

Attachment A
Form, CT Searches and
Consent

PDA Development Application Form

Approved form made under section 175 of the Economic Development Act 2012 for the purposes of applications made under Section 82, 99 and 101, of the Economic Development Act 2012

Mandatory fields identified with Asterisk*

1. Applicant Details*

First Name

Last Name

Company Name *(if applicable)*

ABN *(for companies only)*

Postal address *(PO Box or street address)*

Suburb

State

Postcode

Contact number

Email address

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

First Name

Last Name

Company Name *(if applicable)*

ABN *(for companies only)*

Postal address *(PO Box or street address)*

Suburb

State

Postcode

Contact number

Email address

2. Location Details*

All lots must be listed OR an adjoining property for development in water, eg. Jetty or Pontoon

Priority Development Area

Property street address

(i.e. unit / street number and street name)

Suburb

State

Postcode

Lot on plan description (e.g. Lot 3 on RP123456)

Attach the following information:

Current title search for each lot	Confirmed
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Easement document for each easement registered on the title search(s)	Confirmed
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Environmental management and contaminated land register search for each lot. *Not required for Request to Extend Currency Period	Confirmed
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3. Application Details*

Type of PDA Development Application (Tick applicable)

PDA Development Application (s.82 of the Economic Development Act 2012) –

Complete section 3.1 below

Change to PDA Development Approval (s.99 of the Economic Development Act 2012) –

Complete section 3.2 below

Request to Extend Currency Period (s.101 of the Economic Development Act 2012) –

Complete section 3.3 below

3.1 PDA Development Application (s.82, Economic Development Act 2012)

Development type	Approval type
Material Change of Use	Preliminary Approval
	Development Permit
Reconfiguring a Lot	Preliminary Approval
	Development Permit

3.1 PDA Development Application (s.82, Economic Development Act 2012)

Development type	Approval type
Operational Work	Preliminary Approval
	Development Permit
Building Work	Preliminary Approval
	Development Permit

Description of proposal: Use Defined uses under the relevant Development Scheme, eg. Multiple Dwellings, Shop, Office, 250 lot subdivision, extension to existing Childcare Centre

Proposed Gross Floor Area	Proposed No. new lots
Proposed No. dwellings	Proposed No. car parking spaces
Proposed building height – storeys	Proposed net residential density

3.2 Change to PDA development approval (s.99, Economic Development Act 2012)

Previous PDA approval reference: Ref No. /

Description of the proposed changes: (Include annotated plans that clearly outline proposed changes)

3.3 Request to Extend Currency Period (s.101, Economic Development Act 2012)

PDA Development Approval reference number Ref No. /

Decision date

Currency Period stated on the approval years from the Decision date

Currency Period lapse date (include any applicable event extensions declared by the minister)

Proposed Currency Period extension years from the Decision date

Proposed Currency Period extension lapse date

3.3 Request to Extend Currency Period (s.101, Economic Development Act 2012)

Provide a statement outlining the reason for the extension:

Note: Landowner's consent is not required for a Request to Extend Currency Period

4. Attachments*

List of plans, drawings and reports lodged with the application *(If necessary, provide this list as an attachment)*

Description/Title

Prepared by

5. Project Cost*

Estimated total design and construction cost of the proposal / \$
project *(excluding land value/cost)*

6. Owner's Consent*

In providing consent, each land owner is consenting to the lodgement of the application under the Economic Development Act 2012.

Is written consent of the owner required for this Application?

(refer sections 82 and 99 Economic Development Act 2012)

No *(provide reason, ie. Not required for Request to Extend Currency Period or Operational work, unless work is to be carried out below the high-water mark and outside the boundaries of a canal)*

Yes - consent letter(s) attached

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. Refer to the owner's consent templates and EDQ Practice note 21: Owner's consent for further guidance on the provision of valid owner's consent [Forms and Guidelines](#)

7. 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*, the *Planning Act 2016* or the *Economic Development Act 2012* still in effect for the land?

OR

Has any prelodgement advice been provided by EDQ?

8. Privacy Statement

Personal information in this form is collected by the Minister for Economic Development Queensland (**MEDQ**) for the purposes of administering the *Economic Development Act 2012* (**ED Act**).

