

# PDA development application form

Version 10.0 – in effect from 10 August 2020.

This form must be used when making a PDA development application or applying to change a PDA development approval if Economic Development Queensland (EDQ) is the delegate for assessing and deciding the application.

## Before lodging your application

- Confirm EDQ is the delegate for assessing and deciding the application. This information is available on the EDQ [website](#).
- Consider if a pre-application meeting would be appropriate before lodging the application. Further advice about EDQ's pre-application process is available on the EDQ [website](#).
- Completed all relevant sections of this form.
- Lodge an electronic version of the application form and supporting material via one of the following methods:
  - **Email:** [pdadevelopmentassessment@dsgmip.qld.gov.au](mailto:pdadevelopmentassessment@dsgmip.qld.gov.au)
  - **Post:** EDQ Development Assessment Team at GPO Box 2202 Brisbane QLD 4001
  - **In person:** EDQ Development Assessment Team, 1 William Street, Brisbane.

## Assessment fee

The assessment fee for an application will be advised following lodgement. The fee must be paid for an application to be properly made under s82A of the Act. Further information about EDQ's assessment fees is available on the EDQ [website](#).

## 1. APPLICANT DETAILS

The Applicant is the entity responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the accuracy of the information provided. Where the Applicant is not a natural person, ensure the Applicant is a valid legal entity.

<b>Name(s)</b> <i>(individual or company name in full, including ACN / ABN)</i>	<b>Limitless Residential No. 9 Pty Ltd A.B.N</b> <a href="#">58 658 934 260</a>
<b>For companies—name of contact person and position</b>	Chris Vize, Principal Planner
<b>Postal address</b>	c/ - Mewing Planning Consultants GPO Box 1506
<b>Contact telephone number</b>	+61 408 939 977
<b>Email address</b>	<a href="mailto:chris.vize@mewing.com.au">chris.vize@mewing.com.au</a>

Payer details for tax invoice and receipt purposes *(These details are only necessary where the payer details are different to the applicant details)*

<b>Name(s)</b> <i>(individual or company name in full, including ACN / ABN)</i>	
<b>For companies—name of contact person and position</b>	
<b>Postal address</b>	
<b>Contact telephone number</b>	
<b>Email address</b>	

## 2. LOCATION DETAILS

Provide the following details about the land on which the development is proposed, including any part of a lot which is part of the proposed.

<b>Priority development area</b>	Northshore Hamilton PDA
<b>Property street address</b> <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	5 Hercules Street, Hamilton
<b>Lot on plan description</b> <i>(e.g. Lot 3 on RP123456)</i>	Lot 1 on SP231749 and Part of Lot 0 on SP172640 (Access Easement)
<b>Attach the following information:</b>	
Current title search for each lot	<input checked="" type="checkbox"/> Confirmed
Easement document for each easement registered on the title search(s)	<input checked="" type="checkbox"/> Confirmed
Environmental management and contaminated land register search for each lot	<input checked="" type="checkbox"/> Confirmed

## 3. APPLICATION DETAILS

<b>Type of PDA development approval sought (Tick 1 only)</b> <i>(see sections 94 and 99 of the Economic Development Act 2012)</i>		
<input type="checkbox"/> Change to PDA development approval – <i>Complete section 3.1 below</i>		
<input checked="" type="checkbox"/> PDA development application – <i>Complete section 3.2 below</i>		
<b>3.1 Change to PDA development approval</b>		
Previous PDA approval reference:		
Brief description of the proposed changes:		
<b>3.2 PDA development application</b> <i>(If necessary, provide details in a separate table attached to this application form)</i>		
Development type	Approval type	Additional detail <i>(e.g. definition of use, GFA, number of units, number and type of lots, etc.)</i>
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	PDA Development Permit for Material Change of Use for Multiple Residential, Visitor Accommodation, Other Residential, Shop, Food Premises, Office, Medical Centre, Educational Establishment, Indoor Entertainment and Indoor Sport and Recreation.
<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input type="checkbox"/> Building work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
Are <u>all</u> the proposed uses defined in the schedule of use definitions in the relevant PDA development scheme or interim land use plan?		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – Specify the uses below	
<b>Description the proposal</b> <i>(If appropriate, include this information in a report accompanying the application)</i>		
The Applicant proposes to develop a 23 storey with rooftop residential-led mixed-use development, comprising non-residential uses at the ground floor and podium, and residential uses in the tower above.		
The development comprises 100 residential units, together with 445m <sup>2</sup> of retail space (office, shop and food premises uses) activating Hercules Street and Main Street, communal open space on the podium top and roof, 154 car spaces		

accommodated in two (2) basement levels and three (3) podium levels, and vehicle access from Main Street. The development includes a 'public plaza' space on the corner of Hercules Street and Main Street.

