

# APPENDIX A

## Application Documentation and Searches

Prepared by:

**Property Projects Australia Pty Ltd**

# 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@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.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.

<b>Name(s)</b> <i>(individual or company name in full, including ACN / ABN)</i>	Property Projects Australia Pty Ltd
<b>For companies—name of contact person and position</b>	James Juhasz, Director Sam Spiro, Director
<b>Postal address</b>	PO Box 1264, New Farm, QLD 4005
<b>Contact telephone number</b>	07 3254 1566
<b>Email address</b>	<a href="mailto:info@propertyprojectsaustralia.com.au">info@propertyprojectsaustralia.com.au</a>

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

<b>Name(s)</b> <i>(individual or company name in full, including ACN / ABN)</i>	
<b>For companies—name of contact person and position</b>	
<b>Postal address</b>	
<b>Contact telephone number</b>	
<b>Email address</b>	

## 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.

<b>Priority development area</b>	Bowen Hills Priority Development Area
<b>Property street address</b> (i.e. unit / street number, street name, suburb / town and post code)	15 Anderson Street, Fortitude Valley QLD 4006
<b>Lot on plan description</b> (e.g. Lot 3 on RP123456)	Lot 10 on SP208752
<b>Attach the following information:</b>	
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 checked="" type="checkbox"/> Confirmed

## 3. APPLICATION DETAILS

<b>Type of PDA development approval sought (Tick 1 only)</b> (see sections 94 and 99 of the Economic Development Act 2012)		
<input type="checkbox"/> Change to PDA development approval – Complete section 3.1 below		
<input checked="" type="checkbox"/> PDA development application – Complete section 3.2 below		
<b>3.1 Change to PDA development approval</b>		
Previous PDA approval reference:		
Brief description of the proposed changes:		
<b>3.2 PDA development application</b> (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.)
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	Multiple Dwelling (400 Units) and Ground Level Shop and Food and Drink Outlets (3 Tenancies at 81m <sup>2</sup> , 143m <sup>2</sup> and 118m <sup>2</sup> GFA).
<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No – Specify the uses below	
Multiple Dwelling, Shop and Food and Drink Outlet		
<b>Description the proposal</b> (If appropriate, include this information in a report accompanying the application)		
A mixed use development, with a total building height of twenty-four (24) storeys. The development comprises ground level Shop or Food and Drink Outlets (each tenancy less than 250m <sup>2</sup> ) and 400 residential units above, supported by basement and podium level car parking.		

Identify if the application is accompanied by any of the following plans			
<input type="checkbox"/> Context plan(s) (See Practice note 9)	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input type="checkbox"/> 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
Proposal Plans, Telha Clarke, DA.01			4/08/2022
Landscape Intent Plan, RPS, Issue D			13/07/2022
Flood Impact Assessment Report, Revision 1.2			05/08/2022
Traffic Engineering Report, No.2			09/09/2022
Civil Engineering Report, Revision 01			12/09/2022
Operational Waste Management Plan, No.2			08/09/2022

#### 4. Project cost

Estimated total design and construction cost of the proposal / project (excluding land value/cost)	\$ 170,000,000
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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)	<input type="checkbox"/> No (provide reason)		
	<input type="checkbox"/> Yes – details provided below		
	<input checked="" type="checkbox"/> 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 <i>Urban Land Development Authority Act 2007</i> , the <i>Sustainable Planning Act 2009</i> , or the <i>Economic Development Act 2012</i> still in effect for the land?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> 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

James Juhasz, Director

\_\_\_\_\_  
Print name and position

15 September 2022

\_\_\_\_\_  
Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50702115</b>	<b>Search Date:</b>	16/02/2022 11:16
<b>Date Title Created:</b>	17/01/2008	<b>Request No:</b>	40163893
<b>Previous Title:</b>	12173158, 14146045, 14146046, 16507008, 16903122, 17393228		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 208752

Local Government: BRISBANE CITY

#### REGISTERED OWNER

Dealing No: 713710219 11/02/2011

GANTRY NOMINEES PTY LIMITED A.C.N. 146 955 875  
UNDER INSTRUMENT NO. 713710219

TRUSTEE

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19501074 (ALLOT 264)  
Deed of Grant No. 19501075 (ALLOT 265)
2. NOTICE OF REALIGNMENT No 601152681 (B605467) 12/11/1958  
OF ANDERSON STREET
3. LEASE No 718521812 16/01/2018 at 16:08  
COGNINET RESOURCE CORNER PTY LTD A.C.N. 616 152 295  
OF PART OF THE GROUND FLOOR (LEASE G2)  
TERM: 01/06/2017 TO 30/06/2020 OPTION NIL
4. AMENDMENT OF LEASE No 718803473 12/06/2018 at 14:52  
LEASE: 718521812  
TERM: 01/06/2017 TO 30/06/2022 OPTION NIL
5. MORTGAGE No 718577407 13/02/2018 at 15:47  
INVESTORLINK SECURITIES LIMITED A.C.N. 062 361 166 TRUSTEE  
UNDER INSTRUMENT 718577407
6. LEASE No 718803848 12/06/2018 at 15:19  
BRIGHTON COLLEGE PTY LTD A.C.N. 149 878 044  
OF PART OF THE GROUND FLOOR (LEASE G3) AND PART OF THE  
FIRST FLOOR (LEASE F3)  
TERM: 01/04/2018 TO 31/03/2023 OPTION NIL

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Date:

Economic Development Queensland

GPO Box 2202

Brisbane QLD 4001

Dear Sir or Madam,

**Re: Letter of Consent – Section 82 of the Economic Development Act 2012**

**15 Anderson Street, Fortitude Valley QLD 4006 (Lot 10 on SP208752)**

We, Gantry Nominees Pty Ltd (A.C.N. 146 955 875) As Trustee Under Instrument No 713710219, are the registered owners of the land at 15 Anderson Street, Fortitude Valley, properly described as Lot 10 on SP208752.

We hereby consent to the making of a PDA Development Application by the applicant, *Property Projects Australia Pty Ltd*, to the Minister for Economic Development Queensland over the abovementioned land.

The PDA Development Application, made under s.82 of the *Economic Development Act 2012*, is for the purposes of a Development Permit for Material Change of Use for a Multiple Dwelling, Shop or Food and Drink Outlet and/or Extending the Currency Period of a PDA Approval (Reference: DEV2014/558).

Regards,

Name:	Chris Ryan	Name:	Tao Jiang
Entity:	Gantry Nominees Pty Ltd (A.C.N. 146 955 875) As Trustee Under Instrument No 713710219		Gantry Nominees Pty Ltd (A.C.N. 146 955 875) As Trustee Under Instrument No 713710219
Director		Director / Company Secretary	
Date:	05/07/2022	Date:	05/07/2022



Department of Environment and Science (DES)  
ABN 46 640 294 485  
400 George St Brisbane, Queensland 4000  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
www.des.qld.gov.au

## **SEARCH RESPONSE**

### **ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**

### **CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 50738598      EMR Site Id: 78351      22 November 2021  
This response relates to a search request received for the site:  
Lot: 10      Plan: SP208752

### **EMR RESULT**

The above site IS included on the Environmental Management Register.

Lot: 10      Plan: SP208752  
Address: 15 ANDERSON STREET  
FORTITUDE VALLEY 4006

The site has been subject to the following Notifiable Activity or Hazardous Contaminant.

**PETROLEUM PRODUCT OR OIL STORAGE** - storing petroleum products or oil -

(a) in underground tanks with more than 200L capacity; or

(b) in above ground tanks with -

(i) for petroleum products or oil in class 3 in packaging groups 1 and 2 of the dangerous goods code - more than 2, 500L capacity; or

(ii) for petroleum products or oil in class 3 in packaging groups 3 of the dangerous goods code - more than 5, 000L capacity; or

(iii) for petroleum products that are combustible liquids in class C1 or C2 in Australian Standard AS1940, 'The storage and handling of flammable and combustible liquids' published by Standards Australia - more than 25, 000L capacity.

**PRINTING** - commercial printing using -

(a) type metal alloys; or

(b) printing inks or pigments or etching solutions containing metal; or

(c) cast lead drum plates; or

(d) a linotype machine with a gas-fired lead melting pot attached; or

(e) more than 500 L of halogenated and non-halogenated hydrocarbon solvents.

