DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-WGB-5259

23 October 2026

KANE Constructions (QLD) Pty Ltd
C/- Inertia Engineering Pty Ltd
Att: Jason Kilaverave
Jason.k@inertiaeng.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 Operational Work for External Streetscape Works for Social and Affordable Housing**
Property Location:	**55 Annerley Road, Woolloongabba**
Property Description:	**Lot 55 on SP359044**

On 23 October 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 Mr Ali Rizayee, Planner, Established Growth on (07) 3452 7531 or by email at Ali.Rizayee@edq.qld.gov.au.

Yours sincerely

Boris Lambert
Director, Established Growth
Development Services
Economic Development Queensland

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PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Woolloongabba	
Site address	55 Annerley Road, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 55	SP359044

PDA Development Approval details	
DEV Reference No.	DEV-2026-WGB-5259
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	External Streetscape Works for Social and Affordable Housing
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	23/10/2026
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.	Grading and Drainage Layout Plan Sheet 2	Job No: 11006 DWG No: ACSSH-CI-4102, Rev 6	Inertia Engineering	7 October 2026 Amended in red on 19 October 2026
2.	Vehicle Ground Clearance Sheet 1	Job No: 11006 DWG No: SK-101, Rev A	Inertia Engineering	7 October 2026 Amended in red on 19 October 2026

3.	Vehicle Ground Clearance Sheet 2	Job No: 11006 DWG No: SK-102, Rev A	Inertia Engineering	7 October 2026 Amended in red on 19 October 2026
4.	Landscape Works – Streetscape	Project No: ACSSH DWG No: LA-0501, Issue B	Jermey Ferrier Landscape Architect	August 2026 Amended in red on 19 October 2026
5.	Landscape Works – Streetscape Specification	Project No: ACSSH DWG No: LA-0502, Issue A	Jermey Ferrier Landscape Architect	August 2026 Amended in red on 19 October 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

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

PDA Development Conditions

No.	Condition	Timing
1.	**Carry out the Approved Development** Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	**Hours of Work – Construction** Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
4.	**Construction Management Plan**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
5.	**Erosion and Sediment Management** a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) 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) Should 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. *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.*	a) Prior to practical completion b) Prior to practical completion
7.	Submit to EDQ evidence of the approved streetscape works being completed to Council's satisfaction, in accordance with the relevant construction standards. *Note: The variations to Brisbane Standard Drawings approved as part of this application are not subject to the above condition.*	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 ****