

27 February 2025

Attention: Michael Fallon
Department of State Development, Infrastructure, Local Government and Planning
PO Box 15009
City East QLD 4002

Via email: michael.fallon@edq.qld.gov.au

Dear Michael

**RE: APPLICATION TO CHANGE PDA DEVELOPMENT APPROVAL
PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 LOT INTO 513 LOTS, NEW ROADS,
DRAINAGE RESERVE AND PARK), OPERATIONAL WORKS (ADVERTISING DEVICES) AND
MATERIAL CHANGE OF USE – RESIDENTIAL AND OTHER USES (DISPLAY HOME, HOME BASED
BUSINESS, HOUSE, MULTIPLE RESIDENTIAL, PARK AND SALES OFFICE) IN ACCORDANCE WITH A
PLAN OF DEVELOPMENT AND CONTEXT PLAN AT 176 – 228 MOUNTAIN RIDGE ROAD, SOUTH
MACLEAN DESCRIBED AS LOT 30 ON SP309195 – ‘FLOURISH’**

We act on behalf of our client, Daleford Property Pty Ltd, the Applicant in relation to the abovementioned application to change a PDA development approval.

The Applicant has requested that we make application, pursuant to s99 of the *Economic Development Queensland Act 2012* (ED Act), to change PDA development approval DEV2019/1013/17 (known as Flourish Estate). This amendment application seeks approval from the Minister of Economic Development Queensland (MEDQ) for changes to the following:

- Redesign of the subdivision configuration north of Flagstone Creek;
- Changes to lot mix/products;
- Repositioning of pedestrian pathways linking to Mountain Ridge Road, as per engineering advice;
- Removal of 7 terrace lots and replacement with 7 identified ‘multiple dwelling’ lots;
- Change to the configuration of Stage 7C, to provide more efficient/workable lot configuration in the south-eastern corner of the site;
- Change to POD provisions generally, to align with prelodgement discussions;
- Change to bulk earthworks design/strategy to reduce the height of retaining structures, generally in accordance with prelodgement discussions;
- Change to delete an external water main condition, as we understand the requirement for external water infrastructure is no longer necessary;
- Removal of an easement within Lot 931.

This letter contains the following key sections relating to the proposed change:

- Background
- Proposed Changes

- Amendments to Approval
- Legislative Assessment
- Summary

In support of our application to change the development approval, we attach the following supporting information:

- MEDQ Development Application Form;
- Owner's Consent;
- **Attachment A** - Property Searches;
- **Attachment B** – Amended ROL Plans;
- **Attachment C** – Amended POD;
- **Attachment D** – Amended Earthworks Plans;
- **Attachment E** – Amended Services Plans;
- **Attachment F** – Amended Landscape Masterplan.

Background

Context Plan Endorsement

A Context Plan was endorsed by MEDQ on 4 May 2018 and had a further change approved on the 30 April 2020 (Ref: DEV2019/1013), see below extract (**Figure 1**).

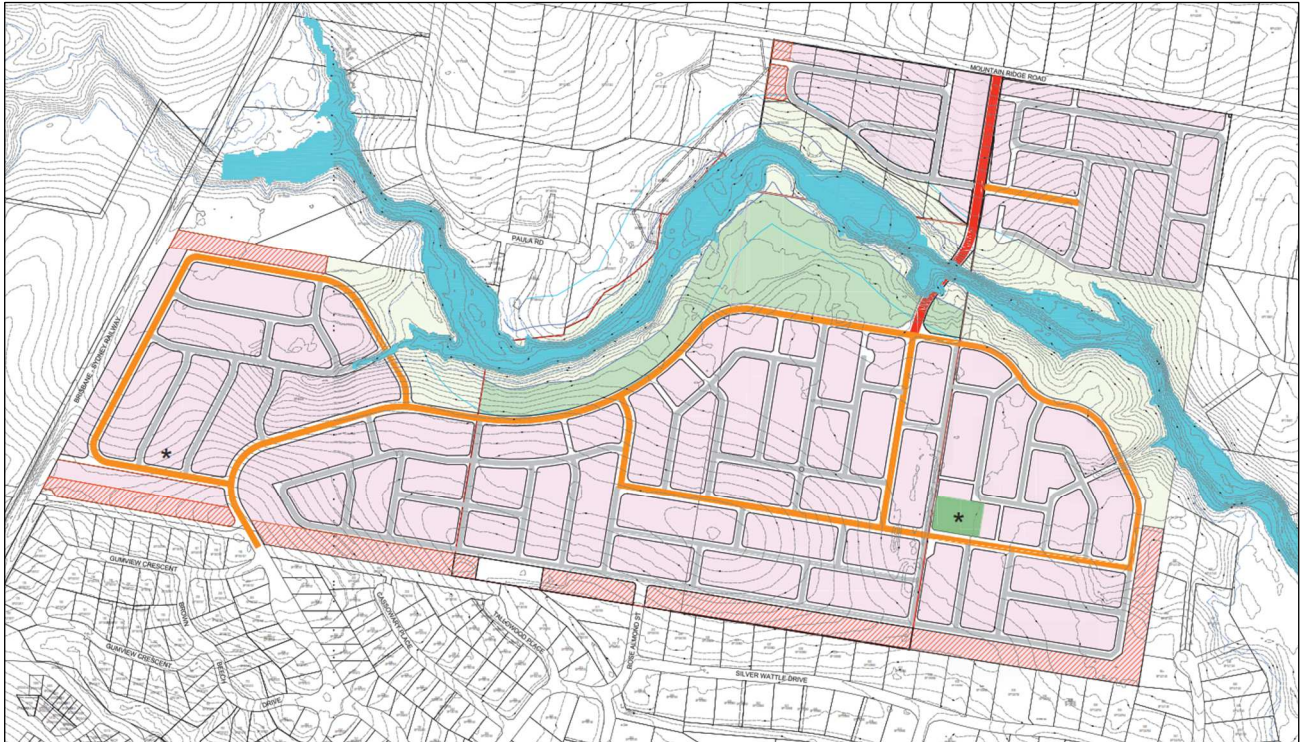


Figure 1: Approved Context Plan Extract

The endorsed Context Plan included the following:

- Access to the context plan area via Mountain Ridge Road, with secondary access via Silverwood Drive and Rose Almond Street;
- New trunk connector road providing access to Mountain Ridge Road and a crossing of the Flagstone Creek corridor;
- A network of neighbourhood connector and local access roads;
- Interface zones along the southern and part of the eastern boundary of the context plan area;
- Nominal locations for neighbourhood recreation parks; and
- Protection and rehabilitation of the Flagstone Creek corridor (Riparian Zone).