The information in this form including personal information will be used by the delegates of MEDQ, third parties engaged by MEDQ, local governments or distributor-retailers for a purpose under the ED Act and *Economic Development Regulation 2023*. MEDQ may provide to third parties or publish the information if required or authorised by the ED Act, *Information Privacy Act 2009*, the *Right to Information Act 2009*, other legislation or by law.

MEDQ's privacy policy containing the following information is available on its website:

- how an individual may access the personal information about the individual that is held by MEDQ and seek the correction of the information;
- how the individual may complain about a breach of the Queensland Privacy Principles or any QPP code and how MEDQ will deal with the complaint.

MEDQ is not likely to disclose the personal information to entities outside of Australia.

9. Applicant's Declaration and Acknowledgement*

By making this application, I declare that all information in this application is true and correct to the best of my knowledge.

I acknowledge that if any information provided in this application is knowingly false or misleading, I may be exposed to penalties under section 165 of the Economic Development Act 2012.

I consent to any information relating to this application being given to me by an electronic communication in accordance with the Electronic Transactions (Queensland) Act 2001.

I acknowledge that the owner's consent and application fee must be provided to EDQ within twenty (20) business days of the application being lodged. After this time, the application will not be accepted as a properly made application unless an agreement is in place between the parties.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	12774083	Search Date:	19/12/2025 12:34
Date Title Created:	02/09/1953	Request No:	54540961
Previous Title:	12018203		

ESTATE AND LAND

Estate in Fee Simple

LOT 13 REGISTERED PLAN 53653
Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724551901 08/12/2025
URBEX 119 PTY LTD A.C.N. 648 029 501

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10750238 (POR 109)
2. MORTGAGE No 724551902 08/12/2025 at 15:14
MAXCAP SECURITY PTY LTD A.C.N. 608 102 263 TRUSTEE
UNDER INSTRUMENT 724551902

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481276	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:33	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	13374220	Search Date:	19/12/2025 12:35
Date Title Created:	01/03/1961	Request No:	54540986
Previous Title:	12955221, 12955222, 12955223		

ESTATE AND LAND

Estate in Fee Simple

LOT 14 REGISTERED PLAN 53653
 Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724586929 18/12/2025
 URBEX 119 PTY LTD A.C.N. 648 029 501

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 10750238 (POR 109)
2. MORTGAGE No 724586930 18/12/2025 at 15:06
 MAXCAP SECURITY PTY LTD A.C.N. 608 102 263 TRUSTEE
 UNDER INSTRUMENT 724586930

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481255	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:30	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	13736214	Search Date:	09/06/2025 15:09
Date Title Created:	11/02/1965	Request No:	52156513
Previous Title:	12190057		

ESTATE AND LAND

Estate in Fee Simple

LOT 16 REGISTERED PLAN 53653
Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724092504 30/05/2025
URBEX 119 PTY LTD A.C.N. 648 029 501

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10750238 (POR 109)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481258	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:31	CURRENT

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	14634200	Search Date:	29/10/2025 14:44
Date Title Created:	07/09/1971	Request No:	53900904
Previous Title:	13374221		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 128089
Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724346143 15/09/2025
URBEX 119 PTY LTD A.C.N. 648 029 501

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10750238 (POR 109)
2. MORTGAGE No 724355432 19/09/2025 at 09:15
MAXCAP SECURITY PTY LTD A.C.N. 608 102 263 TRUSTEE
UNDER INSTRUMENT 724355432
3. MORTGAGE No 724380234 30/09/2025 at 12:42
MIRABEL THORNLANDS PTY LTD A.C.N. 680 270 213

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	14611015	Search Date:	19/12/2025 12:36
Date Title Created:	16/07/1971	Request No:	54540995
Previous Title:	13374221		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 128089

Local Government: REDLAND

REGISTERED OWNER

Dealing No: 724587023 18/12/2025

URBEX 119 PTY LTD A.C.N. 648 029 501

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10750238 (Lot 2 on RP 128089)
2. MORTGAGE No 724587024 18/12/2025 at 15:10
MAXCAP SECURITY PTY LTD A.C.N. 608 102 263 TRUSTEE
UNDER INSTRUMENT 724587024

