
Appendix A
EDQ DA Form, Owner's Consent and Searches

PDA development application form

Version 10.0 – in effect from 10 August 2020.

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@dsgmip.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 C/- RPS
For companies—name of contact person and position	Sam Buchanan – Principal Planner Georgina Bartlett - Planner
Postal address	PO Box 1559, Fortitude Valley QLD 4006
Contact telephone number	(07) 3539 9557 (07) 3539 9730
Email address	samantha.buchanan@rpsgroup.com.au georgina.bartlett@rpsgroup.com.au

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>	Economic Development Queensland
For companies—name of contact person and position	Marisa Graetz – Development Manager
Postal address	PO Box 15009, City East QLD 4002
Contact telephone number	07 3452 7525
Email address	Marisa.Graetz@dsgilqp.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	Fitzgibbon
Property street address <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	520 Beams Road, Carseldine
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	Part of Lot 7002 on SP311913
Attach the following information:	
Current title search for each lot	<input checked="" type="checkbox"/> Confirmed
Easement document for each easement registered on the title search(s)	<input type="checkbox"/> Confirmed
Environmental management and contaminated land register search for each lot	<input type="checkbox"/> Confirmed

3. APPLICATION DETAILS

Type of PDA development approval sought (Tick 1 only) <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>

3.1 Change to PDA development approval	
Previous PDA approval reference:	
Brief description of the proposed changes:	

3.2 PDA development application <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 checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	Plan of Development for Dwelling House and Home Based Business
<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	25 residential terrace lots and new road
<input type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<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

Description the proposal <i>(If appropriate, include this information in a report accompanying the application)</i>
<ul style="list-style-type: none"> Development Permit for Reconfiguring a Lot (Stage 4B of Carseldine Village – 25 residential terrace lots and new road) Development Permit for a Material Change of Use (Plan of Development for Dwelling House and Home Based Business)

Identify if the application is accompanied by any of the following plans			
<input type="checkbox"/> Context plan(s) <i>(See Practice note 9)</i>	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input checked="" type="checkbox"/> Plan of development <i>(See Practice note 10)</i>
List of plans, drawings and reports lodged with the application <i>(If necessary, provide this list as an attachment)</i>			
Description <i>(provide unique document name, author and version number)</i>			Date

4. Project cost

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$ 2.7 million (inc. GST)
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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? <i>(see sections 82 and 99 of the Economic Development Act 2012)</i>	<input type="checkbox"/> No <i>(provide reason)</i>		
	<input checked="" type="checkbox"/> Yes – details provided below		
	<input type="checkbox"/> Yes - consent letter(s) attached		
Real property description	Name of landowner <i>(For companies and body corporates- see the Note below)</i>	Signature	Date
Part of Lot 7002 on SP311913	MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND by its authorised delegate Leisl Harris, Executive Director Urban Development Economic Development Queensland	<i>Leisl Harris</i>	13/04/2022

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.

AAP - BNE - Samantha Buchanan

Signature of applicant / authorised person

14.4.2022

Date

Samantha Buchanan RPS - Principal

Print name and position

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51278618	Search Date: 04/04/2022 14:41
Date Title Created: 25/03/2022	Request No: 40668046
Previous Title: 51273486	

ESTATE AND LAND

Estate in Fee Simple

LOT 7002 SURVEY PLAN 311913
Local Government: BRISBANE CITY

REGISTERED OWNER

Dealing No: 721562660 22/03/2022
MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 40061591 (Lot 322 on SP 172124)
2. EASEMENT No 720056722 15/05/2020 at 13:40 burdening the land to LOT 322 ON SP311781 OVER EASEMENT X ON SP311781
3. PAR/SURRENDER No 721451336 02/02/2022 at 10:20 EASEMENT: 720056722 EASEMENT X ON SP311781 IS PARTIALLY SURRENDERED BY EASEMENT XR ON SP326561
4. EASEMENT No 720496741 23/12/2020 at 17:38 burdening the land to LOT 322 ON SP311781 OVER EASEMENT E ON SP311875
5. EASEMENT IN GROSS No 720496742 23/12/2020 at 17:39 burdening the land ENERGEX LIMITED A.C.N. 078 849 055 over EASEMENT AF ON SP311875
6. EASEMENT IN GROSS No 720496743 23/12/2020 at 17:39 burdening the land ENERGEX LIMITED A.C.N. 078 849 055 over EASEMENT AI ON SP311875
7. EASEMENT IN GROSS No 720496744 23/12/2020 at 17:40 burdening the land BRISBANE CITY COUNCIL over EASEMENTS B,F AND AG ON SP311875
8. EASEMENT IN GROSS No 720496745 23/12/2020 at 17:40 burdening the land BRISBANE CITY COUNCIL over EASEMENT H ON SP311875

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101**Title Reference:** 51278618**EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

9. EASEMENT IN GROSS No 720496746 23/12/2020 at 17:41
burdening the land
BRISBANE CITY COUNCIL
over
EASEMENTS G AND K ON SP311875
10. EASEMENT IN GROSS No 720496748 23/12/2020 at 17:42
burdening the land
CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT A ON SP311875
11. EASEMENT IN GROSS No 720496749 23/12/2020 at 17:43
burdening the land
CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT AE ON SP311875
12. EASEMENT IN GROSS No 720782279 11/05/2021 at 12:10
burdening the land
CENTRAL SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT AJ ON SP324676

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713922091	DSI/OFFSET LAND VALUATION ACT 2010	24/06/2011 09:07	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **