

Our ref: 11731
EDQ ref: DEV2021/1192/2

24 August 2026

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Via Online Portal

Dear Sir/Madam,

RE: Request to amend a PDA Development Approval DEV2021/1192/2 pursuant to Section 99 of the *Economic Development Act 2012*
Lot 3 Dairy Road, Kagaru

We act on behalf of Monarch Glen No 1 Pty Ltd, the Applicant, in relation to this Amendment Application made in accordance with section 99 of the *Economic Development Act 2012* (the ED Act). We have carried out an assessment of the proposed changes and consider the changes would not result in the relevant development being substantially different in accordance with section 99 of the ED Act.

This letter includes the following sections:

- Background;
- Amendment Application;
- Amendments to Approval;
- Legislative Assessment;
- Natural Environment Overarching Site Strategy; and
- Summary.

In support of our Amendment Application, the following documentation has been provided as attachments:

Attachment A	Title and EMR/CLR searches.
Attachment B	Tranche 1B and 1C, Kindira, Monarch Glen – Vegetation Management Plan, Version C.
Attachment C	Fauna Management Plan, Kindira Tranche 1B and 1C, Issue A.



1. Background

On 17 September 2021, the Minister for Economic Development Queensland (MEDQ) approved a PDA application for the following:

- PDA Development Permit for operational work for vegetation clearing at Lot 3 Dairy Road, Kagaru described as {former} Lot 3 on RP45236

This approval approved the clearing of land within part of Lots 1 and 2 on SP351245 (former Lot 3 on RP45236) as shown in the figure below:

