

Date: 15 July 2026
Our Reference: J002213
EDQ Reference: DEV2025/1654

Economic Development Queensland
Development Assessment Team
GPO Box 2202
BRISBANE QLD 4001

Dear Sir or Madam,

Site Address:	Hollows Road, Flagstone QLD 4280
Property Description:	Lot 9 on SP347879, Lot 25007 on SP303120 and Easement J, Easement K, and Easement M on SP303120
Method of Distribution:	Email (pdadevelopmentassessment@edq.qld.gov.au)
Correspondence Subject:	Change Application Under Section 99 of the Economic Development Act 2012

We write on behalf of Bluepoint Flagstone Pty Ltd, ('the Applicant'), regarding the abovementioned Priority Development Area ('PDA') development approval.

This change application relates to the PDA development approval (DEV2025/1654) which was granted by the Minister for Economic Development Queensland ('MEDQ') on 18 December 2025 for the following aspect of development:

- PDA Development Permit for a Material Change of Use for Fast Food Premises, Showroom, Service Industry and Warehouse.
- PDA Development Permit for Reconfiguring a Lot for Subdivision - Two (2) Lots into Seven (7) Lots with Access Easement.
- PDA Development Permit for Operational Works for Advertising Devices.

This change application is made to the Minister for Economic Development Queensland ('MEDQ'), pursuant to Section 99 of the Economic Development Act 2012 ('ED Act') and seeks approval to amend PDA Development Approval DEV2025/1654.

The change application is to be considered in conjunction with the following detailed attachments:

- **Attachment 1** – Application Documentation prepared by Property Projects Australia
- **Attachment 2** – Existing Approval (DEV2025/1654)
- **Attachment 3** – Amended Proposal Plan prepared by Verve Design Group

Further detail regarding the development approval history and the amendments proposed via this change application is provided below.

1. SITE DETAILS

Please find a summary of the relevant site details outlined in **Table 1** below.

Table 1 – Site Context

Site Address:	Hollows Road, Flagstone QLD 4280
Property Description:	Lot 9 on SP347879, Lot 25007 on SP303120 and Easement J, Easement K, and Easement M on SP303120
Existing Use of the Site:	The subject site is currently vacant.
Site Area:	Total site area: 65,240m² (6.595 ha) ■ 60,740m² (Lot 9 on SP347879) ■ 4,500m² (Lot 25007 on SP303120)
Easements:	The site is burdened by the following easements: ■ Easement J on SP303120 burdens Lot 9 on SP347879 and benefits Logan City Council for sewerage and drainage purposes. ■ Easement M on SP303120 burdens Lot 9 on SP347879 and benefits Logan City Council for sewerage and drainage purposes. ■ Easement K on SP303120 burdens Lot 25007 on SP303120 and benefits Logan City Council for sewerage and drainage purposes. Refer to Attachment 1
Street Frontage:	The site has frontage to the following: ■ 150m (approx.) to Homestead Drive; ■ 77m (approx.) to Hollows Road; ■ 76m (approx.) to Allis Street; ■ 242m (approx.) to New Beith Road (constructed); ■ 207m (approx.) to New Beith Road (unconstructed); and ■ 369m (approx.) to rail corridor.
Priority Development Area:	Greater Flagstone Priority Development Area (“PDA”)
Development Scheme:	Greater Flagstone PDA Development Scheme (“Development Scheme”)
Zone:	Major Centre Zone (Map 2 of Development Scheme)
Centre:	Major Centre Core (Map 3 of Development Scheme) Note, the Endorsed Flagstone Context Area One Context Plan shows the site as being located within the Town Centre Frame area.