Master Planned Residential Estate

A master planned residential estate (DEV2019/1013) was approved by MEDQ on the 30 April 2020 for the purposes of a Development Permit for Reconfiguring a Lot (1 lot into 515 lots, new road, drainage reserve and park); Operational Works (Advertising Devices) and Material Change of Use for Residential and Other Uses

(display home, home based business, house, park and sales office) in accordance with a Plan of Development; and amendment to the Mountain Ridge Road Context Plan.

A further change application was approved on 9 May 2024 for minor changes to Stages 5 & 6 of the now renamed 'Flourish' estate, including:

- Relocation of potential childcare site;
- Removal of terrace product fronting the neighbourhood recreation park;
- New POD design provisions;
- New POD document to reflect amendments made in red by EDQ;
- New advertising devices package including within the POD;
- Total lot reduction by one (1) lot due to the terrace lot removal;
- Amended staging to incorporate stage 8A to allow for the neighbourhood recreation park to be created in an earlier stage; and
- Update layout to include the Pad-Mount transformers (PMT's) and Opticom telecommunications infrastructure.

Subsequently, a further change application was approved on 19 September 2024 by MEDQ. This change related to Stages 7-10, including a changed configuration and further detail regarding the landscape interface buffer to the south and east.

We now seek to make further changes to the development approval DEV2019/1013/17 as detailed in the following sections.

Proposed Changes

The Applicant has requested that we make application, pursuant to s99 of the ED Act, to change PDA development approval DEV2019/1013/17 (known as Flourish Estate), as summarised below:

- Redesign of the configuration north of Flagstone Creek;
- Incorporation of a roundabout on the main entry road to the northern precinct;
- Repositioning of pedestrian pathways linking to Mountain Ridge Road, as per engineering advice;
- Removal of 7 terrace lots and replacement with 7 identified 'multiple dwelling' lots;
- Changes to lot mix/products;
- Change in grid/lot orientation for the eastern part, to assist bulk earthworks and retaining strategy;
- Incorporation of landscape strips at key frontages along Pebble Creek Way and the new entry road;
- Change to the configuration of Stage 7C, to provide more efficient/workable lot configuration in the south-eastern corner of the site;
- Change to POD provisions generally, to align with prelodgement discussions;
- Change to bulk earthworks design/strategy to reduce the height of retaining structures, generally in accordance with prelodgement discussions;
- Change to delete an external water main condition, as we understand the requirement for external water infrastructure is no longer necessary;
- Removal of an easement within Lot 931.

The applicant and their representatives have had several meetings with EDQ regarding the proposed changes, noting that we believe EDQ supports the proposed changes 'in-principle'. The proposed changes to the subdivision design are summarised below:

Development Statistics								
	Amended Proposed No. of lots				Approved Current No. of Lots			
Residential Allotments	Stage 1	Stage 2	Stage 3	Stage 4	Stage 1	Stage 2	Stage 3	Stage 4
Terrace Lots	0	0	0	0	0	0	7	0
Villa Lots	6	11	9	27	8	17	7	14
Premium Villa Lots	20	19	19	31	15	26	30	14
Courtyard Lots	12	16	16	9	17	14	10	22
Premium Courtyard Lots	5	3	-	1	1	4	9	4
Total Residential Lots	43	49	48	68	41	61	56	54
Total Multiple Dwelling Lots	7				0			

Development Statistics								
Total Residential Lots (Stages 1 – 4)	208				212			
Land Budget	Amended Proposed Area (Ha)				Approved Current Area (Ha)			
Area Of Stage	3.858	2.570	4.910	3.265	3.490	3.162	4.997	2.954
Net Residential Area	1.625	1.826	1.881	2.431	1.525	2.287	1.848	2.085
Communal Open Space/ Landscape Buffer	0.017	0.025	-	-	-	-	-	-
Linear Park	1.115	-	2.133	-	1.115	-	2.133	-
Road Access	1.101	0.719	0.896	0.834	0.850	0.875	1.016	0.869
Total	14.603 Ha				14.603 Ha			

Stage 1 Changes

Specifically in relation to Stage 1, we note the following changes have been made when comparing the proposed Stage 1 configuration (**Figure 3**) with the current approved layout (**Figure 4**):

- A reduction in the number of Courtyard Lots. Previously, these lots were more abundant and scattered across the layout. The amended proposed plan (**Attachment B**) has fewer Courtyard Lots, and these are more selectively placed, reflecting a shift towards increased 'premium' lots types in Stage 1.
- The overall distribution and configuration of lot types have been amended;
- Inclusion of a new roundabout within Stage 1 at the termination of the neighbourhood connector entry road, providing for a more connected and convenient entry experience;
- Consequential amendments to staging;
- Introduction of a landscape buffer along Pebble Creek Way, at the frontage of Lots 140-143 to provide for an enhanced entry experience to this part of Flourish;
- Introduction of two identified Multiple Dwelling allotments.

