

Our ref: DEV-2026-WGB-5071

23 September 2026

Jane Property Group
C/- Urban Strategies Pty Ltd
Att: Benjamin Osborne
b.osborne@urbanstrategies.com.au

Dear Applicant

PDA Decision Notice

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

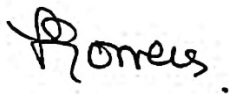
Priority Development Area (PDA):	Woolloongabba
PDA Development Type:	Development Permit for Material Change of Use for Low Impact Industry (Interim Use)
Property Location:	74 Ipswich Road, Woolloongabba
Property Description:	Lot 2 on RP11862

On 23 September 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application, subject to the PDA Development Conditions contained in 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 Mr Ali Rizayee, Planner, Established Growth on (07) 3452 7531 or by email at Ali.Rizayee@edq.qld.gov.au.

Yours sincerely



Leila Torrens
**A/Director, Established Growth
Development Services
Economic Development Queensland**

Cc: partnershipsteam@brisbane.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Woolloongabba	
Site address	74 Ipswich Road, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 2	RP11862

PDA Development Approval details	
DEV Reference No.	DEV-2026-WGB-5071
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	Low Impact Industry (Interim Use)
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	23/09/2026
Currency Period	6 years from the Decision date

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.	Site Plan: Proposed	Project No. AS103 Revision E	Sarris	2 June 2026, amended in red on 16 September 2026
2.	Overall Landscape Concept Plan	Job Number: 26.171 Sheet No. 1	Andrew Gold Landscape	2 July 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	
	Issue B	Architect		
3.	Landscape Concept Plan	Job Number: 26.171 Sheet No. 2 Issue B	Andrew Gold Landscape Architect	2 July 2026
4.	Landscape Elevations	Job Number: 26.171 Sheet No. 3 Issue B	Andrew Gold Landscape Architect	2 July 2026

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:
a) For conditions requiring Compliance Assessment via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au. b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process via the CPM Digital Submission system.

PDA Development Conditions		
No.	Condition	Timing
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 Install and maintain outdoor lighting in accordance with the following Australian Standards: i) AS1158 – Lighting for Roads and Public Spaces; and	Install prior to the commencement of the use, then maintain at all times

PDA Development Conditions		
No.	Condition	Timing
	ii) AS4282:1997 – Control of the Obtrusive Effects of Outdoor Lighting.	
4.	Duration of Interim Use (6 years) Cease the use within six (6) years of the date of this decision notice.	As stated
Construction Management		
5.	Hours of Work – Construction Undertake all construction within the hours of 6:30am to 6:30pm, Monday to Saturday, excluding public holidays.	During construction
6.	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 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>	a) Prior to commencement of use b) Prior to commencement of use

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 ****