	Note, the Development Scheme does not include reference to Town Centre Frame Area.
Local Plan:	Not Applicable
Development Constraints:	Map 7 (Development Constraints) shows the subject site as being impacted by the following: ■ Rail Buffer Area
State Development Assessment Mapping System:	The subject site is mapped to be within the following matters of interest: ■ SEQ Regional Plan Triggers ○ Urban Footprint ■ Water Resources ○ Water Resource Planning Area Boundaries ■ State Transport Corridor ○ Railway Corridor ■ Areas Within 25m of a State Transport Corridor ○ Area Within 25m of a Railway Corridor
State Planning Policy Interactive Mapping System:	The site is mapped as being affected by the following interests under the <i>State Planning Policy Interactive Mapping System (SPP)</i> : ■ Development and Construction ○ Priority Development Area ■ Biodiversity ○ MSES - Regulated Vegetation (Category C) ■ Natural Hazards Risk and Resilience ○ Flood Hazard Area - Local Government Flood Mapping Area ○ Bushfire Prone Area ■ Transport Infrastructure ○ Railway Corridor ○ Active Transport Corridor

2. BACKGROUND

The original development application (DEV2025/1654) was lodged with MEDQ on 20 June 2025 with a Properly Made Notice issued on 15 July 2025. The application involved PDA Assessable Development – Permissible Development and subsequently approved by MEDQ on 18 December 2025. The PDA development approval (DEV2025/1654) granted was for the following aspects of development:

- PDA Development Permit for a Material Change of Use for Fast Food Premises, Showroom, Service Industry and Warehouse.
- PDA Development Permit for Reconfiguring a Lot for Subdivision – Two (2) Lots into Seven (7) Lots with Access Easement.
- PDA Development Permit for Operational Works for Advertising Devices.

The currency period of the approval ends on 18 December 2031 being six (6) years from the decision notice. A copy of the Existing Approval (DEV2025/1654) has been provided within **Attachment 2**.

Since the approval was issued, the Applicant has been progressing through detailed design.

3. CONSENT

The change application is supported by landowner consent from Bluepoint Flagstone Pty Ltd A.C.N. 647 353 991 (Trustee Under Instrument 721785674, 722584625 and 721786105) who own Lot 9 on SP347879 and Lot 25007 on SP303120 (**Extract 1**).



Extract 1 – Subject Site
Source – Queensland Globe

A copy of the current title searches and signed landowner consent is provided within **Attachment 1**.

It is noted that since the issue of the PDA approval, the subject site has been reconfigured, allocating a portion of land from the subject site to the adjoining childcare centre lot, cancelling Lot 25009 on SP303120 (part of the original subject site) and creating Lot 9 on SP347878 (part of the current subject site). The allocation of land to the adjoining childcare centre lot was envisaged under the PDA approval (as noted on the approved Lot Plan) and therefore, the removal of the portion of land does not conflict with or compromise the PDA approval.

The proposed amendments are limited to the subdivision component of the approval and are primarily administrative in nature. As demonstrated in **Extract 3**, the amendment to the approved lot layout involves amalgamating Approved Lot 1 (5,635m²), Approved Lot 2 (34,166m²) and Approved Lot 3 (2,167.5m²) to create Proposed Lot 10 (41,968.5m²). Easement A will remain, however, now burdens Proposed Lot 10 and benefits Approved Lot 4 and Approved Lot 5.

No changes are proposed to Approved Lot 4 (2,284.5m²), Approved Lot 5 (2,123.5m²), Approved Lot 6 (5,714.5m²), the area of the Hollows Road Extension (5,379m²) and the Balance Lot (Lot 900) (7,766.3m²).

As a result of the above change, this change application seeks to amend the reconfiguring a lot component of the approval:

- PDA Development Permit for Reconfiguring a Lot for Subdivision – Two (2) Lots into Five (5) Lots with Access Easement.

The proposed amendment represents a logical refinement to the approved subdivision layout. The consolidation of Approved Lots 1, 2 and 3 into Proposed Lot 10 provides a larger development parcel to better accommodate future detailed design, while retaining the approved subdivision yield, road network, servicing strategy and overall planning intent of the approval.

4.2. Changes to Approved Drawings and Documents

The proposed changes require amendments to the list of approved drawings and documents, as identified in **Table 1** below.

The approved drawings and documents to be removed have been struck out and the amended drawings and documents to be included are identified in bold. Where not listed in **Table 1** below, the drawings or documents will remain as documented in the Existing Approval.