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481151	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:20	CURRENT
711481160	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:21	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: BE 042A

MEL G SOLUTIONS
PO BOX 6030
MOOLLOOLAH QLD 4553

Registration Confirmation Statement

Jones V - Urbex 119 (BMD)

Registration Date:	28/02/2025 07:09
Lodgement No:	6588056
Office:	BRISBANE
Box:	42

DEALINGS REGISTERED

POWER OF ATTORNEY No 723883197

** End of Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

723883197

\$231.98

24/02/2025 13:34

BE 804

Urbex 119 Pty. Limited

Power of Attorney

Certified True and Correct

Copy of Original

Brodie Barker

(AL 95274) page 1 of 6.

POWER OF ATTORNEY

Date 31/10/2024

This power of attorney is made by:

Urbex 119 Pty. Limited (ABN 39 648 029 501) of 1 Sandpiper Avenue, Port of Brisbane QLD 4178
(Principal)

Operative part

1 Definitions

In this document:

Attorney means the person/s named in Schedule 1.

Documents means the documents referred to in Schedule 2.

2 Appointment

Between the period of 30 October 2024 to 30 October 2039, the Principal appoints the Attorney as the attorney of the Principal, with power on behalf of the Principal:

- (a) to execute the Documents, in such form and substance as the Attorney thinks fit, and under hand or seal;
- (b) to deliver the Documents to any person, in such form and substance as the Attorney thinks fit;
- (c) to do everything which the Attorney thinks fit to give effect to the Documents (including, without limitation, completing any blanks in them) or any transaction contemplated by them or of which they form part;
- (d) to make any amendments to the Documents as the Attorney thinks fit (including, without limitation, the addition or deletion of any party) and to execute under hand or seal and deliver any document which makes or evidences the amendment or addition; and
- (e) to do anything necessary or desirable to stamp or register any Document.

3 Exercise of power

The Attorney may:

- (a) exercise a power under this document in the name of the Principal or in the name of the Attorney and as the act of the Principal;
- (b) exercise a power under this document unconditionally or subject to any conditions that the Attorney thinks fit; and
- (c) exercise a power notwithstanding that the exercise of the power constitutes a conflict of interest or confers a benefit on the Attorney.

4 Ratification

The Principal ratifies and confirms everything the Attorney does on behalf of the Principal under this document.

Certified True and Correct

Copy of Original

Bodie Barker
(QLS 95274) Page 2 of 6.

5 Indemnity

The Principal shall indemnify the Attorney against each claim, action, proceeding, judgment, damage, loss, expense or liability incurred or suffered by or brought or made or recovered against the Attorney in connection with the exercise of any of the powers and authorities conferred by this document.

6 Revocability

The powers and authorities conferred by this document on the Attorney may not be revoked or suspended except by written notice by the Principal to the Attorney. Any person or body corporate or unincorporate dealing with the Attorney in good faith may rely on a written statement by the Attorney to the effect that the Attorney has no notice of the revocation or suspension of his powers and authorities as conclusive evidence of the fact. For the avoidance of doubt, the Attorney's powers are not affected by any change in the Attorney's position or title.

7 Attorney's personal liability

The exercise by the Attorney of the powers and authorities conferred by this document does not involve any assumption by the Attorney of personal liability in connection with the exercise of the powers and authorities or the consequences of so doing.

8 Appointment of Attorney is conclusive evidence

Any person (including without limitation any registration authority in Australia or elsewhere) dealing with the Attorney or a person purporting to be the Attorney under this document, is:

- (a) entitled to rely on execution of any document by that person as conclusive evidence that:
 - (i) the person holds the office set out in this document;
 - (ii) the power of attorney has come into effect;
 - (iii) the power of attorney has not been revoked; and
 - (iv) the right or power being exercised or being purported to be exercised is properly exercised and that the circumstances have arisen to authorise the exercise of that right and power; and
- (b) not required to make any inquiries in respect of any of the above matters.

9 Registration

The Principal shall, if necessary, register this document wherever required to give effect to its terms. If the Principal fails to do so, the Attorney may register this document and claim reimbursement from the Principal of any costs reasonably incurred doing so.

