

5 June 2026

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Dear Sir/Madam,

Request for Change to PDA Development Approval – Development Permit for Material Change of Use and Reconfiguration of a Lot – Lot 4 Olson Road and Mountain Ridge Road, New Beith (EDQ Ref: DEV2024/1549)

In accordance with Section 99 of the *Economic Development Act 2012* (the ED Act) and on behalf of *Frasers Property New Beith Pty Ltd* (the Applicant), please accept this application seeking a Change to the abovementioned PDA Development Approval.

The proposal relates to Precinct A of the Round Mountain estate at Lot 4 Olson Road, New Beith (the 'site'). Precinct A was approved subject to conditions on 23 October 2025 (DEV2024/1549).

This application specifically seeks to change the approved plans from the aforementioned approval and to amend the approved conditions to reflect minor changes resulting from the recent Environment Protection and Biodiversity Conservation Act (EPBC) approval granted on 15 May 2026.

This request is supported by the following materials:

- **Attachment A** – Application Form;
- **Attachment B** – Current Approval Package;
- **Attachment C** – Land owner's consent;
- **Attachment D** – Title Search, Land Contamination and Dealing;
- **Attachment E** – Updated Vegetation Clearing & Management Plan;
- **Attachment F** – Updated Fauna Management Plan; and
- **Attachment G** – EPBC Approval.

1 Site Details

The site is located at Olson Road and Mountain Ridge Road, New Beith, formally described as Lot 4 on SP332712 (**Figure 1**). The site forms part of the broader 'Round Mountain' development area, a new residential area that is located approximately 7km west of Jimboomba and 40km south-west of the Brisbane CBD and is identified within the Logan City Council Local Government Area.

Figure 1 – Site Aerial



Source: Nearmap, 2026

2 Proposed Changes

Since receiving development approval, the applicant has also received Environment Protection and Biodiversity Conservation Act (EPBC) approval (**EPBC 2019/8398**), which conditions changes to the **Vegetation Management Plan** and **Fauna Management Plan**. These changes are subject to endorsement by Economic Development Queensland (EDQ) prior to acting on the approval.

The changes result in updates to these plans to ensure alignment with EPBC Act requirements for construction and operation in accordance with the approval, see **Attachment G** and:

Conditions 6-10 – Vegetation Clearing and Management Plan

Conditions 11-15 – Fauna Management Plan

The changes otherwise remain consistent with the previously endorsed Plans.

2.1 Vegetation Clearing and Management Plan

The proposed Minor Change includes changes to the Vegetation Clearing and Management Plan. The amendments include, but are not limited to, the following:

- Revisions to the drawings to incorporate commitments arising from the approved Environment Protection and Biodiversity Conservation (EPBC) approval conditions.
- Updates to reflect environmental impacts, risks and associated management measures (Items I–III), ensuring alignment with the approved environmental framework.
- Inclusion of EPBC and NESS overlay information to clearly identify the extent and application of relevant environmental constraints across the site.

Further details of the proposed amendments are provided in **Attachment E** and are summarised in **Table 1**. Collectively, these changes improve the clarity and completeness of the approved documentation and do not alter the nature or intensity of the approved development.

2.2 Fauna Management Plan

The proposal also includes a number of updates and refinements to the approved Fauna Management Plan to improve clarity, align with current regulatory frameworks and incorporate additional environmental management detail. The amendments are summarised as follows:

- Figure 2 has been updated to include the Precinct A Bushfire Management Zone, providing greater clarity regarding land management interfaces.
- Page 11 has been inserted, which was not included in the originally approved version of the Fauna Management Plan.
- Page 19 has been revised to reflect a more detailed and comprehensive summary of vegetation clearing associated with the proposal.
- Appendix C has been added to incorporate the Environment Protection and Biodiversity Conservation Act framework, ensuring alignment with relevant Commonwealth legislation.
- Page 35 has been amended to clarify that vegetation clearing will be undertaken in accordance with the Nature Conservation (Koala) Conservation Plan 2017.
- Page 42 has been expanded to include more detailed information, including the addition of Appendix E – Species Management Programs, providing greater specificity around fauna management measures.

Overall, the proposed changes enhance the robustness of the Fauna Management Plan (**Attachment F**) and ensure consistency with applicable legislative and policy requirements. The amendments do not introduce new impacts and are administrative and clarificatory in nature, supporting the ongoing implementation of the approved development.

3 Proposed Changes to the Development Approval Package

The following section outlines the proposed changes to the approved drawings and documents, with changes highlighted in blue, and with removed text ~~struck through~~.

3.1 Changes to Approved Plans and Documents

The following amendments to the list of approved drawings and documents are requested to ensure that any resultant approval correctly acknowledges the updated drawings and documents as shown in the **Table 1** below.

