

Our ref: DEV-2026-HQU-5268

24 September 2026

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Dear Applicant

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

|                                         |                                                              |
|-----------------------------------------|--------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | Herston Quarter Priority Development Area                    |
| <b>PDA Development Type:</b>            | Development Permit for Ral                                   |
| <b>Property Location:</b>               | 60, 76 and 86 Bramston Terrace, Herston                      |
| <b>Property Description:</b>            | Lot 1545 on SP354723, lot 1 on SP326025 and lot 4 on SP32602 |

On 24 September 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 Sonali Raj on +61 7 3452 7183 or by email at [sonali.raj@edq.qld.gov.au](mailto:sonali.raj@edq.qld.gov.au)

Yours sincerely



Beatriz Gomez  
**Director - Established Growth  
Development Services  
Economic Development Queensland**

Cc: Brisbane City Council

## PDA Decision Notice

| Site information                        |                                         |                  |
|-----------------------------------------|-----------------------------------------|------------------|
| Name of Priority Development Area (PDA) | Herston Quarter                         |                  |
| Site address                            | 60, 76 and 86 Bramston Terrace, Herston |                  |
| Lot on plan description                 | Lot number                              | Plan description |
|                                         | Lot 1545                                | SP354723         |
|                                         | Lot 1                                   | SP326025         |
|                                         | Lot 4                                   | SP326025         |

| PDA Development Approval details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV Reference No.                | DEV-2026-HQU-5268                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PDA Development Approval Type    | <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> |
| Approval details                 | Reconfiguration of lot (3 standard format lots into 4 standard format lots and access easements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Decision                         | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Decision date                    | 24/09/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Currency Period                  | 4 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                                                                                                                                       | Plan of Lots 1, 4, 21 & 1545 and of Emt AAF in Lot 1 | 161102_132_PRO | Bennett + Bennett | Rev I 5 August 2026 |

|   |                                                                    |                |                   |                     |
|---|--------------------------------------------------------------------|----------------|-------------------|---------------------|
|   | (scale 1:1500)                                                     |                |                   |                     |
| 2 | Plan of Lots 1, 4, 21 & 1545 and of Emt AAF in Lot 1 (scale 1:500) | 161102_132_PRO | Bennett + Bennett | REV I 5 August 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 submit via the [EDQ Customer Portal](#) or via [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process, submit via the CPM [Digital Submission system](#)
- c) For all other conditions requiring the submission of material, submit via [prepostconstruction@edq.qld.gov.au](mailto:prepostconstruction@edq.qld.gov.au)

### PDA Development Conditions

| No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timing                           |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1   | <p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <ol style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to survey plan endorsement |
| 2   | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <ol style="list-style-type: none"> <li>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</li> <li>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 adopted design standards.</li> </ol> <p><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></p> | Prior to survey plan endorsement |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Timing                         |
| 3                          | <b>Easements</b><br>a) Provide an easement over the whole of Lot 21 on SP350309 (in accordance with the approved Reconfiguration of a Lot plan, plan 161102_132_PRO prepared by Bennett + Bennett) in favour of Lot 1546 on SP318644 to allow vehicular and pedestrian access to this lot.<br><br>b) Provide an easement over Easement AAF on SP350309 (in accordance with the approved Reconfiguration of a Lot plan, plan 161102_132_PRO prepared by Bennett + Bennett) in favour of Lot 1546 on SP318644 to allow vehicular and pedestrian access to this lot. | At registration of survey plan |

### 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.
- Infrastructure charges: For MCU, certified construction plans detailing the gross floor area (GFA) must be provided to MEDQ for calculation of final charges prior to commencement of use.

**\*\* End of Package \*\***