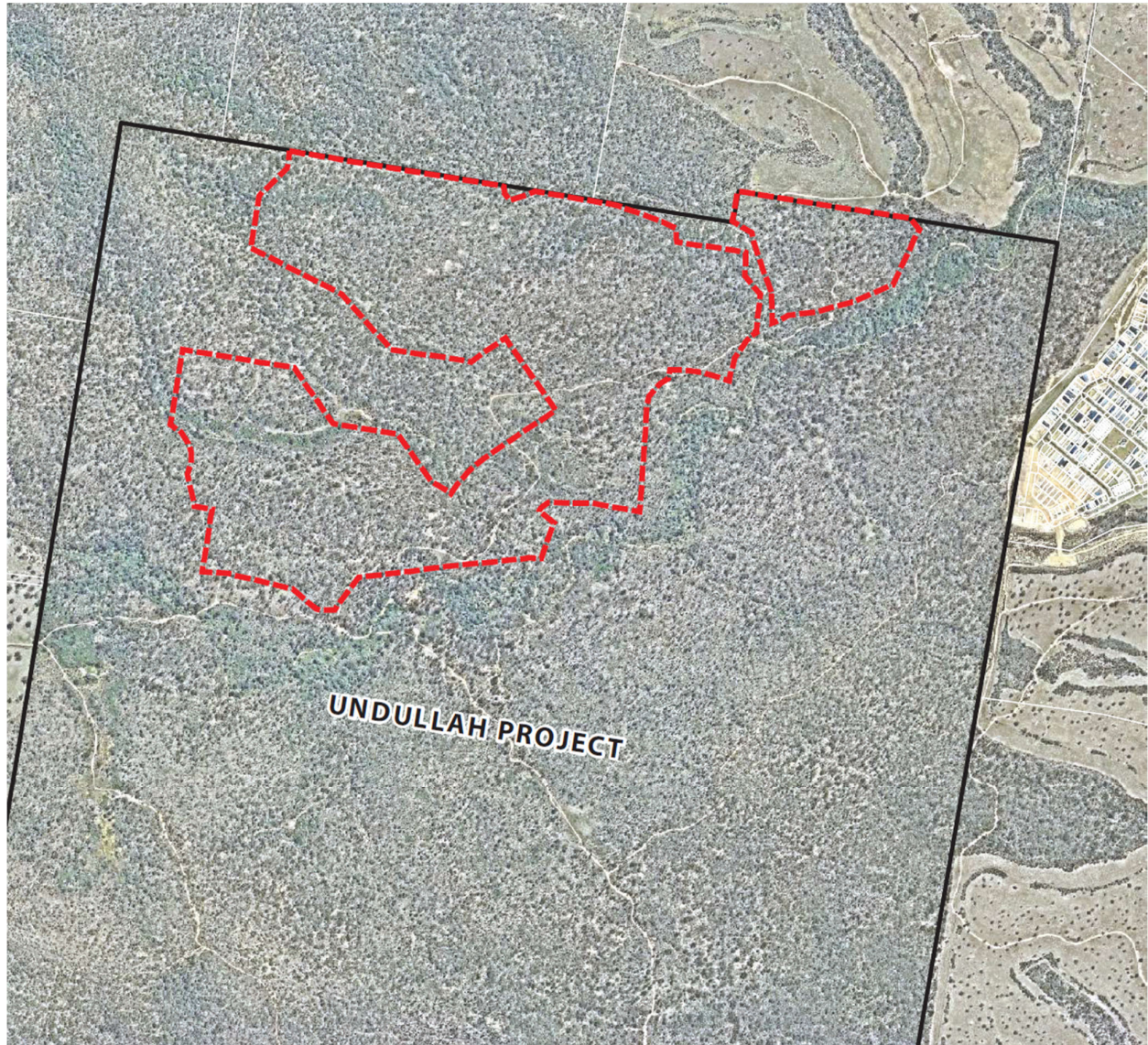


Figure 1: Approved Clearing Extent (Source: Vegetation Management Plan approved 21 September 2021)



This partial clearing of Lot 3 on RP45236, identified as the 'Tranche 1b and 1c clearing works', was part of a broader clearing works under separate packages and approvals to support the overall development of the Kindira masterplanned community.

On 03 March 2025, the MEDQ approved a change to the approval pursuant to s99 of the ED Act. This change approved the insertion of new Conditions 1A and 1B – enabling clearing for exploratory works to occur without the requirement to clear the entirety of the tranche 1b and 1c area.

On 28 March 2025, the MEDQ approved an extension to the currency period pursuant to s102 of the ED Act extending the currency period to 8 years from the original approval date; now lapsing on 17 September 2029.

2. Amendment Application

The Amendment Application is sought to approve a new Vegetation Management Plan (VMP) and Fauna Management Plan (FMP).

Vegetation Management Plan

The VMP has been amended to align the clearing extents with the EPBC approval and the earthworks design and infrastructure delivery for ROL5 (under assessment by EDQ, EDQ Ref: DEV-2026-FLA-5150). The amended clearing sought through this application will enable the alignment with the EPBC approval and the submitted ROL5 development.

A comparison of the current approved VMP and amended VMP is shown below:

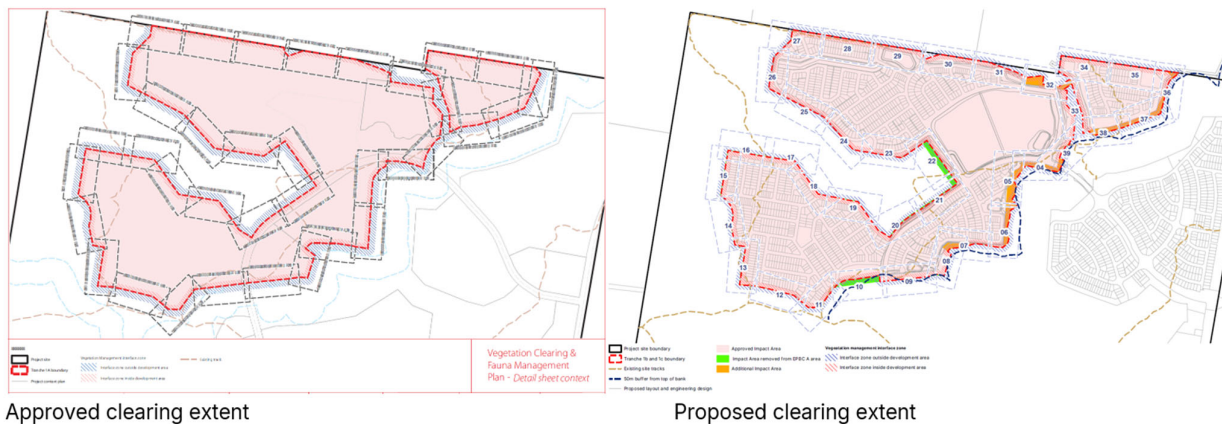


Figure 2: Approved and proposed clearing extent

Overall:

- there is 3.59ha of additional impact area, which is attributable to sewer, stormwater and earthworks requirements;



- there is 1.55ha that was approved to be cleared that is now proposed to be retained. This realignment is to conform with the extent of the 'Conservation Area A' defined in the EPBC approval (note, clearing within Conservation Area A is not approved through the EPBC approval); and
- the clearing will not impact any viable endangered remnant vegetation.

Consequently, there is only a net loss of 2.04ha of vegetation from the current approval.

It is noted that there is a small portion of the proposed clearing extent within the 50m buffer to the top of bank to Sandy Creek. This clearing is associated with the future extension of the Neighbourhood Connector road to the south across Sandy Creek into precincts 201/202, as supported by the endorsed Context Plan. Undertaking the clearing as part of this approval is logical as it enables the efficient sequencing of vegetation clearing, ensuring works can be undertaken in a single integrated stage without having to remobilise the contractors at a later date.

Noting the above, it is considered that the amended VMP:

- does not adversely impact the overall environmental outcomes of the site, i.e. the changes to the VMP still ensure the protection of the Sandy Creek Corridor for fauna movement; and
- reinforces the outcomes and conditions approved through the EPBC approval, which allows minor clearing in the areas identified as 'Additional Impact Areas'.

Fauna Management Plan

The FMP has been updated to reflect updates to legislation and is based on the endorsed FMP for ROL4. There is an increase to the nest boxes from 130 nest boxes to 140 nest boxes to offset the additional impacted habitat.

3. Amendments to Approval

The Amendment Application will result in the following changes to the approval package:

Approved plans and documents

Approved plans and documents	Number	Date
Vegetation Management Plan		
Undullah		
Tranche 1B and 1C	8045, VMP-B	24.08.2021
Tranche 1B and 1C, Kindira, Monarch Glen	11731, Version C	14/08/2026
Vegetation Management Plan		



Fauna Management Plan		
Undullah Property		
Tranche 1B and 1C	8045, Revision D	09.09.21
Fauna Management Plan	11731, Issue A	18.08.2026
Kindira		
Tranche 1 B and 1C		

Undullah – Master Planned
Community

Tranche 1B & 1C Clearing Phase	23165, Rev 00	20.05.2021
Erosion and Sediment Control Management Plan		

Endorsed Plans and Documents

Endorsed Context Plan (as amended in red 12 January 2018)	30729-GP07 Issue Z	9 November 2017 (endorsed 12 January 2018)
Endorsed Natural Environment Overarching Site Strategy	8045, Version 3	9.06.2017 (endorsed 20 June 2017)

PDA Development Conditions

No.	Condition	Timing
	Vegetation clearing may be carried out generally in accordance with the approved Vegetation Management Plan, Undullah, Tranche 1B & 1C document no. 8045 E-01 Balance VCFMP-B prepared by Sunders Havill Group and dated 24.08.2021 Tranche 1B and 1C, Kindira, Monarch Glen – Vegetation Management Plan, document no 11731, version C dated 14/08/2026 prepared by Saunders Havill, for the purposes of:	
1a.	a) Clearing vegetation that is necessary to carry out a traditional Aboriginal or Torres Strait Islander cultural activity, including clearing for that activity, other than a commercial activity.	a) At all times
	b) Clearing vegetation that is necessary to carry out a Cadastral Survey, Boundary Reinstatement Survey, Digital Terrain Model Survey, Control Install Survey, Bore and Core Hole Geotechnical Testing, Excavator Test Pit Geotechnical Testing, if the area cleared is –	b) At all times



- (i) for an area in which the survey is conducted - a maximum area of 5,000m²; and
- (ii) for an area necessary for reasonable access to the area in which the survey is conducted - a maximum of 10m wide.

Tree Protection Fencing

Install tree protection fencing along any tree that is to be retained.

2.

All tree protection fencing is to be generally in accordance with AS 4970-2009 Protection of trees on development sites and the approved ~~Vegetation Management Plan, Undullah, Tranche 1B & 1C, document no. 8045-E-01-Balance VCFMP-B, prepared by Saunders Havill Group and dated 24.08.2021~~ Tranche 1B and 1C, Kindira, Monarch Glen – Vegetation Management Plan, document no 11731, version C dated 14/08/2026 prepared by Saunders Havill.

Prior to the commencement of clearing and to be maintained until clearing has been completed

Vegetation Management

- a) Carry out vegetation clearing generally in accordance with the approved ~~Vegetation Management Plan, Undullah, Tranche 1B & 1C, document no. 8045-E-01-Balance VCFMP-B, prepared by Saunders Havill Group and dated 24.08.2021~~ Tranche 1B and 1C, Kindira, Monarch Glen – Vegetation Management Plan, document no 11731, version C dated 14/08/2026 prepared by Saunders Havill.
 - a) At all times
- 4. b) Where the cleared vegetation is to be removed or mulched, unless otherwise agreed by EDQ IS, cleared vegetation shall be processed through an on- or off-site wood-chipper and disposed of as firewood or landscape mulch generally in accordance with the approved ~~Vegetation Management Plan, Undullah, Tranche 1B & 1C, document no. 8045-E-01-Balance VCFMP-B, prepared by Saunders Havill Group and dated 24.08.2021~~ Tranche 1B and 1C, Kindira, Monarch Glen – Vegetation Management Plan, document no 11731, version C dated 14/08/2026 prepared by Saunders Havill.
 - b) As indicated

Vegetation Clearing Works – General

- 5. a) Clearing of vegetation is to be supervised by a qualified arborist (AQF Level 5) generally in accordance with the
 - a) In accordance with the



approved Vegetation Management Plan, Undullah, Tranche 1B & 1C document no. 045 E 01 Balance VCFMP B, prepared by Saunders Havill Group and dated 24.08.2021 Tranche 1B and 1C, Kindira, Monarch Glen – Vegetation Management Plan, document no 11731, version C dated 14/08/2026 prepared by Saunders Havill.	Vegetation Clearing and Fauna Management Plan
b) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	b) Within 3 months of completion of clearing
Nest Box Installation Install nest boxes generally in accordance with Appendix A of the approved Fauna Management Plan, Undullah Property, Tranche 1B and 1C, Report No. 8045, Rev D prepared by Saunders Havill Group, dated 09.09.2021 Fauna Management Plan, Kindira Tranche 1 B and 1C, Report No. 11731, Issue A, dated 18.08.26 prepared by Saunders Havill.	a) Within one (1) month of the commencement of clearing
a) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that the installation of nest boxes have been undertaken generally in accordance with part a) of this condition	b) Within one (1) month of the commencement of clearing

6.



