

23 June 2026

Development Assessment
Economic Development Queensland
PO Box 15009
CITY EAST QLD 4002

Dear Sir/Madam,

Change Application to PDA Approval for Precinct 11, 12 and 14 (Parts) of Aura at 167 Bells Creek Road, Bells Creek (EDQ Reference: DEV2018/987)

In accordance with Section 99 of the *Economic Development Act 2012* (the '**ED Act**') and on behalf of Stockland Development Pty Ltd, we hereby wish to change Priority Development Area (the '**PDA**') Development Approval for Precincts 11 to 14 (Parts) of Aura at 167 Bells Creek Road, Bells Creek also described as Lot 8 on SP349970 (previously Lot 8 on SP340989), Lot 852 on SP349970 and Lot 862 on SP334576.

The proposal seeks approval for a minor change to the create a new sub-stage to facilitate plan sealing.

The following information is provided to accompany this change application:

- **Attachment A** – Consent of Owner and Title Search;
- **Attachment B** – PDA Development Application Form; and
- **Attachment C** – Amended Plan of Development.

1 Background

On 9 February 2021, the Minister for Economic Development Queensland (the '**MEDQ**') issued a Decision Notice for a PDA Development Approval for land located within the northern locality of Aura (Part of 8 on SP349970) comprising a residential community (EDQ Reference: DEV2018/987) This area has become known as the Innovation Precinct. The PDA Development relates to Precincts 11, 12, and 14 (Parts) of Aura, as described in the Caloundra South Master Plan.

Various changes have been sought and granted to the PDA Development Approval to make minor amendments to the development layout. The most recent change to the approval was granted by MEDQ on 25 May 2026.

The PDA Development Approval has a currency period of 20 years from the original decision date, which is up to and including 9 February 2041. Therefore, the PDA Development Approval has not lapsed.

2 Proposed Changes

The proposal seeks to accommodate the following minor change to the Plan of Development (PoD):

- Creation of a sub-stage for Lot 9201;

The amended plans with these changes can be found in **Attachment C** that details these above changes further. It is noted that any engineering aspects associated with these changes will be provided in accordance with the relevant PDA guidelines.

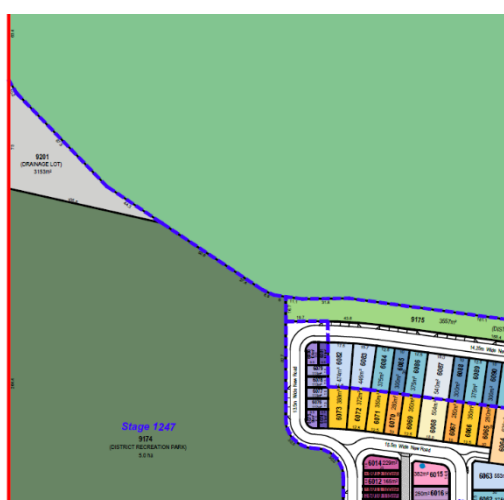
Further details of the proposed changes are provided in the below sections.

2.1 Substage 1247B

The proposed change application seeks to create a sub-stage for lot 9201, which is currently classified as a drainage lot. This is shown through **Figure 1** below. The change is sought to facilitate the timely advancement of plan sealing within the broader precinct by allowing the drainage lot to be managed independently from surrounding development lots.

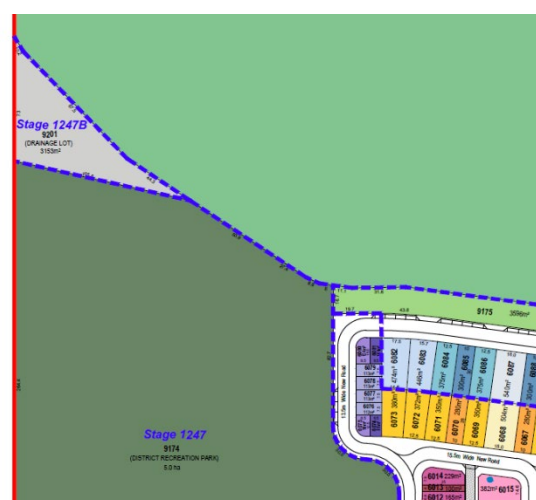
The proposed change is administrative in nature and does not result in any physical alterations to the approved development, changes to the intended land use, or modifications to the approved infrastructure outcomes. As such, the proposed sub-stage is not expected to generate any additional impacts or give rise to any adverse planning, environmental, or amenity consequences.

Figure 1 – Stage 1247B (new)



Picture 1 – Approved

Source: Urbis



Picture 2 – Proposed

Source: Urbis

3 Approval Package Amendments

The following sections provide a summary of amendments which are required to the approval package to reflect the proposed changes.

Approved Plans and Documents

It is requested the table of Approved Plans and Documents is updated to reference the Amended 'Plan of Development' (dated May 2026). This documentation has been amended in accordance with the changes detailed in **POD Amendments** section of this letter.

PDA Development Conditions

No change to the current conditions of approval are identified from the proposed amendments sought.

4 Assessment of Minor Changes

In accordance with Section 99(2) of the ED Act, a request to Change a PDA Development Approval may be granted where MEDQ is satisfied the change would not result in the relevant development being 'substantially different'.

As the ED Act does not define 'substantially different', it is considered relevant to adopt the definition of 'substantially different development' as defined in Schedule 1 of the *Development Assessment Rules* ('**DA Rules**'). Relevantly, this definition is utilised as a benchmark to determine whether a proposed change (under the *Planning Act 2016*) can be defined as a 'minor change'.

The below table provides an assessment of the proposed development against 'substantially different development' criteria of the DA Rules. The assessment demonstrates the proposed development does not result in 'substantially different' development and can be approved by MEDQ.

Table 1 – Assessment Against Substantially Different Development Criteria

Guideline Criteria	Response
Involves a new use	The proposed change does not introduce a new use.
Results in the application applying to a new parcel of land	The proposal does not result in the application applying to a new parcel of land.
Dramatically changes the built form in terms of scale, bulk or appearance	The proposal does not involve any dramatic changes to the built form. Of note, the proposal does not seek any material changes to the 'Built form' design controls, as stipulated in the PoD.

Changes the ability of the proposed development to operate as intended	The proposal does not change the ability of the approved development to operate as intended, being for a residential community.
Removes a component that is integral to the operation of the development	The proposal does not involve removal of any components which are integral to the operation of the development.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposal does not result in any significant impacts on traffic flow and the transport network.
Introduces new impacts or increase the severity of known impacts	The proposal does not introduce any new impacts and does not increase the severity of known impacts.
Removes an incentive or offset component that would have balanced a negative impact of the development	The proposal does not remove an incentive or offset component.
Impacts on infrastructure provisions	The proposed changes ensure the development is consistent with intended infrastructure provision, location and/or demand.

Conclusion

In summary, the assessment outlined in this letter demonstrates the proposed changes to the PDA development approval are not 'substantially different'. It is therefore recommended the proposed changes are endorsed by MEDQ.

We trust the information supplied to accompany this change application is sufficient in order for MEDQ to undertake an assessment of this request. If you require any further information, please don't hesitate to contact the undersigned or **Beth Foley (Senior Consultant)** on (07) 3007 3800.

Kind regards,



Kris Krpan
Partner
+61 7 3007 3817
kkrpan@urbis.com.au