Table 1 – Approved Drawings and Documents

Drawing or Document	Number	Plan Date
Proposed Lot Plan	24072-DA03-Rev A	23 June 2025
	24072-DA03 Rev B	10 June 2026

No other approved drawings or documents are proposed to be amended.

4.3. Changes to Conditions

In addition to the amendments outlined above, the proposed changes will require alterations to the approved conditions. The amendments are listed in **Table 2**. The proposed changes require only consequential amendments to Condition 27 to reflect the revised lot numbering and easement arrangement.

Table 2 – Conditions

Existing Condition	Proposed Condition
Condition 27 – Access Easement – Lot 2 (a) Submit to EDQ DS an access easement over Lot 2 that benefits Lots 3, 4 and 5 generally in accordance with the approved plans.	Condition 27 – Access Easement – Lot 2 Lot 10 (a) Submit to EDQ DS an access easement over Lot 2 <u>Lot 10</u> that benefits Lots 3, 4 and 5 generally in accordance with the approved plans.

4.4. Approved Technical Reports

The Existing Approval includes a number of approved technical reports that informed the assessment of the development application. These reports were prepared having regard to the approved subdivision layout, development yield and infrastructure strategy.

Importantly, the amendments do not alter the approved development yield, road network, development area, servicing strategy or overall planning intent of the development. Accordingly, the technical assumptions underpinning the approved reports remain valid and it is not necessary to amend or replace the approved technical documentation as part of this application on the following basis:

- **Traffic Impact Assessment:** The proposed amendments do not increase the approved development yield, alter the intended land uses or modify the approved road network. Accordingly, the traffic generation and network performance assumptions remain unchanged, and the approved Traffic Impact Assessment remains applicable.
- **Engineering Services Report:** The proposed amendments do not alter the approved servicing strategy or infrastructure demand. The existing engineering design remains capable of servicing the revised lot configuration and no amendments to the report are required.
- **Site Based Stormwater Management Plan:** The proposal does not modify the approved stormwater management strategy, development footprint or impervious area. Consequently, the approved stormwater management outcomes remain appropriate, and the existing report continues to support the development.
- **Hydraulic Assessment:** The proposed amendments do not affect the approved drainage network, hydraulic design or flood behaviour previously assessed. The assumptions and conclusions of the approved Hydraulic Assessment therefore remain valid.

5. LEGISLATIVE ASSESSMENT

Section 99(1) of the ED Act provides that a person may apply to the MEDQ to change a PDA development approval. Pursuant to Section 99(2) of the ED Act, an amendment application may only be made where MEDQ is satisfied that the proposed change would not result in the relevant development being substantially different.

The ED Act does not define the term substantially different. Accordingly, it is appropriate to have regard to the definition of substantially different development contained within Schedule 1 of the Development Assessment Rules (Version 3.0). While these requirements apply to change applications under the Planning Act 2016, they provide a well-established framework for assessing whether the amendments would result in substantially different development for the purposes of Section 99 of the ED Act.

5.1. Assessment Against the Substantially Different Development Test

The proposed amendments seek to consolidate Approved Lots 1, 2 and 3 into a single development lot (Proposed Lot 10), amend Easement A to reflect the revised cadastral arrangement and make consequential amendments to the approved plans. The proposed amendments do not alter the approved development yield, road network, development area or overall planning intent of the approved subdivision.

Having regard to the criteria contained within Schedule 1 of the Development Assessment Rules (Version 3.0), the proposed amendments do not result in substantially different development for the reasons outlined within Table 3.