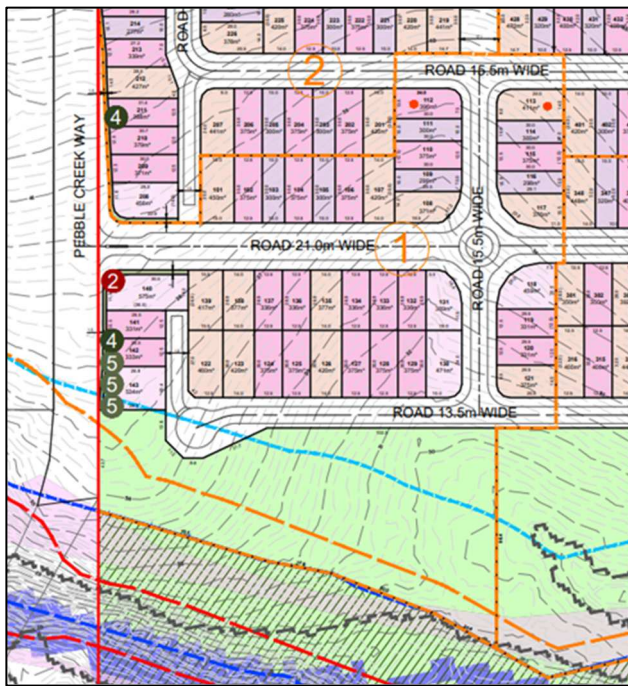


Figure 3: Amended Proposed Plan

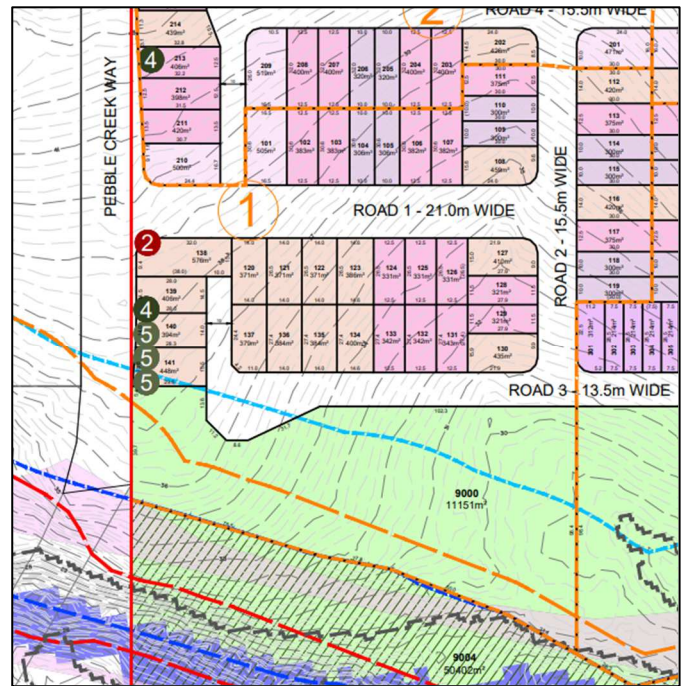


Figure 4: Approved Plan

Stage 2 Changes

Specifically in relation to Stage 2, we note the following changes have been made when comparing the proposed Stage 2 configuration (**Figure 5**) with the current approved layout (**Figure 6**):

- The overall distribution and configuration of lot types have been amended;
- Consequential amendments to staging;
- Introduction of a landscape buffer along Pebble Creek Way, at the frontage of Lots 208-215 to provide for an enhanced entry experience to this part of Flourish;
- Relocation/ widening of pedestrian pathways in accordance with engineering advice;
- Introduction of an identified Multiple Residential allotment.

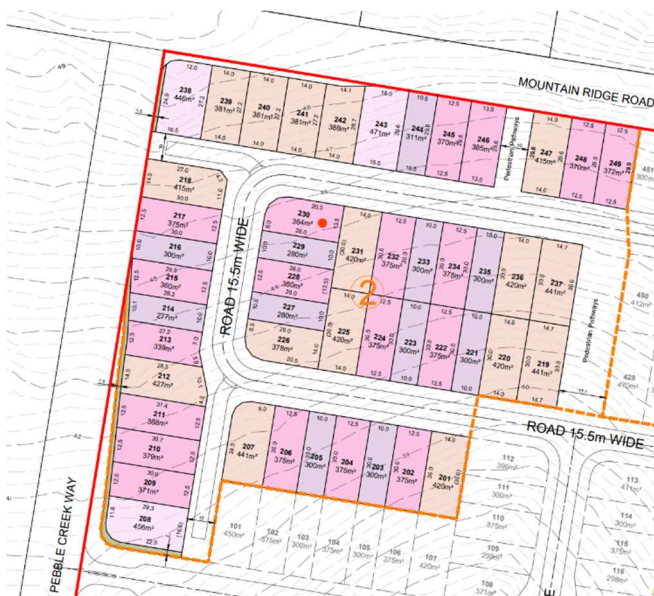


Figure 5: Amended Proposed Plan

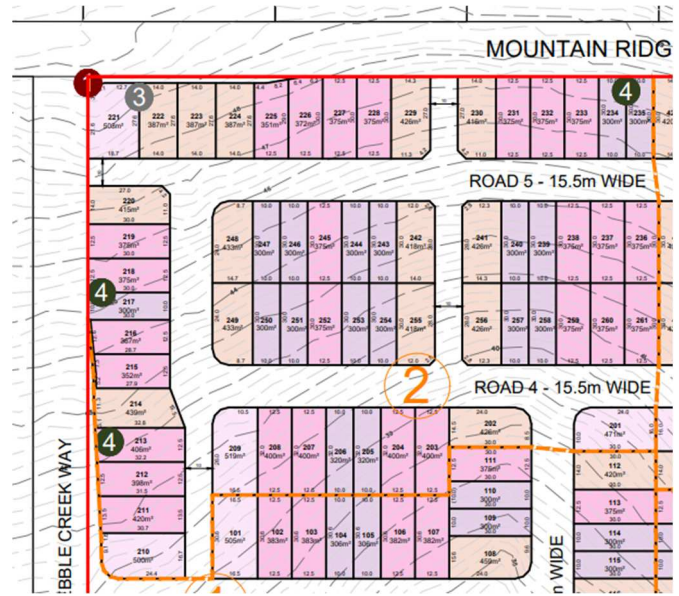


Figure 6: Approved plan

Stage 3 Changes

Specifically in relation to Stage 3, we note the following changes have been made when comparing the proposed Stage 3 configuration (**Figure 7**) with the current approved layout (**Figure 8**):

- Changes to the grid to incorporate more north-south oriented lots and a more logical grid pattern across Stages 3 & 4;
- Removal of 7 Terrace Lots and inclusion of one identified Multiple Residential allotment;
- The overall distribution and configuration of lot types have been amended;
- A 30m x 10m pedestrian pathway has been added to the eastern side to replicate the previously approved road corridor through this area; and
- The staging boundary line has been consequentially amended.

