

Appendix A

Forms, Search Results and Owners' Consent

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>	Economic Development Queensland Housing Supply and Delivery c/- RPS AAP Consulting Pty Ltd
For companies—name of contact person and position	Lyndelle Seymour – Principal Planner
Postal address	L8, 31 Duncan Street Fortitude Valley QLD 4051
Contact telephone number	07 3539 9679
Email address	Lyndelle.seymour@rpsconsulting.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>	The Minister for Economic Development Queensland (ABN 76 590 288 697)
For companies—name of contact person and position	Joshua Botton – Senior Development Manager
Postal address	GPO Box 2202, Brisbane Qld 4001
Contact telephone number	0466 670 384
Email address	joshua.botten@edq.qld.gov.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	Oonoonba PDA
Property street address (i.e. unit / street number, street name, suburb / town and post code)	16 Darter Street, Oonoonba QLD 4811
Lot on plan description (e.g. Lot 3 on RP123456)	Lot 9001 on SP306214 and part of Lot 1099 on SP280605
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	
☒ Reconfiguring a lot	☐ Preliminary approval ☒ Development permit	Reconfiguration of a lot to create residential lots, balance lot, open space, drainage reserve, new road and associate plan of development
☐ Operational work	☐ Preliminary approval ☐ Development permit	
☐ 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 (If appropriate, include this information in a report accompanying the application)
Staged reconfiguration of a lot to create residential lots, balance lot, open space, drainage reserve, new road and associate plan of development

Identify if the application is accompanied by any of the following plans			
☐ Context plan(s) (See Practice note 9)	☐ Precinct plan(s)	☐ Sub-precinct plan(s)	☒ 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 report prepared by RPS	22/05/26
Subdivision proposal plans and associated Plan of Development prepared by RPS	22/05/26
Stormwater Quality Management Plan prepared by Design Flow	May 2026
Engineering Services Report prepared by Stantec	19 May 2026
Landscape Concept Plan prepared by CUSP	19 May 2026
Traffic advice prepared by Urbis	15 May 2026
Flood model prepared by WEP	25 May 2026
Significant Biodiversity Assessment Plan and VMP prepared by Saunders Havill	25 May 2026

4. Project cost

Estimated total design and construction cost of the proposal / project (excluding land value/cost)	approx \$20mil
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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)	☐ No (provide reason)		
	☐ 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 *Urban Land Development Authority Act 2007*, the *Sustainable Planning Act 2009*, or the *Economic Development Act 2012* 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.



Signature of applicant / authorised person

Lyndelle Seymour – Principal Planner

Print name and position

22 May 2026

Date

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

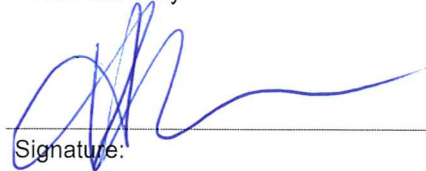
RE: LANDOWNER CONSENT FOR DEVELOPMENT APPLICATION

Minister for Economic Development Queensland consents to the lodgement of development applications and/or change applications by RPS AAP Consulting Pty Ltd, for the development of The Village, Oonoonba over land at:

At: 16 Darter Street, Oonoonba QLD 4811

RPD: Lot 9001 on SP306214

Yours faithfully


Signature: _____

4/6/25
Date _____

Minister for Economic Development Queensland by its authorised delegate
Heather Browne, Executive Director, Housing Supply and Delivery

286 LAKESIDE DVE, OONOONBA, QLD 4811

Owner Details

Owner Name(s): MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

Owner Address: LEVEL 7, 63 GEORGE ST, BRISBANE CITY QLD 4000

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Vacant Land - State Land [Freehold]

RPD: L9001 SP306214

Valuation Amount: \$4,900,000 - Site Value on 30/06/2025

Valuation Amount: \$4,400,000 - Site Value on 30/06/2022

Land Use: VACANT - LARGE HOUSESITE

Zoning: Emerging Community

Council: TOWNSVILLE CITY

Features:



Area: 34.46 ha

Area \$/m2:

Water/Sewerage:

Property ID: 1509290492 /

UBD Ref: UBD Ref: 045 R4

Sales History



Department of Environment, Science and Innovation (DESI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

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

Brittany Traverso
Level 8, 31 Duncan St
Fortitude Valley
FORTITUDE VALLEY QLD 4006

Transaction ID: 51018570 EMR Site Id: 199856 19 June 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 9001 Plan: SP306214
16 DARTER ST
OONOONBA

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

If you have any queries in relation to this search please email emr.clr.registry@des.qld.gov.au

Administering Authority

Townsville City Council
PO Box 1268
Townsville QLD 4810

Dear Sir / Madam,

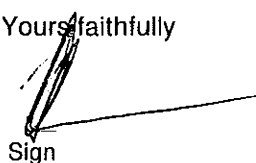
RE: LANDOWNER CONSENT FOR DEVELOPMENT APPLICATION

Townsville City Council consents to the lodgement of development applications and/or change applications by RPS AAP Consulting Pty Ltd, for the redevelopment of The Village, Oonoonba over land at:

At: 16 Darter Street, Oonoonba QLD 4811

RPD: Lot 1099 on SP280605

Yours faithfully



Sign

21 May 26
Date

MAT GREEN
Name

GENERAL MANAGER - EAIP
Position (e.g. Director / Secretary)

Sign

Date

Name

Position (e.g. Director / Secretary)

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	49108622
Date Reserve Created:	18/03/2016

Search Date:	20/05/2026 11:54
Request No:	56201074

DETAILS

Opening Ref: 2016/000586
Purpose: PARK
Sub-Purpose:
Local Name:
Address:
File Ref: RES

LAND DESCRIPTION

LOT 1099 SURVEY PLAN 280605 CREATED on 18/03/2016
Local Government: TOWNSVILLE
Area: 2.459000 Ha. (SURVEYED)

TRUSTEES

TOWNSVILLE CITY COUNCIL CREATED on 18/03/2016

EASEMENTS AND ENCUMBRANCES

NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Reserve Search **



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

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

Dye and Durham Terrain
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51156031 EMR Site Id: 149214 20 May 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 1099 Plan: SP280605
58 RIVEREDGE BVD
OONOONBA

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

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority