

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>	Walker Maroochydhore Developments Pty Ltd ABN: 71 146 026 431
For companies—name of contact person and position	Taylor Cole, Town Planner
Postal address	GPO Box 4073, Sydney NSW 2001
Contact telephone number	02 8273 9657
Email address	Taylor.cole@walkercorp.com.au

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>	
For companies—name of contact person and position	
Postal address	
Contact telephone number	
Email address	

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	Maroochydore City Centre
Property street address <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	Future Way, First Avenue, South East Islander Way, MAROOCHYDORE QLD 4558
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	Lot 50 SP305312 Lot 600SP321692 Part of South East Islander Way as shown on plan Proposed Amalgamation of Lot 1000, plan no. 241018_003_PRO, dated 13/9/2024

Attach the following information:	
Current title search for each lot	<input checked="" type="checkbox"/> Confirmed
Easement document for each easement registered on the title search(s)	<input type="checkbox"/> Confirmed
Environmental management and contaminated land register search for each lot	<input type="checkbox"/> Confirmed

3. APPLICATION DETAILS

Type of PDA development approval sought (Tick 1 only) <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>	

3.1 Change to PDA development approval	
Previous PDA approval reference:	DEV2024/1553
Brief description of the proposed changes:	
Rearranging the Tower 2 typical residential and penthouses layout, reconfiguring the penthouses in Tower 1, increasing the sizes of two shoptop housing tenancies, minor amendments to the ground floor and roof plans, and decreasing tower separation.	

3.2 PDA development application <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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – Specify the uses below

Description the proposal <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>

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
Change Request – Planning Report	10 April 2025
Title Search	01.07.2024
Owners' consent, by Sunshine Coast Regional Council	31 March 2025
Urban Design Report, by Plus Architecture	March 2025
Waste Management Memorandum, by TTM Colliers	19 March 2025
DA002 Development Summary, by Plus Architecture, Issue E	04.04.25
DA100 Floor Plan – Ground Level, by Plus Architecture, Issue V	31.03.25
DA101 Floor Plan – Level 01 – Podium, by Plus Architecture, Issue Q	31.03.25
DA102 Floor Plan – Level 02 – Podium, by Plus Architecture, Issue R	31.03.25
DA103 Floor Plan – Level 03 – Podium, by Plus Architecture, Issue R	31.03.25
DA104 Floor Plan – Level 04 – Recreation, by Plus Architecture, Issue N	31.03.25
DA106 Floor Plan – Levels 05-16 – Typical Residential, by Plus Architecture, Issue N	31.03.25
DA107 Floor Plan – Level 16, by Plus Architecture, Issue L	04.04.25
DA117 Floor Plan – Level 17 – Penthouses, by Plus Architecture, Issue N	31.03.25
DA118 Floor Plan – Level 18 – Rooftop Recreation, by Plus Architecture, Issue M	31.03.25
DA119 Roof Plan, by Plus Architecture, Issue I	31.03.25
DA200 Elevation North & South – Overall, by Plus Architecture, Issue G	31.03.25
DA201 Elevation East – Overall, by Plus Architecture, Issue H	31.03.25
DA202 Elevation West – Overall Internal Colonade, by Plus Architecture, Issue G	31.03.25
DA203 Elevation West – Overall External, by Plus Architecture, Issue G	31.03.25

4. Project cost

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$ 220,000,000.00 No change
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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>	<input type="checkbox"/> No <i>(provide reason)</i>
	<input type="checkbox"/> Yes – details provided below
	<input checked="" type="checkbox"/> 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?	<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

9 April 2025

Date

Taylor Cole, Town Planner

Print name and position