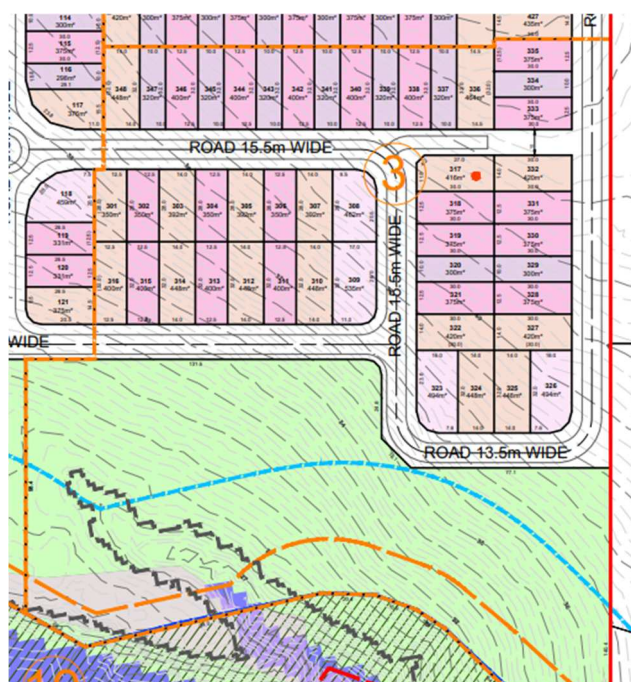


Figure 7: Amended proposed plan

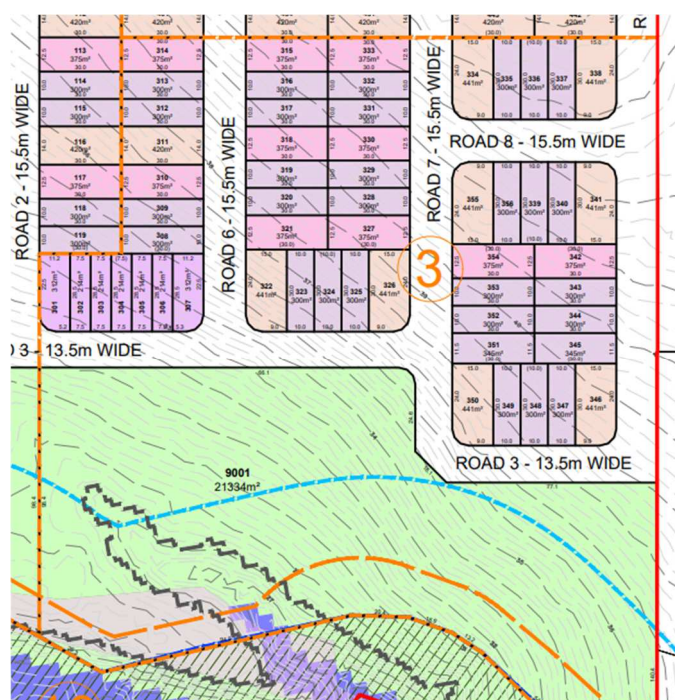


Figure 8: Approved plan

Stage 4 Changes

Specifically in relation to Stage 4, we note the following changes have been made when comparing the proposed Stage 4 configuration (**Figure 9**) with the current approved layout (**Figure 10**):

- Changes to the grid to incorporate more north-south oriented lots and a more logical grid pattern across Stages 3 & 4;
- Inclusion of 3 identified Multiple Residential allotments;
- The overall distribution and configuration of lot types have been amended;



Figure 9: Amended proposed plan

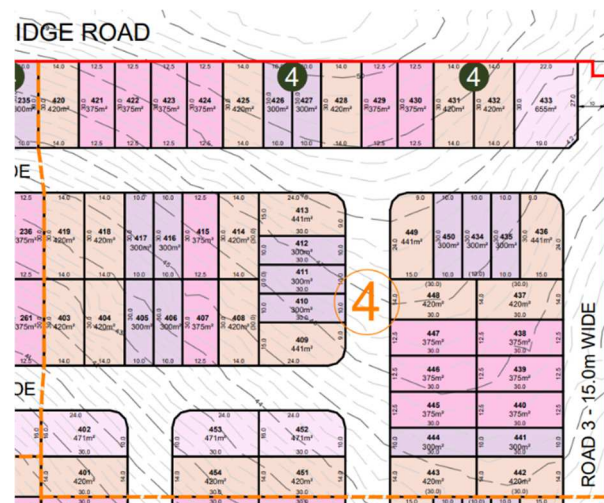


Figure 10: Approved plan

Multiple Dwellings & Terrace Lots

As part of the previous change application, the applicant incorporated designated Multiple Residential allotments and incorporated the Multiple Dwelling use a part of the POD. Additional design criteria were incorporated into the POD, such that where consistent with the POD, the Multiple Residential use would be exempt from assessment. As per previous change approval, design criteria for Multiple Residential allotments (designated by red circle on ROL/POD plans) have been included as POD notes.

Identification of Multiple Residential allotments seeks to ameliorate the loss of the previously approved terrace lots. As EDQ would be aware, the applicant has been seeking to remove terrace lots from the development and replace them with a more affordable product. Delivery of terrace lots, although smaller than a villa lot product, are not substantially cheaper in terms of build cost or ultimate product cost – this diminishes their effectiveness as an affordable housing alternative.

