

## Change application form

*Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.*

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

### PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Dash House Pty Ltd A.C.N. 643 040 886 Trustee Under Instrument 720554857
Contact name <i>(only applicable for companies)</i>	C / - Property Projects Australia (Attention: Francisco Lemus / Blake Brindley)
Postal address <i>(P.O. Box or street address)</i>	123 Margaret Street
Suburb	Toowoomba
State	Queensland
Postcode	4350
Country	Australia
Email address <i>(non-mandatory)</i>	<a href="mailto:francisco@propertyprojectsaustralia.com.au">francisco@propertyprojectsaustralia.com.au</a> / <a href="mailto:blake@propertyprojectsaustralia.com.au">blake@propertyprojectsaustralia.com.au</a>
Mobile number <i>(non-mandatory)</i>	Not Applicable
Applicant's reference number(s) <i>(if applicable)</i>	J002656

### 2) Owner's consent - Is written consent of the owner required for this change application?

**Note:** Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- Yes – the written consent of the owner(s) is attached to this change application  
 No

### PART 2 – LOCATION DETAILS

#### 3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

##### 3.1) Street address and lot on plan

- Street address **AND** lot on plan *(all lots must be listed)*, **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed)*.

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1F	Alderley Street	Rangeville
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4350	62	CC555	Toowoomba
b)	Unit No.	Street No.	Street Name and Type	Suburb



	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

**3.2) Coordinates of premises** (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

**3.3) Additional premises**

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

## PART 3 – RESPONSIBLE ENTITY DETAILS

**4) Identify the responsible entity that will be assessing this change application**

**Note:** see section 78(3) of the Planning Act 2016

Toowoomba Regional Council

## PART 4 – CHANGE DETAILS

**5) Provide details of the existing development approval subject to this change application**

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUI/2019/3145/A	08 August 2023	Toowoomba Regional Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

**6) Type of change proposed**

**6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):**

Refer to the Minor Change Cover Letter prepared by Property Projects Australia

**6.2) What type of change does this application propose?**

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

## PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 <b>Note:</b> section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

## PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

**Note:** To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
<b>9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
<b>9.2) Does the change application involve building work?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
<b>Note:</b> The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the <a href="#">Referral checklist for building work</a> is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
  - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

## 12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

## PART 7 – CHECKLIST AND APPLICANT DECLARATION

### 13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and  Yes
- for an other change all relevant referral requirement(s) in 10)

**Note:** See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application  Yes  Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application  Yes  Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application  Yes

**Note:** This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application  Yes

**Note:** Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

### 14) Applicant declaration

- By making this change application, I declare that all information in this change application is true and correct.
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

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Date received:  Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

**COMPANY OWNER'S CONSENT TO THE MAKING OF A CHANGE APPLICATION UNDER THE PLANNING ACT 2016**

I, **Catherine Ardi**  
Sole Director / Secretary of the company mentioned below. **GPOA**

OR

I,  
Director / Secretary of the company mentioned below.

and I,  
Director / Secretary of the company mentioned below.

Of DASH HOUSE PTY LTD A.C.N. 643 040 886 TRUSTEE UNDER INSTRUMENT 720554857

the company being the owner of the premises identified as follows:

1F Alderley Street, Rangeville 4350 (Lot 62 on CC555)


consent to the making of a change application under the Planning Act 2016 by:

DASH HOUSE PTY LTD A.C.N. 643 040 886 TRUSTEE UNDER INSTRUMENT 720554857  
C / - Property Projects Australia

on the premises described above for:

a change to a development approval

Company Name and ACN: DASH HOUSE PTY LTD A.C.N. 643 040 886 TRUSTEE UNDER INSTRUMENT 720554857

 ..... Signature of Director / Secretary	..... Signature of Director / Secretary
<b>Signed under GPOA</b> <b>Catherine Louise Ardi</b> <b>Dealing Number 720671344</b> ..... Date	..... Date

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>11171243</b>	<b>Search Date:</b>	14/05/2026 10:40
<b>Date Title Created:</b>	31/07/1911	<b>Request No:</b>	56128552
<b>Creating Dealing:</b>			

