

Our ref: DEV-2025-NSH-4046

28 January 2026

Alceon Group No. 63 Pty Ltd
C/- Colliers Urban Planning
Attn: Mr. John Miller
Level 14, 348 Edward Street
BRISBANE CITY QLD 4000

Email: john.miller@colliers.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Northshore Hamilton
PDA Development Type:	Development Permit for Reconfiguring a Lot for 1 Lot into 2 Lots (1 Building Format Lot and 1 Standard Format Lots)
Property Location:	211 Curtin Avenue, Hamilton
Property Description:	Lot 9 on SP320640

On 27 January 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 Vivian Lun on (07) 3452 6781 or by email at vivian.lun@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council – email - partnershipsteam@brisbane.qld.gov.au

PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Northshore Hamilton	
Site Address	211 Curtin Avenue, Hamilton	
Lot on Plan Description	Lot Number	Plan Description
	Lot 9	SP320640

PDA Development Approval Details	
DEV Reference No.	DEV-2025-NSH-4046
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	1 Lot into 2 Lots (1 Building Format Lot and 1 Standard Format Lots)
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	27 January 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.	Date
1.	Plan of Proposed Lot 9 & Comon Property Cancelling Lot 9 on SP320640	Sheet 1 of 3	1/10/2025
2.	Plan of Proposed Lot 9 & Comon Property Cancelling Lot 9 on SP320640 – Allocations	Sheet 2 of 3	1/10/2025
3.	Plan of Proposed Lot 9 & Comon Property Cancelling Lot 9 on SP320640 – Lateral Aspect	Sheet 3 of 3	1/10/2025

Submitting Documentation to EDQ		
Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal https://portal.edq.qld.gov.au/ or send to developmentservices@edq.qld.gov.au .		
DEFINITION		
DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.		
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.	Prior to survey plan endorsement
2.	Easements a) Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. b) The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	a) At registration of survey plan b) At registration of survey plan
Infrastructure Contribution		
3.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment	In accordance with the DCOP

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 ****