

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	C/- Emily Griffioen / Jennifer Davison
Last Name	See company below and care of details above
Company Name (if applicable)	Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen 1
ABN (for companies only)	ABN 75 673 817 260
Postal address (PO Box or street address)	Level 5, 1 Eagle Street
Suburb	Brisbane City
State	QLD
Postcode	4000
Contact number	0456 170 292 / 0407 137 662
Email address	emily.griffioen@colliers.com / jennifer.davison@colliers.com

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	Jackie
Last Name	Mills
Company Name (if applicable)	Monarch Glen No 1 Pty Limited as trustee of the Monarch Glen 1
ABN (for companies only)	ABN 75 673 817 260
Postal address (PO Box or street address)	Level 14, 80 Ann Street
Suburb	Brisbane
State	QLD
Postcode	4000
Contact number	0438 479 617
Email address	invoices@mirvac.com; jackie.mills@mirvac.com

2. Location Details*

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

Priority Development Area	Greater Flagstone
Property street address (i.e. unit / street number and street name)	Homestead Drive
Suburb	Monarch Glen
State	QLD
Postcode	4285
Lot on plan description (e.g. Lot 3 on RP123456)	Lot 2 SP351245 and Lot 1 SP351245

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. *Not required for Request to Extend Currency Period	☒ Confirmed

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

670 Residential lots, parks, state primary school lot, roads and advertising devices in accordance with a Plan of Dev

Proposed Gross Floor Area		Proposed No. new lots	670
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 <i>(If necessary, provide this list as an attachment)</i>	
Description/Title	Prepared by
Refer to Planning Report for list of attachments	

5. Project Cost*

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$	108,000,000
---	----	-------------

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?

Refer to planning report for detail

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.

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

I, Warwick Bible and Sophie Hlubucek
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 as Lot 1, 2 & 3 on SP351245

consent to the making of a development 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/-
Colliers Urban Planning

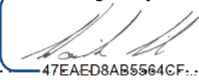
on the premises described above for:

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 Sophie Hlubucek, 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 673 817 260 on behalf of Pioneer Fortune Pty Ltd A.C.N 165 133 620

DocuSigned by:

47EAED8AB5564CF...
Signature of Director

23/4/2026 | 10:31 AEST
Date

DocuSigned by:

4B7BD86898CF482...
Signature of Director

23/4/2026 | 11:42 AEST
Date