Changes to Potential Multiple Residential Allotments

Stages	Amended Proposed Layout	Approved Current Layout
Stage 1	Lot 112 and Lot 113	-
Stage 2	Lot 230	-
Stage 3	Lot 317	Terrace Lots 301, 302, 303, 304, 305, 306 and 307
Stage 4	Lot 417, Lot 421 and Lot 441	-

The selection of Multiple Residential sites was undertaken collaboratively with the master developer, urban designer and engineer to ensure the appropriate lots were selected. Several factors were considered during these discussions, including the absence of retaining walls, the lot pad levels, and compliance with EDQ Guidelines, which require lots to have two street frontages. Refer to engineering drawings in **Attachment D**, for further detail.

Earthworks Design

As EDQ would be aware, the applicant has gone to some lengths to provide an appropriate earthworks strategy and design for stages north of Flagstone Creek. The applicant has discussed a proposed solution with EDQ over the course of several Flourish coordination meetings in mid to late 2024.

Generally, retaining walls are limited in height in the northern part of the site; however, there are some pinch points with levels grading down from Mountain Ridge Road to the road adjoining the Flagstone Creek linear park (both of which are generally fixed). Generally, the strategy is to provide for maximum 2.5m walls and where walls exceed 2m they will be tiered to provide landscaping between walls. In addition, some battering will be used at the front and/or rear of the lots to create level house pads. Tiered walls are only proposed at the rear of lots along Mountain Ridge Road and the central north-south oriented lots. Retaining structures are located within the lower lots and where possible (i.e. Lots 336-348 & Lots 428-436), lots have been increased in depth to accommodate retaining structures and to provide more useable land at the rear.

As EDQ are aware, there are significant challenges in grading the northern part of the site to fit with existing fixed levels at Mountain Ridge Road. The design raises the site significantly, coming up from Flagstone Creek but is limited by the amount of battering required into the waterway corridor area.

Please refer to the plans and cross-sections provided within the amended earthworks plans (**Attachment D**) for further details of the proposed earthworks.

External Water Main

Condition 15 of the current approval requires design and construction of an external trunk water main prior to survey plan endorsement of the 217th residential lot. In subsequent discussions with EDQ regarding the design of the water main, we note that it now appears that construction of this water main is not required. In discussions with EDQ, the project engineer advised that the existing water infrastructure appears that it can service the whole of the Flourish development with no upgrades required; and in an email dated 13 November 2024, EDQ advised that Logan Water has re-assessed the capacity of the existing water network and determined that the entirety of the Flourish development can be serviced from the existing reticulation network. Furthermore, EDQ were supportive of complete removal of Condition 15 from the development approval.

We therefore request that Condition 15 is **deleted** as outlined in the section below, which lists all proposed changes to approved plans/documents and conditions.

Compliance Assessment

As discussed with EDQ over the course of several Flourish coordination meetings in late 2024, submission of amended engineering drawings would accompany this change application. Subject to EDQ satisfaction that the proposed engineering design (i.e. earthworks) is acceptable, we request that conditions requiring compliance assessment for stages north of Flagstone Creek be removed from the approval.

Stage 7C

The lots in the south-eastern corner of this sub-stage have been redesigned. The new configuration provides for a more efficient use of land and greater street activation. This change was discussed with EDQ at various Flourish coordination meetings in late 2024 and EDQ provided feedback on a previous design that did not achieve street activation. As a result, a new configuration was adopted as per attached, that provides improved street address for Lots 750, 751 and 758. The design changes do not impact the approved landscape interface buffer.

Easement

A proposed easement within Lot 931 has been removed. It was determined that because the easements for the stormwater drain are all reciprocal to all lots containing the drain/easement (and not in favour of Logan City Council), a separate street access is not required. Any one of the owners can traverse the length of the easement to undertake maintenance if required and do not need to enter from the street.

Amendments to Approval

Approved Plans and Documents

To facilitate the proposed changes, the applicant requests that the approved plans are amended to reflect the proposed changes in accordance with the below table.

Approved plans and documents		Number	Date
1.	Overall Proposal Plan, prepared by Saunders Havill Group	9534 P 03 Rev AG – PRO 01 9534 P 03 Rev AM – PRO 01	08/08/2024 05/02/2025
2.	Staging Plan – Stage 1, prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 01 9534 P 03 Rev AM – STG 01	08/08/2024 05/02/2025
3.	Staging Plan – Stage 2, prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 02 9534 P 03 Rev AM – STG 02	08/08/2024 05/02/2025
4.	Staging Plan – Stage 3, prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 03 9534 P 03 Rev AM – STG 03	08/08/2024 05/02/2025
5.	Staging Plan – Stage 4, prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 04 9534 P 03 Rev AM – STG 04	08/08/2024 05/02/2025
6.	Staging Plan – Stage 5, prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 05 9534 P 03 Rev AM – STG 05	08/08/2024 05/02/2025
7.	Staging Plan – Stage 6, prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 06 9534 P 03 Rev AM – STG 06	08/08/2024 05/02/2025
8.	Staging Plan – Stage 7A, 7B & 7C prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 07 9534 P 03 Rev AM – STG 07	08/08/2024 05/02/2025
9.	Staging Plan – Stage 8A, 8B & 8C prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 08 9534 P 03 Rev AM – STG 08	08/08/2024 05/02/2025
10.	Staging Plan – Stage 9A & 9B prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 09 9534 P 03 Rev AM – STG 09	08/08/2024 05/02/2025
11.	Staging Plan – Stage 10A & 10B prepared by Saunders Havill Group	9534 P 03 Rev AG – STG 10 9534 P 03 Rev AM – STG 10	08/08/2024 05/02/2025
12.	Flourish Plan of Development prepared by Saunders Havill Group	Issue: Minor Amendment	06/08/2024 and amended in red 17/09/2024 24/02/2025
13.	Landscape Masterplan prepared by SLR Consulting Pty Ltd	620-V13637.00001 Issue 008 620. V13637.00001 Issue 009	06/08/2024 February 2025