Table 3 – Compliance with Substantially Different Development Test

In relation to part (b)(i) of the definition of Minor Change under the Planning Act 2016, the substantially different development requirements under the <i>Development Assessment Rules</i> (Schedule 1) provide instructive guidance as follows: <i>"A change may be considered to result in a substantially different development if the proposed change:</i>	
<i>(a) involves a new use; or</i>	Complies The application relates solely to amendments to the reconfiguring a lot component of the approval and does not introduce any new land use.
<i>(b) results in the application applying to a new parcel of land; or</i>	Complies The application does not include additional land and remains wholly within the land subject to PDA Development Approval DEV2025/1654.
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	Complies The application relates to the subdivision component of the approval and does not involve any changes to built form.
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	Complies The proposed amendments simplify the approved subdivision by consolidating Approved Lots 1, 2 and 3 into Proposed Lot 10. The approved road network, access arrangements and development outcome remains substantially unchanged, and the subdivision will continue to operate as intended.
<i>(e) removes a component that is integral to the operation of the development; or</i>	Complies No integral component of the approved subdivision is removed. The proposed amendments retain the approved road network, balance lot, servicing strategy and development framework.
<i>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	Complies The amendments do not alter the approved road network or subdivision yield and do not increase the development potential of the site. Accordingly, the proposal will not

	generate additional traffic or materially alter the operation of the surrounding transport network.
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	Complies The proposed amendments comprise cadastral refinements only and do not introduce new planning, servicing, environmental or traffic impacts, nor do they increase the severity of impacts previously assessed under the existing approval.
<i>(h) For development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act:</i> ■ <i>Introduces new social impact or increase the severity of known social impacts; or</i>	Not Applicable The approved development is not prescribed as requiring a social impact assessment.
<i>(i) removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	Complies The application does not remove any approved incentive or offset component.
<i>(j) impacts on infrastructure provisions.</i>	Complies The amendments do not alter the approved infrastructure strategy or increase infrastructure demand. Existing infrastructure arrangements, including the Hollows Road extension, Lot 900, servicing corridors and the allocation associated with the adjoining childcare approval, remain unchanged. The proposal therefore does not alter the infrastructure assumptions underpinning the existing approval.

5.2. Legislative Conclusion

The proposed amendments represent a logical refinement to the approved subdivision layout through the consolidation of Approved Lots 1, 2 and 3 into a single development lot (Proposed Lot 10) and consequential amendments to Easement A and the approved plans.

Importantly, the proposal does not alter the approved subdivision yield, road network, development area, servicing strategy or overall planning intent of the development. The amendments do not introduce additional development potential, create new planning impacts or increase infrastructure demand.

Accordingly, having regard to Section 99(2) of the ED Act and the guidance provided by Schedule 1 of the Development Assessment Rules (Version 3.0), the proposed amendments do not result in substantially different development and are therefore capable of being approved by MEDQ.

5.3. Application Requirements

This application has been prepared in accordance with Section 99 of the ED Act and includes the information required to enable MEDQ to assess the proposed amendments.

- The application is accompanied by:
- the completed application form;

- the written consent of the registered owner;
- the amended plans and supporting documentation; and
- payment of the applicable application fee.

On this basis, it is respectfully requested that MEDQ assess the application and issue an amended PDA Development Approval at the earliest opportunity.

6. SUMMARY

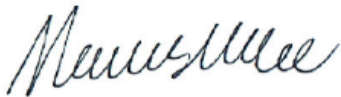
This application seeks approval under Section 99 of the ED Act to amend PDA Development Approval DEV2025/1654. The proposal simply consolidates three approved lots into one development lot, with all other substantive components of the approval remaining unchanged.

The proposed amendments are limited to the consolidation of Approved Lots 1, 2 and 3 into Proposed Lot 10, consequential amendments to Easement A and updates to the approved plans. The amendments do not alter the approved subdivision yield, development area, road network, servicing strategy or overall planning intent of the approved development.

For the reasons outlined in this report, the proposed amendments do not result in substantially different development for the purposes of Section 99(2) of the Economic Development Act 2012. Accordingly, it is respectfully requested that MEDQ approve the proposed amendments and issue an amended PDA Development Approval.

Whilst we trust that this information is sufficient for your purposes, should you require any further information or clarification, please do not hesitate to call the undersigned on (07) 3254 1566.

Yours faithfully,
Property Projects Australia



MARCUS MCNEE
Senior Town Planner

Enc. **Attachment 1** – Application Documentation
 Attachment 2 – Existing Approval (DEV2025/1654)
 Attachment 3 – Amended Proposal Plan

ATTACHMENT 1

Application Documentation

ATTACHMENT 2

Existing Approval (DEV2025/1654)

ATTACHMENT 3

Amended Proposal Plan