

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/- Saunders Havill, Attention: Brandon Bouda
Last Name	
Company Name (if applicable)	Orchard (Greenbank Rd) Developments Pty Ltd ATF The Greenban
ABN (for companies only)	64 651 842 218
Postal address (PO Box or street address)	9 Thompson Street
Suburb	Bowen Hills
State	Queensland
Postcode	4116
Contact number	3251 9484
Email address	brandonbouda@saundershavill.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	Steve
Last Name	Korn
Company Name (if applicable)	Orchard (Greenbank Rd) Developments Pty Ltd ATF The Greenban
ABN (for companies only)	64 651 842 218
Postal address (PO Box or street address)	Level 7, 2 Corporate Court
Suburb	Bundall
State	Queensland
Postcode	4217
Contact number	0412 172 998
Email address	s.korn@orchardpg.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>(i.e. unit / street number and street name)</i>	824 - 908 Greenbank Road
Suburb	North Maclean
State	Queensland
Postcode	4280
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	Lot 1 on RP121663

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. <i>*Not required for Request to Extend Currency Period</i>	☒ Confirmed

3. Application Details*

Type of PDA Development Application *(Tick applicable)*

PDA Development Application (s.82 of the Economic Development Act 2012) – <i>Complete section 3.1 below</i>	☒
Change to PDA Development Approval (s.99 of the Economic Development Act 2012) – <i>Complete section 3.2 below</i>	☐
Request to Extend Currency Period (s.101 of the Economic Development Act 2012) – <i>Complete section 3.3 below</i>	☐

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

Reconfiguration of a Lot – 1 lot into 16 industrial lots, new road and balance lot with temporary access easen

Proposed Gross Floor Area		Proposed No. new lots	16
Proposed No. dwellings		Proposed No. car parking spaces	
Proposed building height – storeys	Up to 4 storeys (15m)	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
Subdivision Plan	Saunders Havill
Plan of Development	Saunders Havill
Engineering Services Report and SBSMP	Arcadis
Traffic Impact Assessment	Bitzios
Ecological Assessment Report	28 South
Bushfire Management Plan	Bushfire Risk Reducers

5. Project Cost*

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$	41m
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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?

PRE-2026-FLA-4492 and PRE-2026-FLA-48

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:	14599003	Search Date:	06/08/2026 15:28
Date Title Created:	21/06/1971	Request No:	57149836
Previous Title:	14056056, 14056057		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 121663
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 711737681 20/06/2008

HSIN TEN INTERNATIONAL ENTERPRISE PTY LTD A.C.N. 076 884 547 TRUSTEE
UNDER INSTRUMENT 711737681

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10624026 (POR 9)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title 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: 51197658 EMR Site Id: 28 July 2026
Cheque Number:
Client Reference:

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

Lot: 1 Plan: RP121663
824 GREENBANK RD
NORTH MACLEAN

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