Approved plans and documents		Number	Date
14.	Flourish Stages 5-10 Preliminary Engineering Drawings, prepared by Mortons Urban Solutions	37502-ALL-000 Revision D	Undated
15.	Road Hierarchy, Staging Plan & General Notes, prepared by Mortons Urban Solutions	37502-ALL-005 Revision C	12/06/2024
16.	Existing Features and Demolition Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-020, Revision B	02/04/2024
17.	Existing Features and Demolition Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-021, Revision B	02/04/2024
18.	Earthworks Cut to Fill Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-040, Revision B	27/03/2024
19.	Earthworks Cut to Fill Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-041, Revision B	27/03/2024
20.	Earthworks Cut to Fill Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-042, Revision C	12/06/2024
21.	Earthworks Cut to Fill Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-043, Revision C	12/06/2024
22.	Earthworks Cut to Fill Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-044, Revision C	12/06/2024
23.	Bulk Earthworks Section Key Plan, prepared by Mortons Urban Solutions	37502-ALL-050, Revision C	12/06/2024
24.	Bulk Earthworks Sections Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-051, Revision C	12/06/2024
25.	Bulk Earthworks Sections Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-052, Revision C	12/06/2024
26.	Bulk Earthworks Sections Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-053, Revision C	12/06/2024
27.	Bulk Earthworks Sections Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-054, Revision C	12/06/2024
28.	Retaining Wall and Detail Grading Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-060, Revision B	27/03/2024
29.	Retaining Wall and Detail Grading Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-061, Revision C	12/06/2024

Approved plans and documents		Number	Date
30.	Retaining Wall and Detail Grading Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-062, Revision C	12/06/2024
31.	Retaining Wall and Detail Grading Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-063, Revision C	12/06/2024
32.	Retaining Wall and Detail Grading Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-064, Revision C	12/06/2024
33.	Retaining Wall and Detail Grading Plan Sheet 06, prepared by Mortons Urban Solutions	37502-ALL-065, Revision C	12/06/2024
34.	Retaining Wall Details Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-070, Revision B	14/06/2024
35.	Retaining Wall Details Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-071, Revision A	14/06/2024
36.	Roadworks & Drainage Layout Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-100, Revision B	27/03/2024
37.	Roadworks & Drainage Layout Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-101, Revision C	12/06/2024
38.	Roadworks & Drainage Layout Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-102, Revision D	01/08/2024
39.	Roadworks & Drainage Layout Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-103, Revision C	12/06/2024
40.	Roadworks & Drainage Layout Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-104, Revision C	12/06/2024
41.	Roadworks Typical Sections Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-120, Revision B	02/04/2024
42.	Sewer & Water Reticulation Plan Sheet 01, prepared by Mortons Urban Solutions	37502-ALL-500, Revision B	27/03/2024
43.	Sewer & Water Reticulation Plan Sheet 02, prepared by Mortons Urban Solutions	37502-ALL-501, Revision D	07/08/2024
44.	Sewer & Water Reticulation Plan Sheet 03, prepared by Mortons Urban Solutions	37502-ALL-502, Revision C	12/06/2024

Approved plans and documents		Number	Date
45.	Sewer & Water Reticulation Plan Sheet 04, prepared by Mortons Urban Solutions	37502-ALL-503, Revision C	12/06/2024
46.	Sewer & Water Reticulation Plan Sheet 05, prepared by Mortons Urban Solutions	37502-ALL-504, Revision C	12/06/2024
47.	Preliminary Engineering Drawings Stages 1-4 (Cover Sheet)	37502-PREN-000, Revision C	Undated
48.	Road Hierarchy, Staging Plan and General Notes	37502-PREN-005, Revision C	06/01/2025
49.	Combined Services Plan Sheet 01	37502-PREN-090, Revision B	06/01/2025
50.	Combined Services Plan Sheet 02	37502-PREN-091, Revision B	06/01/2025
51.	Combined Services Plan Sheet 03	37502-PREN-092, Revision B	06/01/2025
52.	Combined Services Plan Sheet 04	37502-PREN-093, Revision B	06/01/2025
53.	Roadworks & Stormwater Plan Sheet 01, prepared by Mortons Urban Solutions	37502-PREN-100, Revision C	13/02/2025
54.	Roadworks & Stormwater Plan Sheet 02, prepared by Mortons Urban Solutions	37502-PREN-101, Revision C	06/01/2025
55.	Roadworks & Stormwater Plan Sheet 03, prepared by Mortons Urban Solutions	37502-PREN-102, Revision B	06/01/2025
56.	Roadworks & Stormwater Plan Sheet 04, prepared by Mortons Urban Solutions	37502-PREN-103, Revision C	13/02/2025
57.	Fire Trail Plan	37502-PREN-104, Revision A	13/02/2025
58.	Roadworks Details Sheet 01, prepared by Mortons Urban Solutions	37502-PREN-120, Revision B	07/02/2025
59.	Sewer & Water Reticulation Plan Sheet 01, prepared by Mortons Urban Solutions	37502-PREN-500, Revision B	03/02/2025
60.	Sewer & Water Reticulation Plan Sheet 02, prepared by Mortons Urban Solutions	37502-PREN-501, Revision B	04/02/2025
61.	Sewer & Water Reticulation Plan Sheet 03, prepared by Mortons Urban Solutions	37502-PREN-502, Revision B	04/02/2025
62.	Sewer & Water Reticulation Plan Sheet 04, prepared by Mortons Urban Solutions	37502-PREN-503, Revision B	04/02/2025
63.	Change of Level of Land Stages 1-4	37502-CLLN-000, Revision A	Undated
63.	Existing Features and Demolition Plan Sheet 01	37502-CLLN-020, Revision A	02/02/2024
64.	Earthworks Cut to Fill Plan Sheet 01	37502-CLLN-040, Revision B	11/02/2025

