

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
 - **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.

Name(s) <i>(individual or company name in full, including ACN / ABN)</i>	Litoba Developments Pty Ltd
For companies—name of contact person and position	C/- Saunders Havill Group - Nick Christofis
Postal address	Unit 1B, Level 1 6 Yoga Way SPRINGFIELD CENTRAL QLD 4300
Contact telephone number	0431 566 735
Email address	nickchristofis@saundershavill.com

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

Name(s) <i>(individual or company name in full, including ACN / ABN)</i>	Litoba Developments Pty Ltd (ABN 42 663 717 600)
For companies—name of contact person and position	Richard Fulcher
Postal address	Level 18, 324 Queen Street BRISBANE QLD 4000
Contact telephone number	0408 113 811
Email address	rfulcher@welcogroup.com.au

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.

Priority development area	Greater Flagstone PDA	
Property street address (i.e. unit / street number, street name, suburb / town and post code)	208, 280 & 325 Wyatt Road, Kagaru QLD 4285	
Lot on plan description (e.g. Lot 3 on RP123456)	• Lot 22 on SP341889 • Lot 11 on SP341889 • Lot 12 on S31468 • Lot 27 on S311174	
Attach the following information:		
Current title search for each lot	☒	Confirmed
Easement document for each easement registered on the title search(s)	☒	Confirmed
Environmental management and contaminated land register search for each lot	☒	Confirmed

3. APPLICATION DETAILS

Type of PDA development approval sought (Tick 1 only) (see sections 94 and 99 of the Economic Development Act 2012)		
☐ Change to PDA development approval – Complete section 3.1 below		
☒ PDA development application – Complete section 3.2 below		
3.1 Change to PDA development approval		
Previous PDA approval reference:		
Brief description of the proposed changes:		
3.2 PDA development application (If necessary, provide details in a separate table attached to this application form)		
Development type	Approval type	Additional detail (e.g. definition of use, GFA, number of units, number and type of lots, etc.)
☒ Material change of use	☐ Preliminary approval ☒ Development permit	residential and other uses (house, multiple dwelling, display home, home based business, park and sales office) in accordance with a Plan of Development (POD)
☒ Reconfiguring a lot	☐ Preliminary approval ☒ Development permit	4 into 1,747) 4 lots into 1,747 residential lots, two (2) local park lots, eight (8) local linear park lots, one (1) regional sports park, one (1) regional recreation park lot, two (2) major linear park lots, three (3) balance lots, one (1) sewer pump station lot and new roads
☒ Operational work	☐ Preliminary approval ☒ Development permit	Advertising devices
☐ Building work	☐ Preliminary approval ☐ 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?		

☒ Yes	☐ No – Specify the uses below
Description the proposal <i>(If appropriate, include this information in a report accompanying the application)</i> - Proposed Reconfiguration of a Lot (4 into 1,747) 4 lots into 1,747 residential lots, two (2) local park lots, eight (8) local linear park lots, one (1) regional sports park, one (1) regional recreation park lot, two (2) major linear park lots, three (3) balance lots, one (1) sewer pump station lot and new road); - Material Change of Use for residential and other uses (house, multiple dwelling, display home, home based business, park and sales office) in accordance with a Plan of Development (POD); and - Operational Works for Advertising Devices in accordance with the Plan of Development	
Identify if the application is accompanied by any of the following plans	
☐ Context plan(s) <i>(See Practice note 9)</i>	☒ Precinct plan(s) ☐ Sub-precinct plan(s) ☒ Plan of development <i>(See Practice note 10)</i>
List of plans, drawings and reports lodged with the application <i>(If necessary, provide this list as an attachment)</i>	
Description <i>(provide unique document name, author and version number)</i>	Date
Property Searches prepared by Saunders Havill Group;	19/12/2024
Subdivision Masterplan prepared by Saunders Havill Group;	11/11/2024
Staging Plans prepared by Saunders Havill Group;	11/11/2024
Plan of Development prepared by Saunders Havill Group;	19/12/2024
Engineering Services Report prepared by Colliers;	21/06/2024
Traffic Impact Assessment prepared by Bitzios Consulting;	25/10/2024
Car Parking Analysis Plan prepared by Bitzios Consulting;	18/12/2024
Movement Infrastructure Master Plan prepared by Bitzios Consulting;	25/10/2024
Flood and Stormwater Management letter prepared by Water Technology;	12/12/2024
Significant Biodiversity Assessment Report (SBAR) prepared by Saunders Havill Group;	13/11/2024
Natural Environment Site Strategy (NESS) prepared by Saunders Havill Group;	13/11/2024
Ecological Sustainability and Innovation Strategy prepared by Saunders Havill Group;	15/11/2024
Landscape Master Plan prepared by Saunders Havill Group;	12/10/2024
Housing Diversity and Affordability Overarching Site Strategy prepared by Saunders Havill Group; and	19/12/2024
Community Facilities Infrastructure Master Plan prepared by Saunders Havill Group.	19/12/2024

4. Project cost

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$ 150 million
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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.

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

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

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?	☒ Yes
	☐ 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.

Rachael Caton – Senior Town Planner

Signature of applicant / authorised person

Print name and position

19/12/2024

Date