**HAZARDOUS CONTAMINANT** - This site has been subject to a hazardous contaminant. Refer to the summary given below.

**LANDFILL** - disposing of waste (excluding inert construction and demolition waste).

Lead, mercury, zinc, benzo(a)pyrene.

A site management plan has been prepared for this site and is included with this search response as Annexure 1. It has been determined that this site is suitable for the following uses, providing the site is used and managed according to the site management plan:

The site may be used for commercial/industrial use with minimal opportunities for soil access until such time as the attached Remediation Action Plan (RAP) given in Appendix 1 has been fully implemented and the remedial works undertaken during site development works has been conducted to the satisfaction of the Contaminated Land Auditor and the Department of Environment and Heritage Protection (Waste and Land Contamination Assessment Unit). Upon completion of this work, and receipt of a Suitability Statement, the site may be used for any purpose.



Following the date of effect of the site management plan, subsequent uses of the site for notifiable activities or for situations where a hazardous contaminant is released into the soil may result in the need to review suitable uses or amend the attached site management plan.

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

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

### **Administering Authority**



Department of Environment and Science (DES)  
ABN 46 640 294 485  
400 George St Brisbane, Queensland 4000  
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA  
[www.des.qld.gov.au](http://www.des.qld.gov.au)

### **ANNEXURE 1 - SITE MANAGEMENT PLAN**

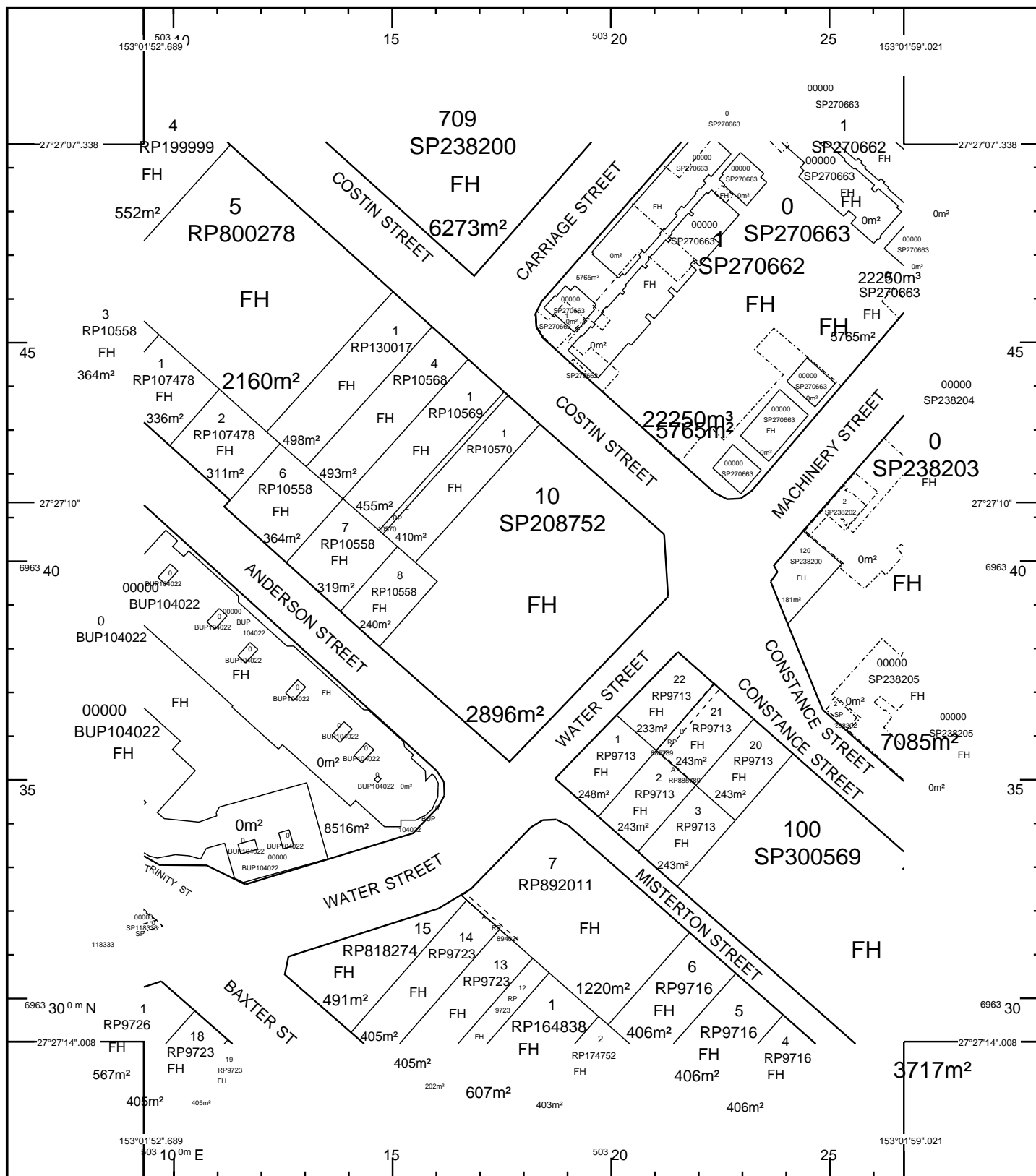
LOT : 10 PLAN : SP208752 FILE REF : BNE14047 PRINTED: 22/11/2021

DATE OF EFFECT : 01/05/2014

Please find attached Site Management Plan and associated Figure.

If Site Management Plan does not generate from this search, please contact:

Department of Environment & Heritage Protection (EHP)  
Environmental Management & Contaminated Land Register  
Email: [emr.clr.registry@ehp.qld.gov.au](mailto:emr.clr.registry@ehp.qld.gov.au)



STANDARD MAP NUMBER  
9543-33314

0 25 50 75 100 125 m  
HORIZONTAL DATUM: GDA94 ZONE: 56 SCALE 1 : 1250

MAP WINDOW POSITION &  
NEAREST LOCATION

153°01'55".855  
27°27'10".673  
FORTITUDE VALLEY  
0.65 KM

#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	10/SP208752
Area/Volume	2896m <sup>2</sup>
Tenure	FREEHOLD
Local Government	BRISBANE CITY
Locality	FORTITUDE VALLEY
Segment/Parcel	25647/339

#### CLIENT SERVICE STANDARDS

PRINTED 07/07/2022

DCDB 06/07/2022

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

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SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

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# State Assessment and Referral Agency

Date: 24/09/2021



Queensland Government

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## Matters of Interest for all selected Lot Plans

*SEQ Regional Plan land use categories*

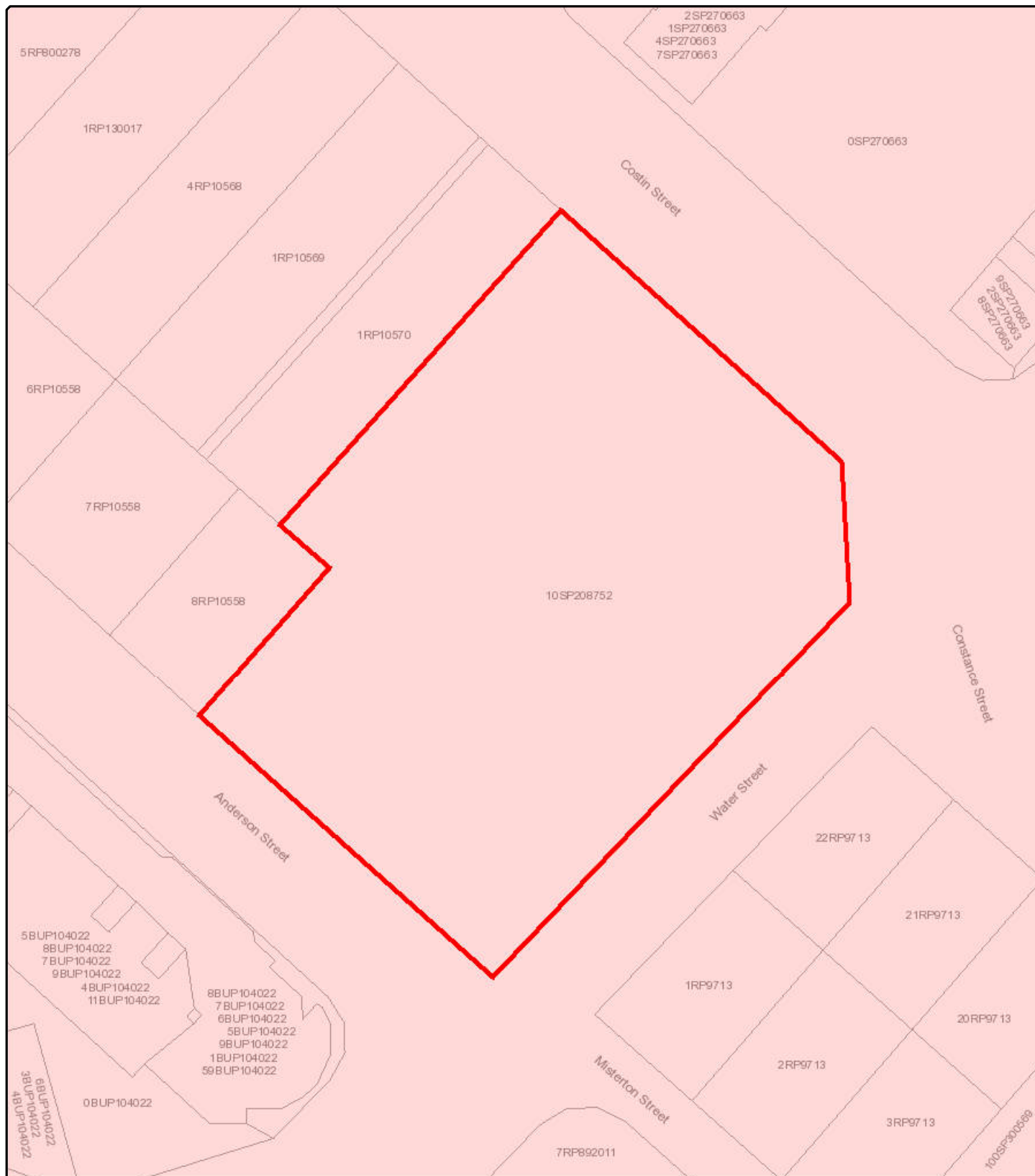
*Water resource planning area boundaries*

## Matters of Interest by Lot Plan

**Lot Plan: 10SP208752 (Area: 2896 m<sup>2</sup>)**

*SEQ Regional Plan land use categories*

*Water resource planning area boundaries*



## State Assessment and Referral Agency

Date: 24/09/2021



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### Legend

#### SEQ Regional Plan land use categories

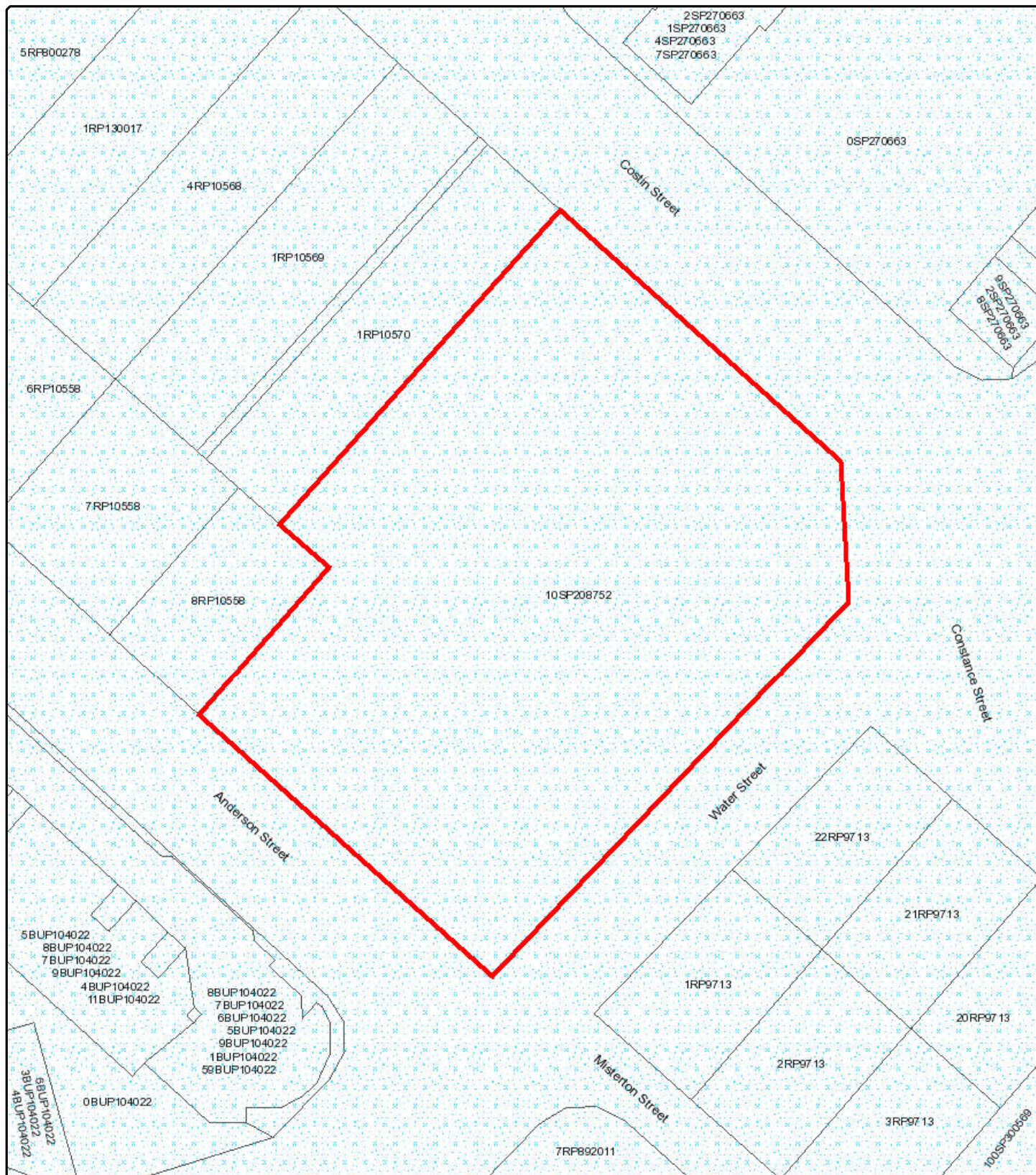
- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 10 20 30 40  
Metres

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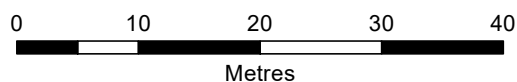
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### Legend

Water resource planning area boundaries



Water resource planning area boundaries



#### Disclaimer:

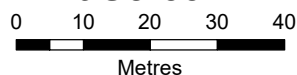
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## DA Mapping System – Print Screen

Date: 24/09/2021



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# Legend

## Drawn Polygon Layer

Override 1


## Cadastre


 Cadastre

## Infrastructure designation (ID)

 Infrastructure designation (ID)


## Priority development area

 Assessment Manager LGA

 Assessment Manager DSDMIP

 Assessment Manager CRRDA

## State development area

 State development area


## Queensland heritage place

 Queensland heritage place


## Areas with substantial potential for UXO

 Areas with substantial potential for UXO


## Energex electricity substation 100m buffer (referral to Energex - outside SARA)

 Energex electricity substation 100m buffer (referral to Energex - outside SARA)

## Ergon electricity substation 100m buffer (referral to Ergon - outside SARA)

 Ergon electricity substation 100m buffer (referral to Ergon - outside SARA)


## Powerlink electricity substation 100m buffer (referral to Powerlink - outside SARA)

 Powerlink electricity substation 100m buffer (referral to Powerlink - outside SARA)


## Energex electricity substation 10m buffer (referral to Energex - outside SARA)

 Energex electricity substation 10m buffer (referral to Energex - outside SARA)


## Ergon electricity substation 10m buffer (referral to Ergon - outside SARA)

 Ergon electricity substation 10m buffer (referral to Ergon - outside SARA)

## Powerlink electricity substation 10m buffer (referral to Powerlink - outside SARA)

 Powerlink electricity substation 10m buffer (referral to Powerlink - outside SARA)

