

# PDA development application form

Version 11.0 – in effect from 1 July 2024.

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@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.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>De Luca Corporation Pty Ltd (80 055 193 514) C/- RPS AAP Consulting Pty Ltd</b>
<b>For companies—name of contact person and position</b>	Stephen Mason / Jackson Richardson
<b>Postal address</b>	PO Box 1559, Fortitude Valley QLD 4006
<b>Contact telephone number</b>	0407 968 115 / 3539 9539
<b>Email address</b>	<a href="mailto:Stephen.mason@rpsconsulting.com">Stephen.mason@rpsconsulting.com</a> / <a href="mailto:Jackson.richardson@rpsconsulting.com">Jackson.richardson@rpsconsulting.com</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>	De Luca Corporation Pty Ltd (80 055 193 514)
<b>For companies—name of contact person and position</b>	Farzana Gujarati – Senior Development Manager
<b>Postal address</b>	PO Box 1514, Milton QLD 4064
<b>Contact telephone number</b>	0468 358 834
<b>Email address</b>	<a href="mailto:fgujarati@deluca.com.au">fgujarati@deluca.com.au</a>

## 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>	Fitzgibbon
<b>Property street address</b> <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	520 Beams Road, Carseldine
<b>Lot on plan description</b> <i>(e.g. Lot 3 on RP123456)</i>	Part of Lot 7003 on SP331690
<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 checked="" type="checkbox"/>	Change to PDA development approval – <i>Complete section 3.1 below</i>
<input 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:	DEV2023/1468
Brief description of the proposed changes:	
<p>The proposed change involves the Multiple Residential and Retail component of the approved development over approved Lot 5003, with no changes proposed to parts of the development over approved lots 5001 and 9001. The residential component is to be repositioned as build-to-sell apartments, in place of the previous proposal that the apartments would be managed by an affordable housing provider. An amendment to the residential dwelling mix is proposed to reflect market requirements and ensure project feasibility. Design revisions include provision of a new roof top communal open space area. The ground floor layout will be revised to provide two commercial/retail tenancies which will continue to provide effective activation and liveliness to the plaza.</p> <p>Revisions to sustainability conditions are also sought to reflect recent determination by EDQ that the EnviroDevelopment tool can be used within PDAs in place of other sustainability rating tools.</p>	

<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 type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<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 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>

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>

<b>List of plans, drawings and reports lodged with the application</b> <i>(If necessary, provide this list as an attachment)</i>	
<b>Description</b> <i>(provide unique document name, author and version number)</i>	Date
Refer to separate attachment.	

#### 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>
		REFER ATTACHED	

**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:

- 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 checked="" type="checkbox"/> Yes
	<input 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.



Jackson Richardson  
Planner

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

\_\_\_\_\_  
Print name and position

\_\_\_\_\_  
1 October 2024  
Date

## List of plans, drawings and reports lodged with the application

Drawing or Document	Number	Plan Date
5003-Basement 02	SK-AR-DR-DA 120-A Rev A	27/09/2024
5003-Basement 01	SK-AR-DR-DA 120-B Rev A	27/09/2024
5003-Ground Floor	SK-AR-DR-DA 121 Rev A	27/09/2024
5003-Level 01	SK-AR-DR-DA 122 Rev A	27/09/2024
5003-Typical Floor	SK-AR-DR-DA 123 Rev A	27/09/2024
5003-Recreation Deck	SK-AR-DR-DA 124-A Rev A	27/09/2024
5003-Roof Plan	SK-AR-DR-DA 124-B Rev A	27/09/2024
5003-Northern Elevation	SK-AR-DR-DA 220 Rev A	27/09/2024
5003-Southern Elevation	SK-AR-DR-DA 221 Rev A	27/09/2024
5003-Eastern Elevation	SK-AR-DR-DA 222 Rev A	27/09/2024
5003-Western Elevation	SK-AR-DR-DA 223 Rev A	27/09/2024
5003-Section 01	SK-AR-DR-DA 252 Rev A	27/09/2024
5003-Section 02	SK-AR-DR-DA 253 Rev A	27/09/2024
5003-GFA	SK-AR-DR-DA 301 Rev A	27/09/2024
Residential Tower Lot 5003 Carseldine Statement of Landscape Design Intent	P0044734 Issue 02	01/09/2024
Earthworks Layout	DA-C010 G	27.09.24
Earthworks Sections Sheet 1	DA-C020 G	27.09.24
Earthworks Sections Sheet 2	DA-C021 G	27.09.24
Siteworks and Drainage Layout	DA-C030 E	27.09.24
Retaining Wall Layout	DA-C070 F	27.09.24
Signs and Linemarking Layout	DA-C080 E	27.09.24
Site Based Stormwater Management Plan for the Proposed Carseldine Village Heart Lot 5003, prepared by Bornhorst + Ward	23019 Revision E	27/Sep/2024
Operational Waste Management Plan Proposed Mixed-Use Development, prepared by TTM	Revision 3	27/09/2024
Environmental Noise Assessment, prepared by TTM	23BRA0107 R01_3 Revision 3	06/09/2024
Site Based Stormwater Management Plan for the Proposed Carseldine Village Heart Lots 5003, prepared by Bornhorst + Ward	23019 Revision E	27/Sep/2024
Proposed Change to Development Approval DEV2023/1468 Traffic Engineering Assessment	23BRT0076 RP03	30 September 2024

Economic Development Queensland  
1 William Street  
Brisbane QLD 4000

**RE: LANDOWNER CONSENT FOR DEVELOPMENT APPLICATION**

The Minister for Economic Development Queensland (MEDQ) consents to the lodgement of a change to a PDA Development Approval (ref: DEV2023/1468) pursuant to s99 of the *Economic Development Act 2012* by De Luca Corporation Pty Ltd (80 055 193 514) C/- RPS AAP Consulting Pty Ltd, over land:

At: 520 Beams Road, Carseldine

RPD: Part of Lot 7003 on SP331690

Yours faithfully

**Signed** for and on behalf of **Minister for  
Economic Development Queensland** by  
the Chief Executive Officer or their  
authorised delegate in the presence of:  
)  
)  
)  
)  
)  
)



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature of Witness

Leisl Harris  
\_\_\_\_\_  
Full Name

Marisa Graetz  
\_\_\_\_\_  
Full Name of Witness

Executive Director, Urban Development  
\_\_\_\_\_  
Position

27/09/2024  
\_\_\_\_\_  
Date



Department of Environment and Science (DES)  
ABN 46 640 294 485  
400 George St Brisbane, Queensland 4000  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.des.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

Jell Dawson  
Level 8, Duncan Street  
Fortitude Valley QLD 4006

Transaction ID: 50904652      EMR Site Id: 08 December 2023  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:  
Lot: 7003      Plan: SP331690  
520 BEAMS RD  
CARSELDINE

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@des.qld.gov.au](mailto:emr.clr.registry@des.qld.gov.au)

**Administering Authority**

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b> 51295226	<b>Search Date:</b> 08/12/2023 09:45
<b>Date Title Created:</b> 27/09/2022	<b>Request No:</b> 46546436
<b>Previous Title:</b> 51292962	

**ESTATE AND LAND**

Estate in Fee Simple  
 LOT 7003 SURVEY PLAN 331690  
 Local Government: BRISBANE CITY

**REGISTERED OWNER**

Dealing No: 721985330 20/09/2022  
 MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

- Rights and interests reserved to the Crown by Deed of Grant No. 40061591 (Lot 322 on SP 172124)
- EASEMENT No 720056722 15/05/2020 at 13:40 burdening the land to LOT 322 ON SP311781 OVER EASEMENT X ON SP311781
- PAR/SURRENDER No 721451336 02/02/2022 at 10:20 EASEMENT: 720056722 EASEMENT X ON SP311781 IS PARTIALLY SURRENDERED BY EASEMENT XR ON SP326561
- EASEMENT No 720496741 23/12/2020 at 17:38 burdening the land to LOT 322 ON SP311781 OVER EASEMENT E ON SP311875
- EASEMENT IN GROSS No 720496742 23/12/2020 at 17:39 burdening the land ENERGEX LIMITED A.C.N. 078 849 055 over EASEMENT AF ON SP311875
- EASEMENT IN GROSS No 720496744 23/12/2020 at 17:40 burdening the land BRISBANE CITY COUNCIL over EASEMENTS B,F AND AG ON SP311875
- EASEMENT IN GROSS No 720496749 23/12/2020 at 17:43 burdening the land CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY over EASEMENT AE ON SP311875
- EASEMENT IN GROSS No 720782279 11/05/2021 at 12:10 burdening the land CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY over EASEMENT AJ ON SP324676

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
713922091	DSI/OFFSET	24/06/2011 09:07	CURRENT



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference: 51295226

**ADMINISTRATIVE ADVICES (Continued)**

Dealing	Type	Lodgement Date	Status
	LAND VALUATION ACT 2010		

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

**From:** [Leila Torrens](#)  
**To:** [Richardson, Jackson](#)  
**Cc:** [Mason, Stephen](#)  
**Subject:** RE: Carseldine Village Lot 5003 Minor Change  
**Date:** Thursday, 19 September 2024 1:20:41 PM  
**Attachments:** [image001.png](#)

**CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments.

Hi Jackson,

Thank you for your email. The original application fee included fees for expert advice (economics and architecture); an economics analysis will not be needed for the change however EDQ will seek expert design advice. This is likely to amount to an additional cost to the applicant of \$5000. The application fee will be 25% of a standard 2, which was the original development assessment component of the application fee, plus a fee for design advice. The fee will be a total of \$8789.

Kind regards

Leila

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**From:** Richardson, Jackson <Jackson.Richardson@rpsconsulting.com>  
**Sent:** Thursday, September 19, 2024 10:10 AM  
**To:** Leila Torrens <Leila.Torrens@edq.qld.gov.au>  
**Cc:** Mason, Stephen <Stephen.Mason@rpsconsulting.com>  
**Subject:** Carseldine Village Lot 5003 Minor Change

Good morning Leila

We are progressing with the minor change for Lot 5003 at Carseldine Village and expect to be in a position to lodge in the next few weeks.

Before progressing further, we would like to confirm the Development Application fee with you if possible?

Under EDQ's fees and charges schedule, we understand that the fee for a s99 Change application is "Up to 25% of current applicable assessment fee".

The 'current applicable assessment fee' could be taken to mean the entire fee for CV which was applied when we lodged, being \$43,571. This fee however was for both the Lot 5001/9001 development and Lot 5003 development.

The proposed change application relates to the Multiple Residential component over Lot 5003 only, and therefore we ascertain that the s99 change application fee should be 25% of this component only.

A review of EDQ's fee schedule suggests that the applicable fee for the Lot 5003 development is \$15,156 (standard tier 2). The s99 change application fee should therefore be 25% of \$15,156 – equating to \$3,789.

We look forward to EDQ's consideration of the above. Any questions please don't hesitate to get in contact.

Kind regards  
Jackson

**Jackson Richardson**

Planner

RPS | Australia Asia Pacific

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Fortitude Valley QLD 4006, Australia

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**E** [jackson.richardson@rpsconsulting.com](mailto:jackson.richardson@rpsconsulting.com)



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We acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters

and community. We pay our respect to them and their cultures and to Elders past and present.

[Click here](#) to find out more about our Reconciliation Action Plan.

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