Approved plans and documents		Number	Date
65.	Earthworks Cut to Fill Plan Sheet 02	37502-CLLN-041, Revision B	11/02/2025
66.	Earthworks Cut to Fill Plan Sheet 03	37502-CLLN-042, Revision B	11/02/2025
67.	Earthworks Cut to Fill Plan Sheet 04	37502-CLLN-043, Revision B	11/02/2025
68.	Bulk Earthworks Section Key Plan	37502-CLLN-050, Revision B	11/02/2025
69.	Bulk Earthworks Sections Sheet 01	37502-CLLN-051, Revision B	11/02/2025
70.	Bulk Earthworks Sections Sheet 02	37502-CLLN-052, Revision B	11/02/2025
71.	Bulk Earthworks Sections Sheet 03	37502-CLLN-053, Revision B	11/02/2025
72.	Bulk Earthworks Sections Sheet 04	37502-CLLN-054, Revision B	11/02/2025
73.	Retaining Wall and Detail Grading Plan Sheet 01	37502-CLLN-060, Revision B	11/02/2025
74.	Retaining Wall and Detail Grading Plan Sheet 02	37502-CLLN-061, Revision B	11/02/2025
75.	Retaining Wall and Detail Grading Plan Sheet 03	37502-CLLN-062, Revision B	11/02/2025
76.	Retaining Wall and Detail Grading Plan Sheet 04	37502-CLLN-063, Revision B	11/02/2025
77.	Retaining Wall and Detail Grading Plan Sheet 05	37502-CLLN-064, Revision B	11/02/2025
78.	Retaining Wall and Detail Grading Plan Sheet 06	37502-CLLN-065, Revision B	11/02/2025
79.	Retaining Wall and Detail Grading Plan Sheet 07	37502-CLLN-066, Revision B	11/02/2025
80.	Retaining Wall and Detail Grading Plan Sheet 08	37502-CLLN-067, Revision B	11/02/2025
81.	Retaining Wall and Detail Grading Plan Sheet 09	37502-CLLN-068, Revision B	11/02/2025
82.	Retaining Wall Details Sheet 01	37502-CLLN-070, Revision C	11/02/2025
83.	Retaining Wall Details Sheet 02	37502-CLLN-071, Revision A	20/02/2025
84.	Stormwater Catchment Plan	37502-CLLN-670, Revision C	20/02/2025
85.	Stage 7, 9, and 10 Rear Boundary Interface Sections, prepared by SLR	620.V1367.00001 Revision 009	08/08/2024
Plans and documents previously endorsed on 30 April 2020		Number	Date
1.	Context Plan prepared by Saunders Havill Group	9534 P 04 Rev B - NCP 01	26 February 2019
Plans and documents previously approved on 30 April 2020		Number	Date
1.	Bushfire Management Plan prepared by Bushfire Risk Reducers	004.02.19 Rev 3	20 January 2020
2.	Natural Environment Site Strategy prepared by Saunders Havill Group	Document no. 9534 Issue C	16 September 2019

	Approved plans and documents	Number	Date
3.	Significant Biodiversity Assessment Report prepared by Saunders Havill Group	Document no 9534	23 January 2020
4.	Road Traffic Noise Assessment Report prepared by TTM	No. 2 Acoustic Report – Updated Plans	13 August 2019
5.	Concept Functional Sewer Strategy Catchment Plan, Sheet 1 of 2	18-0153-P311 Rev 4	06 January 2020
6.	Concept Functional Sewer Strategy Catchment Plan, Sheet 2 of 2	18-0153-P312 Rev 4	06 January 2020
7.	Flood Assessment and Stormwater Management prepared by Water Technology	6450-01_R01_V04	27 September 2019
8.	Dispersive Soil Assessment & Management Plan prepared by ADG Consulting	ADG1059.19	October 2019
9.	Parking analysis plan prepared by Bitzios Consulting	P3959 Issue 001	12 August 2019

Approval Conditions

We have reviewed the conditions of approval and seek, as part of this change application, the following changes to the below condition (noted in red):

Conditions 9, 11, 12, 13 and 14 have separate requirements for north and south of Flagstone Creek. We request these conditions be changed as follows:

- **Condition 9** – Delete, as the condition is entirely related to retaining walls north of Flagstone Creek and currently requires submission for compliance assessment.
- **Condition 11** – Delete a) and amend b) to refer to all stages
- **Condition 12** – Delete a) and amend b) to refer to all stages
- **Condition 13** – Delete a) and amend b) to refer to all stages
- **Condition 14** – Delete a) and amend b) to refer to all stages.

Please refer to the following table with marked up amendments in red.

Current Approval	Amendments
<p>Condition 9 - Compliance Assessment – Retaining Walls (North of Flagstone Creek)</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment retaining wall functional layout plans certified by an RPEQ for all retaining walls north of Flagstone Creek. The functional layout plans shall be generally in accordance with PDA Practice Note No. 10 – Plans of development.</p> <p>Proposed retaining walls height must not exceed 2.5m.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI certification from a RPEQ that all retaining wall works have been constructed generally in accordance with the certified plans required under part a) of this condition</p>	<p>Delete</p>

Current Approval**Amendments**

Condition 11 - Compliance Assessment— Filling and Excavation

~~a) For stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment functional layout plans including spot levels on each allotment, certified by a RPEQ, for all bulk earthworks north of Flagstone Creek. The format of the functional layout plans shall be generally in accordance with PDA Practice Note No. 10—Plans of Development and PDA Guideline No. 13—Engineering Standards—Earthworks.~~

~~b) For stages south of Flagstone Creek, Submit to EDQ Development Assessment, DSDI detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments and the approved plans and where for stages north of Flagstone Creek, the endorsed filling and excavation functional layout plans required by part a) of this condition.~~ The certified earthworks plans shall:

- i. include a geotechnical soils assessment of the site;
- ii. be consistent with the Erosion and Sediment Control plan as required by the conditions of this approval;
- iii. provide full details of dispersive soil treatment measures in accordance with the Dispersive Soil Assessment & Management Plan prepared by ADG Consulting dated October 2019; and iv. provide full details of any areas where surplus soils are to be stockpiled.

c) Carry out the earthworks generally in accordance with the certified plans required under part b) of this condition.

d) Submit to EDQ Development Assessment, DSDI certification from an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part b) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.