4. Legislative Assessment

Section 99 of the ED Act states an *“amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.”*

In determining if the development would not result in being substantially different, and noting that the MEDQ has not specified what is deemed to be substantially different, Schedule 1 of the DA Rules is used in assessing the Amendment Application. An assessment against each element of this criteria is below:

Substantially different development:	Response
(a) <i>Involves a new use; or</i>	The Amendment Application does not result in a new use.
(b) <i>Results in the application applying to a new parcel of land; or</i>	The Amendment Application does not apply to a new parcel of land. It is recognised that since the original approval, the parent lot (Lot 3 on RP45236) has a new formal description, Lot 2 on SP351245, as a result of an approved management lot subdivision.
(c) <i>Dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The Amendment Application does not change the built form in terms of scale, bulk and appearance.
(d) <i>Changes the ability of the proposed development to operate as intended; or</i>	The Amendment Application does not change the ability of the proposed development to operate as intended. It ensures consistency with the current ROL5 reconfiguration of a lot application and EPBC requirements.
(e) <i>Removes a component that is integral to the operation of the development; or</i>	The Amendment Application does not remove a component that is integral to the operation of the development.
(f) <i>Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The Amendment Application does not significantly impact on traffic flow and the transport network.
(g) <i>Introduces new impacts or increases the severity of known impacts; or</i>	The Amendment Application modifies the location and extent of vegetation clearing based on the EPBC approval and the ROL5 earthworks and infrastructure delivery required to service the development. While additional impact areas are shown, these are partly offset by areas previously approved for clearing that will now be retained and the balance will be offset as per the EPBC approval.



Substantially different development:	Response
	The amended clearing does not affect any viable endangered remnant vegetation and maintains the function and overall environmental outcomes of the Sandy Creek conservation corridor. The updated FMP also increases the proposed nest-box provision from 130 to 140 boxes in response to the additional affected habitat. Accordingly, the amendment represents a refinement of the existing extent of vegetation clearing rather than introducing a different type or severity of impacts.
(h) <i>For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –</i> ▪ <i>Introduces new social impacts or increase the severity of known social impacts; or</i>	The Amendment Application is not prescribed to include a social impact assessment.
(i) <i>Removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	The Amendment Application does not remove an incentive or offset component that would have balanced a negative impact of the development.
(j) <i>Impacts on infrastructure provisions.</i>	The Amendment Application does not have an impact on infrastructure provisions, it facilitates the future delivery of infrastructure required to support ROL5 and the ultimate road network.

5. Natural Environment Overarching Site Strategy

The Natural Environment Overarching Site Strategy (NEOSS) was endorsed by the MEDQ on 20 June 2017 under conditions 4 and 25 of the Whole of Site Approval, DEV2012/248.

The Amendment Application for the additional clearing still maintains consistency with the NEOSS:

- Biodiversity values (areas of ecological significance, waterways, wetlands and vegetation management) are conserved and enhanced through the endorsement of the context plan. While the submitted VMP proposes a net impact of 2.04ha, this does not affect the intent of the context plan, nor does it impact the environmental features or outcomes of the area.
- An amended VMP and FMP are submitted with this Amendment Application. It is not proposed to amend the intent of the existing conditions, just update these conditions to reflect the new VMP and FMP.



- The additional clearing sought through the Amendment Application will not impact any viable endangered remnant vegetation.
- The Sandy Creek Core Conservation Area still maintains a minimum width of 200m with buffers of 50m to the high banks.

A limited area of clearing is proposed within the 50m buffer to the top of bank of Sandy Creek. This clearing is required to accommodate the planned future extension of the Neighbourhood Connector to the southern precincts which is supported through the endorsed context plan. Further, clearing for infrastructure crossings is a supportable outcome within the NEOSS.

6. Summary

In summary we are of the view that the proposed Amendment Application satisfies s99 of the ED Act and we therefore request EDQ to amend the approval as per the representation set out within this letter; and include reference to the attached proposed plans within the approval document.

Upon receipt of EDQ's assessment fee, we will coordinate payment at the earliest opportunity.

Should you wish to discuss the above matters further, please do not hesitate to contact me on (07) 3251 9484 or email at brandonbouda@saundershavill.com or Amber Folker on (07) 3251 9432 or email at amberfolker@saundershavill.com.

Yours sincerely

Saunders Havill



Brandon Bouda

Principal – Town Planning

