

Our ref: DEV-2026-BNH-5173

2 October 2026

Ben Russell
Director, Queensland Division
Willowtree Planning
brussell@willowtp.com.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Bowen Hills Priority Development Area
PDA Development Type:	Development Permit for MCU for educational establishment
Property Location:	24 Hamilton Place, Bowen Hills
Property Description:	Lot 3 Registered Plan 9980

On 2 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 Sonali Raj on +61 7 3452 7183 or by email at 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)	Bowen Hills Priority Development Area	
Site address	24 Hamilton Place, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 3	RP9980

PDA Development Approval details	
DEV Reference No.	DEV-2026-BNH-5173
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	Educational Establishment
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	02/10/2026
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	Proposed Floor Plan -Level 1	Concept issue, Revision C	Create It Constructions Pty Ltd	11 March 2026
2	Proposed Floor Plan -Level 2	Concept issue, Revision C	Create It Constructions Pty Ltd	11 March 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 and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
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	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

Infrastructure Charges

4	Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework that is in force at the time of payment.	For approved development that is reconfiguring a lot, when the MEDQ approves a plan for the reconfiguration. For approved development that is a material change of use, prior to the earlier of:
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PDA Development Conditions		
No.	Condition	Timing
		a) when the MEDQ approves a building format plan; or b) when the change happens; or c) when the certificate of classification/occupancy or final inspection certificate is issued for a building or structure.

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 ****