

# 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>	Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 C/- Ethos Urban
<b>For companies—name of contact person and position</b>	Morgan Randle (Associate Director) Belind Mackay (Principal Planner)
<b>Postal address</b>	Level 4, 215 Adelaide Street, Brisbane City QLD 4000
<b>Contact telephone number</b>	07 3852 1822
<b>Email address</b>	<a href="mailto:mrandle@ethosurban.com">mrandle@ethosurban.com</a> <a href="mailto:bmackay@ethosurban.com">bmackay@ethosurban.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>	Same as above
<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>	Greater Flagstone
<b>Property street address</b> <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	Homestead Drive, Monarch Glen
<b>Lot on plan description</b> <i>(e.g. Lot 3 on RP123456)</i>	<b>Primary Lot:</b> Lot 1 on SP351245 <b>Access Lot:</b> Lot 50050 on SP332140 and Lot 907 on SP332140 <b>Context Plan Area:</b> Lots 1-3 on SP351245 and Lot 800 on SP321411
<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:	N/A	
Brief description of the proposed changes:		
N/A		
<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 checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	575 residential lots, parks and road in accordance with a Plan of Development.
<input checked="" type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	Advertising devices in accordance with a Plan of Development.
<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>		
Refer to the supporting information.		

Identify if the application is accompanied by any of the following plans			
<input checked="" type="checkbox"/> Context plan(s) (See Practice note 9)	<input checked="" type="checkbox"/> Precinct plan(s)	<input checked="" type="checkbox"/> Sub-precinct plan(s)	<input checked="" type="checkbox"/> Plan of development (See Practice note 10)
List of plans, drawings and reports lodged with the application (If necessary, provide this list as an attachment)			
Description (provide unique document name, author and version number)			Date
Application Form, Owner's Consent			
Title Searches, CLR & EMR Searches			
Pre-lodgement Meeting Minutes (EDQ / Logan City Council)			
Landscape Master Plan prepared by Vee Design (Issue J)			
Context Plan prepared by Saunders Havill (Revision J)			
Advertising Device Plan of Development prepared by Saunders Havill and Ethos Urban			
Reconfiguration and Plan of Development prepared by Saunders Havill (Revision I)			
Traffic Impact Assessment prepared by Bitzios Engineering (Version 006)			
Civil Engineering Services Report prepared by Colliers (Version 4)			
Stormwater Management Plan prepared by Engeny (Issue 3)			
Geotechnical Engineering Report prepared by Qualtest, ref 1-18467, 2016-05-31, BR VER 1			28 June 2016
Road Traffic Noise Assessment prepared by ATP Consulting (Revision 0)			
Bushfire Management Plan prepared by Covey (Revision E)			
EDQ Guidelines Assessment prepared by Ethos Urban			
Context Plan Assessment prepared by Saunders Havill			
Car Parking Analysis Plan prepared by Saunders Havill			

#### 4. Project cost

Estimated total design and construction cost of the proposal / project (excluding land value/cost)	\$ TBA
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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? (see sections 82 and 99 of the Economic Development Act 2012)	<input type="checkbox"/> No (provide reason)		
	<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 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.

R Livingstone

Signature of applicant / authorised person

31 March 2024

Date

Renee Livingstone (Senior Planner)

Print name and position

## Company owner's consent under the *Economic Development Act 2012*

I, Warwick Bible and Dion Palin

Director of the Monarch Glen No 1 Pty Ltd on behalf of the entity mentioned below under Power of Attorney:

Of Pioneer Fortune Pty Ltd A.C.N 165 133 620

the company being the owner of the premises identified as follows:

Wyatt Road, Undullah described Lot 1 to 3 on SP351245

consent to the making of an application under the *Economic Development Act 2012* by:

Monarch Glen No 1 Pty Limited A.C.N 673 817 260 as trustee of the Monarch Glen Trust No 1 c/- Ethos Urban

on the premises described above for:

PDA Development Application

Company Seal (*if used*)

*Executed on behalf of Pioneer Fortune Pty Ltd A.C.N 165 133 620 by its duly authorised attorney Warwick Bible, Director and Dion Palin, Director of Monarch Glen No 1 Pty Ltd A.C.N 673 817 260 under Power of Attorney No. 723566799 who has received no notice of revocation of that attorney and who warrants that they have the requisite power under that attorney.*

*Company Name and ACN* Monarch Glen No 1 Pty Ltd A.C.N on behalf of Pioneer Fortune Pty Ltd A.C.N 165 133 620



Warwick Bible

03/26/2025

[signature of Director]

[date]



Dion Palin

03/26/2025

[signature of Director]

[date]

**Company owner's consent to the making of a development application under the *Economic Development Act 2012***

I, Troy Thompson

[Insert name in full.]

Project Director of the company mentioned below.

and I,

[Insert name in full.]

[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.

Of PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

the company being the owner of the premises identified as follows:

Homestead Drive, Monarch Glen (Lot 50050 on SP332140, Lot 907 on SP332140)

consent to the making of a development application under the *Economic Development Act 2012* by:

Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen Trust No 1 C/- Ethos Urban

on the premises described above for:

the use of the above-mentioned lots (Lot 50050 on SP332140, Lot 907 on SP332140) for the provision of access only, generally in accordance with DEV2017.907 Homestead Drive.

This consent is given on the following condition

No other conditions of approval can be applied to lots owned by Peet Flagstone City other than those applied in DEV2017/907 Homestead Drive.

Company seal [if used]

Company Name and ACN: PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594.....



.....  
Signature of Project Director

.....25/3/2025.....

	Date
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[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: .....	
..... Signature of Director	..... Signature of Director/Secretary
..... Date	..... Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]