10 Governing law

This document is governed by the laws of Queensland.

Certified True and Correct
Copy of Original
Brodie Barker
(ALS 95274) page 3 of 6.

POWER OF ATTORNEY

EXECUTED as a deed poll

Executed by **Urbex 119 Pty.
Limited (ABN 39 648 029 501)**
in accordance with section 127 of the
Corporations Act 2001 by:

.....
Director

CRAIG MORTENSEN
.....
Name
(BLOCK LETTERS)

.....
Director/Secretary

Christopher Tuttiett
.....
Name
(BLOCK LETTERS)

Certified True and Correct
Copy of Original

Brodie Barker
(QLS 95274) page 4 of 6.

POWER OF ATTORNEY

Schedule 1

Attorney Name:	Title:	Attorney Address:
Carl Bruhn	General Manager, Urbex Pty Limited	1 Sandpiper Avenue, Port of Brisbane QLD 4178

Certified True and Correct

Copy of Original

Brodie Barker

(QLS 95274) page 5 of 6.

POWER OF ATTORNEY

Schedule 2 - Documents

-
- 1 Deeds and agreements for contracts of sale, acknowledgements, transfers of land, leases, discharges, survey plans, easements, covenants, surrenders, consents, Put & Call Options, sale listing agreements, management agreements, declarations, Land Titles Office forms with respect to the purposes of giving effect to the purchase, subdivision, titling, and sale of lots and land held by the Principal and all lots created from land held by the Principal (**Primary Documents**).
 - 2 Any documents referred to herein, contemplated by or required in connection with the Primary Documents, required to facilitate the implementation of the Primary Documents or which is ancillary or related to the Primary Documents or any transaction contemplated in the Primary Documents (including, any document that is required to satisfy a condition precedent or other obligation of the Principal under the Primary Documents).
 - 3 Any direction, notice, form, request, transfer or other document given under or in connection with the Primary Documents or contemplated by the Primary Document, or any other document which is ancillary to, referred to in, contemplated by or connected with any of the Primary Documents.

Certified True and Correct *& complete*
Copy of Original

Brodie Barker

(QL 95274) page 6 of 6.

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

RE: LANDOWNER CONSENT FOR DEVELOPMENT APPLICATION

URBEX 119 PTY LTD (A.C.N. 648 029 501) consents to the lodgement of development application/s and/or change application/s by RPS AAP Consulting Pty Ltd (acting on behalf of Mirabel Thornlands Pty Ltd), over land at:

At: 76-94 Springacre Road, Thornlands QLD 4164
96-108 Springacre Road, Thornlands QLD 4164
110-118 Springacre Road, Thornlands QLD 4164
120-122 Springacre Road, Thornlands QLD 4164
124-138 Springacre Road, Thornlands QLD 4164

RPD: Lot 13 on RP53653
Lot 14 on RP53653
Lot 2 on RP128089
Lot 1 on RP128089
Lot 16 on RP53653

Yours faithfully,

Sign

Date

Carl Bruhn
Name

General Manager - POA: #723 883 197
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:	13369017	Search Date:	09/05/2025 14:57
Date Title Created:	06/02/1961	Request No:	51799487
Previous Title:	12775246		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 REGISTERED PLAN 53653
 Local Government: REDLAND

REGISTERED OWNER

Dealing No: 717962030 13/04/2017

MICHAEL COLIN MELLISH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 10750238 (POR 109)
2. MORTGAGE No 720360858 29/10/2020 at 14:07
 ING BANK (AUSTRALIA) LIMITED A.C.N. 000 893 292

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711481266	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	06/03/2008 10:32	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

RE: LANDOWNER CONSENT FOR DEVELOPMENT APPLICATION

I, Michael Colin Mellish consent to the lodgement of development application/s and/or change application/s by RPS AAP Consulting Pty Ltd (acting on behalf of Mirabel Thornlands Pty Ltd), over land at:

At: 62-74 Springacre Road, Thornlands QLD 4164

RPD: Lot 2 on SP355573

Yours faithfully,



Sign



Date



Name