## Energex easement

 Energex easement


## Ergon easement

 Ergon easement


## Powerlink easement

 Powerlink easement


## Area within 100m of a State-controlled road intersection

 Area within 100m of a State-controlled road intersection


## Limited access roads

 Limited access roads

## Planned upgrade for State-controlled road

 Planned upgrade for State-controlled road

## Planned upgrade for railway

 Planned upgrade for railway

# DA Mapping System – Print Screen

Date: 24/09/2021

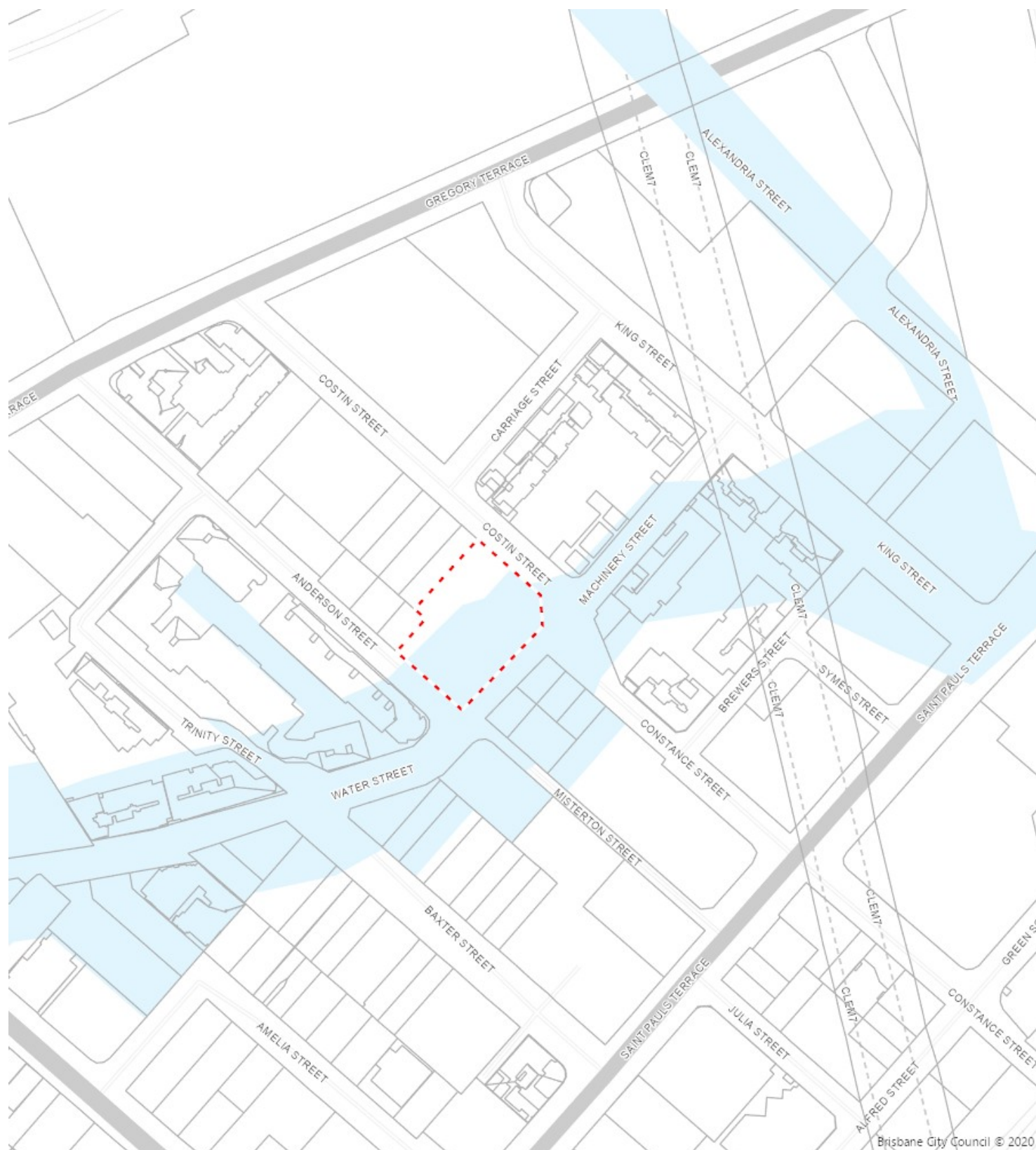
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**Overland flow flood planning area**

Overland flow flood planning area

**Local Government Authorities**

LGA boundary

**property\_boundaries\_holding**

Property Holding