number	Plan description	
	1	SP107652	
	270	CP891565	
PDA Development Approval details			
DEV Reference No.		DEV-2026-BBR-5011	
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		Subdivision by Lease over Lot 1 on SP107652 and Access Easement over Lot 270 on CP891565	
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		14/08/2026	
Currency Period		4 years from the decision date	
Period of Lease		Until 12 May 2043, or a further period agreed to in writing by EDQ	
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. Plan of LEASE B in LOT 1 on	SP361945	Norris Clarke &	19/05/2026

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
	SP107652		O'Brien Pty Ltd	
2.	Plan of EASEMENT A in LOT 270 on CP891565	SP361946	Norris Clarke & O'Brien Pty Ltd	20/05/2026
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

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 ****