Comments:

Subject to EDQ's acceptance of submitted engineering drawings, we request that the requirement for further compliance assessment is removed. Please find the engineering drawings attached (**Attachment D**).

Current Approval	Amendments
<p>Condition 12 – Compliance Assessment – Roads – Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment detailed engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans.</p> <p>b) For all stages to the south of Flagstone Creek, Submit to EDQ Development Assessment, DSDI engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices, cycle tracks and pedestrian footpaths generally in accordance with the approved plans.</p> <p>c) Construct the works generally in accordance with the certified plans as required under parts a) and b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDI 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p>	<p>Comments:</p> <p>Subject to EDQ's acceptance of the submitted engineering drawings, we request that the requirement for further compliance assessment is removed. Please find the engineering drawings attached (Attachment D).</p>

Current Approval	Amendments
Condition 13 - Compliance Assessment—Water Internal	Comments: Subject to EDQ's acceptance of the amended engineering drawings, we request that the requirement for further compliance assessment is removed. Please find the engineering drawings attached (Attachment D).
a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment detailed water reticulation design plans, certified by a RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards—Sewer and Water.	
b) For all stages to the south of Flagstone Creek, Submit to EDQ Development Assessment, DSDI detailed water reticulation design plans, certified by an RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water	
c) Construct the internal works generally in accordance with the certified plans required under parts a) and b) of this condition.	
d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	

Current Approval	Amendments
<p>Condition 14 - Compliance Assessment – Sewer Internal</p> <p>a) For all stages to the north of Flagstone Creek, submit to EDQ Development Assessment, DSDI for compliance assessment detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the PDA Guideline No. 13 Engineering standards – Sewer and Water.</p> <p>b) For all stages to the south of Flagstone Creek, Submit to EDQ Development Assessment, DSDI detailed sewer reticulation design plans, certified by an RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water.</p> <p>c) Construct the works generally in accordance with the certified plans required under parts a) and b) of this condition. d) Submit to EDQ Development Assessment, DSDI ‘as– constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards.</p>	<p>Comments:</p> <p>Subject to EDQ's acceptance of the amended engineering drawings, we request that the requirement for further compliance assessment is removed. Please find the engineering drawings attached (Attachment D).</p>
<p>Condition 15 - Compliance Assessment – External Trunk Water Main</p> <p>a) Submit to EDQ Development Assessment, DSDI for compliance assessment detailed design plans, certified by a RPEQ, for the DN225 diameter trunk water main connecting the existing DN150 main at the north end of Rose Almond Street to the trunk network west of the railway corridor, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water</p> <p>b) Construct the external works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDI ‘as– constructed’ plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>	<p>Delete</p> <p>As noted above, we understand the external water main is no longer required.</p>

Current Approval**Amendments****Condition 39A****Reciprocal Easement for Drainage**

a) Submit to EDQ DA the reciprocal easement documentation, in a registerable form, for all approved lots in Flourish that are served by the common drainage system as shown on the Overall Proposal Plan, **9534 P 03 Rev AM-PRO 01**, dated **05/02/2025**, prepared by Saunders Havill Group.

b) Register all reciprocal easements required under part a) of this condition.

Note: For the purposes of this condition, the reciprocal easement pertains to the shared use and maintenance of the drainage system that serves the rear areas of the affected interface lots.

Legislative Assessment

We have assessed the changes against the Greater Flagstone Development Scheme and relevant EDQ Guidelines and Practice Notes and the changes are generally consistent with the requirements of these documents, and generally consistent with the requirements of the existing approval. Section 99 of the ED Act states that an amendment application may only be made if the MEDQ [Delegate] is satisfied the change would not result in the relevant development being substantially different.

Substantially different is not defined in the ED Act, but there is a substantially different development guideline contained in the Development Assessment Rules (DA Rules). The below table provides an assessment of the proposed changes against the 'substantially different' criteria from the DA Rules.

Substantially different development:	Response
(a) Involves a new use; or	The proposed change does not incorporate a new use as the uses, including Multiple Residential, were included in the previous approval.
(b) Results in the application applying to a new parcel of land; or	There are no additional parcels of land included in this change application.
(c) Dramatically changes the built form in terms of scale, bulk, and appearance; or	This application does not propose any significant changes to the built form of the development in terms of scale, bulk, or appearance. The proposal will still facilitate a master-planned residential subdivision with appropriate services typically expected in an urban residential development. The inclusion of Multiple Residential uses in lieu of terrace lot product within Stages 1-4 does not dramatically alter the built form, scale, bulk, or appearance.
(d) Changes the ability of the proposed development to operate as intended; or	The proposal does not change the ability of the proposed development to operate as a master-planned residential development.
(e) Removes a component that is integral to the operation of the development; or	No integral operational components will be removed as part of this application. The easement through Lots 931 is not integral to the operation of the development for the reasons outlined in this request.

Substantially different development:	Response
(f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	There are no changes to the transport network and therefore the proposed changes will not impact the traffic flow on the site.
(g) Introduces new impacts or increases the severity of known impacts; or	No new impacts are proposed that were not contemplated as part of the previous assessments.
(h) Removes an incentive or offset component that would have balanced a negative impact of the development; or	No offset components are removed as part of this change application.
(i) Impacts on infrastructure provisions.	No infrastructure provisions are impacted by the change. Overall, there are 4 less lots proposed within the new configuration and a net gain of 3 dwellings (accounting for Multiple Residential).

Summary

In summary, we are of the view that the change to the approval can be dealt as a change to the existing PDA development approval. We therefore request EDQ amend the approval package in due course.

Upon receipt of EDQ's assessment fee, we will coordinate payment at earliest opportunity. Should you wish to discuss, please contact me on telephone 07 3539 6703 or email: rachaelcaton@saundershavill.com.

Yours sincerely

Saunders Havill Group



Rachael Caton

Senior Town Planner