### ESTATE AND LAND

Estate in Fee Simple

LOT 62 CROWN PLAN CC555  
Local Government: TOOWOOMBA

### REGISTERED OWNER

Dealing No: 720554857 29/01/2021

DASH HOUSE PTY LTD A.C.N. 643 040 886 TRUSTEE  
UNDER INSTRUMENT 720554857

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11171243 (POR 62)
2. EASEMENT IN GROSS No 602730966 (K309197P) 18/06/1990  
BURDENING THE LAND  
TO COUNCIL OF THE CITY OF TOOWOOMBA  
OVER EASEMENT B ON RP229522
3. MORTGAGE No 720554858 29/01/2021 at 11:59  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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



Department of Resources  
ABN 59 020 847 551

Lodger Code: TA 931

BRIESE LAWYERS  
PO BOX 1945  
TOOWOOMBA 4350

<b>Registration Date:</b>	<b>06/04/2021 12:00</b>
<b>Lodgement No:</b>	4986989
<b>Office:</b>	TOOWOOMBA
<b>Box:</b>	931

**DEALINGS REGISTERED**

POWER OF ATTORNEY No 720671344

\*\* End of Confirmation Statement \*\*

EV Dann  
Registrar of Titles and Registrar of Water Allocations

# GENERAL POWER OF ATTORNEY

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## Appointing a person or persons as your attorney (general powers)

Use this form if you want someone to act as your attorney for financial matters **while you have capacity**.

Use an enduring power of attorney form if:

(a) you want someone to act as your attorney now **and** to continue to act as your attorney if at some future time you should lose capacity.

(b) you want someone to act as your attorney **only** if at some future time you should lose capacity.



**BRIESE  
LAWYERS**

303 Margaret Street  
(PO BOX 1945)  
TOOWOOMBA QLD 4350  
Telephone: 07 4638 4833  
Facsimile: 07 4638 1833

*REJECTED: 22.3.2021*

Form 1  
Queensland  
Powers of Attorney Act 1998  
(Section 11)

**720488224**

**720671344**

**\$195.00**

23/03/2021 10:50

**TA 804**

# Appointing a person or persons as your attorney

*As principal (the person making the appointment), you complete this form by writing your responses on the lines and ticking the appropriate boxes. Then sign the form and have your signature witnessed. Any adult may witness your signature. However, if this power of attorney is required to be registered under the Land Titles Act, the witness must be a justice of the peace, a commissioner for declarations, a lawyer or a notary public.*

## Appointment of attorney or attorneys

**1. DASH HOUSE PTY LTD ACN 643 040 886 ("Company")  
AND DASH HOUSE PTY LTD ACN 643 040 886 AS TRUSTEE FOR DASH  
HOUSE TRUST**

of PO Box 312, Toowoomba, Queensland, 4350  
appoint the following person/s as my attorney/s:

**CATHERINE ARDI**

**2. Are you appointing more than one attorney?**

No  *Go to clause 4.*

Yes.

**3. How do you prefer that they make their decisions?**

*(Tick one box only)*

Severally (any one of them may decide)

Jointly (unanimously)

As a majority (specify, e.g. simple majority, two-thirds majority, etc.)

Other\*

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**Note:** The *Powers of Attorney Act 1998* allows you to appoint successive attorney/s for a matter so that the power is given to a particular attorney only when power to a previous attorney ends. You can nominate the circumstances that a power will end (eg. if x leaves the jurisdiction, y may act).

**4. The attorney/s power is subject to the following terms:**

Nil

**5. The power given to my attorney/s begins:**

immediately.

on this date:

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[Write here the date when you want the appointed person/s to begin acting as your attorney.]

on this occasion:

---

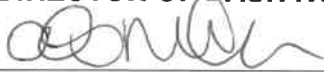
[Write here the occasion on which you want the appointed person/s to begin acting as your attorney.]

Note: If you do not complete clause 5, the power begins immediately.

**6. This power of attorney gives my attorney/s power to do, on my behalf, anything that I could lawfully do by an attorney (other than a personal/health matter), subject to the above terms.**



**DIRECTOR OF DASH HOUSE PTY LTD ACN 643 040 886**



[Your witness signs here]

Justice of the Peace (Qual)

[Designation of witness]

24 November 2020

[Write the date here]



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 11171243	<b>Search Date:</b> 14/05/2026 10:40
<b>Date Title Created:</b> 31/07/1911	<b>Request No:</b> 56128552
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COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

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

# ATTACHMENT 1

## Application Documentation

Compiled by:

**Property Projects Australia**