**Identify if the application is accompanied by any of the following plans**

<input type="checkbox"/> Context plan(s) <i>(See Practice note 9)</i>	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input type="checkbox"/> Plan of development <i>(See Practice note 10)</i>
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**List of plans, drawings and reports lodged with the application**  
*(If necessary, provide this list as an attachment)*

<b>Description</b> <i>(provide unique document name, author and version number)</i>	<b>Date</b>
Cover Letter and Town Planning Report, prepared by Mewing Planning Consultants	August 2022
<b>Appendix A</b> – Certificate of Title, Easement Documentation and CLR/EMR Search	June 2022
<b>Appendix B</b> – Owners Consent;	July 2022
<b>Appendix C</b> – Architectural Package, prepared by Plus Architecture;	July 2022
<b>Appendix D</b> –Landscape Concept Plan, prepared by Archipelago;	July 2022
<b>Appendix E</b> – Engineering Assessment, prepared by Naxos Engineers;	August 2022
<b>Appendix E</b> – Stormwater Management Plan, prepared by Naxos Engineers,	August 2022
<b>Appendix F</b> – Traffic Assessment and Waste Management, prepared by TTM;	July 2022
<b>Appendix G</b> – Acoustic Assessment, prepared by TTM;	July 2022
<b>Appendix H</b> – Sustainability Assessment Report, prepared by BEC; and	August 2022
<b>Appendix I</b> – Prelodgement Meeting Minutes and Response.	August 2022

**4. Project cost**

<b>Estimated total design and construction cost of the proposal / project</b> <i>(excluding land value/cost)</i>	\$ TBC
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**5. Landowner consent**

In providing consent, each landowner is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012* or any other statute, in an electronic format.

<b>Is landowner's consent required for this application?</b> <i>(see sections 82 and 99 of the Economic Development Act 2012)</i>	<input type="checkbox"/> No <i>(provide reason)</i>
	<input type="checkbox"/> Yes – details provided below
	<input checked="" type="checkbox"/> Yes - consent letter(s) attached

<b>Real property description</b>	<b>Name of landowner</b> <i>(For companies and body corporates- see the Note below)</i>	<b>Signature</b>	<b>Date</b>

**NOTE:**  
It is the responsibility of the Applicant to ensure the accuracy and authenticity of the application, including ownership or consent details. However, the assessment manager will review the information supplied in greater detail, where considered necessary.  
Where there are **multiple landowners**, the consent of each owner must be provided.  
**For a company**, owner's consent must be made in accordance with section 127 of the Corporations Act 2001 (Commonwealth), which requires the company ACN to be accompanied by one of the below:

- o the names, titles and signatures of two company directors; or

- the name, title and signature of a company director and the company secretary; or
- where the company has only one director, the name, title and signature of that director in conjunction with a company search document which provides evidence that the company has only one director (i.e. sole director).

**For a body corporate**, owner's consent must be provided in accordance with the relevant requirements for a body corporate to make a decision under the Body Corporate and Community Management Act 1997. Evidence of the body corporate's decision to provide landowner's consent for the lodgement of the development application is to be provided to the EDQ Development Assessment Team with the development application, and is to include:

- the body corporate's seal, and two signatures of body corporate committee members, one of which must be the chairperson, and
- one of the following:
  - full body corporate: a copy of body corporate meeting minutes which include a decision to provide landowner's consent for the development application (i.e. minutes of a meeting where a motion is passed by ordinary resolution to provide the consent), or
  - body corporate committee: a copy of a motion passed by resolution by the body corporate committee, at either a meeting or via flying minute, to provide landowner's consent for the development application.

Alternatively, the body corporate's consent can be provided through a signed letter of consent from each lot owner covered by the body corporate.

Please refer to the EDQ **Practice note 21: Owner's consent** for further guidance on the provision of valid owner's consent.

## 6. Approval history

Is there a development approval, granted under the Integrated Planning Act 1997, the <i>Urban Land Development Authority Act 2007</i> , the <i>Sustainable Planning Act 2009</i> , or the <i>Economic Development Act 2012</i> still in effect for the land?	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No

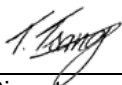
## 7. Privacy statement

Information collected is subject to the *Right to Information Act 2009* and the *Information Privacy Act 2009*. The information provided may be publicly released and/or provided to third parties and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

## 8. Applicant's declaration and acknowledgement

The applicant warrants that the information provided to the EDQ in relation to this application is true and correct and acknowledges that if any information provided is knowingly false, the applicant may be exposed to criminal penalties under section 165 of the *Economic Development Act 2012*.

- By making this application, I declare that all information in this application is true and correct to the best of my knowledge.
- By signing this form, the applicant is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012*, or any other statute, in an electronic format.



\_\_\_\_\_  
Signature of applicant / authorised person

Téa Tsang  
Town Planner, Mewing Planning Consultants  
\_\_\_\_\_  
Print name and position

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11 August 2022

Date