Table 1 – Changes to Approved Plans

Plan/Document Name		Prepared By	Prepared By	Date
Vegetation Clearing and Management Plan				
1.	Cover Sheet	10941 E 01 Issue E Issue F	Saunders Havill	21 August 2025 28 May 2026
2.	Vegetation Clearing Notes	10941 E 02 Issue E Issue F	Saunders Havill	21 August 2025 28 May 2026
3.	EPBC Approval Condition Commitments	10941 E 03 Issue F	Saunders Havill	1 June 2026
4.	Environmental Impacts, Risks & Management Measures (I)	10941 E 04 Issue F	Saunders Havill	28 May 2026
5.	Environmental Impacts, Risks & Management Measures (II)	10941 E 05 Issue F	Saunders Havill	28 May 2026
6.	Environmental Impacts, Risks & Management Measures (II)	10941 E 06 Issue F	Saunders Havill	28 May 2026
7.	EPBC & NESS Overlays	10941 E 07 Issue F	Saunders Havill	28 May 2026
8.	Context Sheet	10941 E-03 E 08 Issue E Issue F	Saunders Havill	21 August 2025 28 May 2026
9.	Detail Sheets	10941 E-04-30 E 09-40	Saunders Havill	21 August 2025

		Issue E		28 May 2026
		Issue F		
10.	Vegetation Clearing Direction	10941 E-36 E 41 Issue E Issue F	Saunders Havill	21 August 2025 28 May 2026
Fauna Management Plan				
11.	Fauna Management Plan for Precinct A	10941 Issue A Issue D	Saunders Havill	22 July 2024 3 June 2026

3.2 Changes to Conditions

A review of the approved conditions indicate there are no proposed changes to the approved conditions.

4 Assessment of a Minor Change

In accordance with Section 99(2) of the ED Act, a request to Change a PDA Development Approval can only be considered where the proposed change would not result in the relevant development being substantially different. The ED Act, however, does not qualify or define what constitutes development being 'substantially different'.

Consideration has been given to the relevant matters for assessing a minor change in the *Planning Act 2016*, having regard to the definition of Minor Change in Schedule 2, the assessment criteria in Section 81, as well as the 'substantially different development' test prescribed in the Development Assessment Rules.

4.1 Minor Change Criteria

Schedule 2 of the Planning Act 2016 defines a minor change for a development approval. The relevant part of the minor change definition is stated as follows:

"... (b) for a development approval— (i) would not result in substantially different development; and (ii) if a development application for the development, including the change, were made when the change application is made would not cause—

- A. *the inclusion of prohibited development in the application; or*
- B. *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
- C. *referral to extra referral agencies, other than to the chief executive; or*
- D. *a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
- E. *public notification if public notification was not required for the development application."*

The proposed changes outlined in Section 2 meet each of the criteria stated in this definition. This is demonstrated in the following sections of this correspondence.

4.2 Substantially Different Development

In respect to part (b)(i) of the definition of Minor Change and what constitutes a substantially different development, it is appropriate to have regard to Schedule 1 of the Development Assessment Rules which sets out what may be considered substantially different development.

It is therefore submitted that the most relevant criteria for the proposal to be considered against is set out in Schedule 1 of the *Development Assessment Rules* under the *Planning Act 2016*. This guideline is used in assessing a minor change under the *Planning Act 2016* and is therefore also useful in determining this request. The table below provides an assessment of the proposed changes to the condition against the criteria for substantially different development.

An assessment against each of these matters is included in **Table 2** below.

Table 2 – Substantially Different Criteria & Response

Guideline Criteria	Response
Involves a new use	The proposed change relates to the amendment to Vegetation and Fauna Management Plans. The changes do not involve any new land uses.
Results in the application applying to a new parcel of land.	The proposed changes do not involve the addition of any new land to the development application.
Dramatically changes the built form in terms of scale, bulk and appearance.	The proposed changes do not dramatically change the scale bulk or appearance of the overall development. The changes are only made to the approved Vegetation and Fauna Management Plans to bring in line with the EPBC Approval.
Changes the ability of the proposed development to operate as intended.	The proposed changes do not adversely impact the ability of the proposed development to operate as intended. The proposed changes are a result of the conditions of the EPBC approval.
Removes a component that is integral to the operation of the development.	None of the proposed changes to the development approval will result in the removal of a component that is integral to the proposed development.

Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes specifically relate to Vegetation and Fauna Management Plans. As such, the proposed changes will not impact traffic flow. The proposed changes will not adversely impact on the safety or functionality of the traffic network.
Introduces new impacts or increases the severity of known impacts	None of the proposed changes are likely to result in any significantly different impacts compared within the originally approved development.
Removes an incentive or offset component that would have balanced a negative impact of the development.	The development does not remove any incentives or offsets. The proposed changes are a result of the conditions of the EPBC approval.
Impacts on infrastructure provision.	The proposed development will not have an impact on infrastructure provision.

5 Conclusion

In summary, the Applicant considers that the above assessment demonstrates that the proposed changes are minor in nature and do not result in the approved development being a “*substantially different development*” when assessed against the test prescribed under the Development Assessment Rules.

In particular:

- The development remains fundamentally unchanged in terms of its approved land uses, development yield, staging framework, and overall built form and operational outcomes for the site.
- The proposed changes are a result of the conditions of the EPBC approval and do not alter the external interface of the development or its relationship with surrounding land uses.
- The changes do not result in any additional demand on, or modification to, key infrastructure networks, including the transport network, water supply, sewerage, stormwater, or electrical infrastructure beyond that already contemplated by the approval.
- The proposal does not introduce any new impacts, nor does it increase the severity of any known impacts previously assessed as part of the original approval.

We trust the supplied documentation is sufficient in order for EDQ to undertake an assessment of this request. If you have any questions, please do not hesitate to contact **Jessica Higgins (Senior Consultant)** or **Anmol Chhina (Consultant)** on (07) 3007 3800.

Kind regards,

A handwritten signature in black ink, appearing to read "Kris Krpan", followed by a period.

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Attachment A

Application Form

Attachment B

Current Approval
Package

Attachment C

Landowner's Consent

Attachment D

Title Search, Land Contamination and Dealing

Attachment E

Amended Vegetation Management Plan

Attachment F

Amended Fauna
Management Plan

Attachment G

EPBC Approval Decision Notice