

21 August 2026

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

Via Email: pdadevelopmentassessment@edq.qld.gov.au

Dear Sir / Madam,

RE: APPLICATION TO CHANGE A PDA DEVELOPMENT APPLICATION PURSUANT TO SECTION 99 OF THE ECONOMIC DEVELOPMENT ACT 2012 FOR DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (114 TOWNHOUSES) UPON LAND AT 1 CLARKE STREET, SOUTHPORT (EDQ REF: DEV-2026-GCP-4381)

We write on behalf of *Azure Project 47 Pty Ltd* to make an Amendment Application pursuant to section 99 of the *Economic Development Act 2012*, seeking a change to the PDA Development Approval for a Development permit for a Material change of use for a Multiple dwelling (114 townhouses) upon land at 1 Clarke Street, Southport, described as Lot 7 on SP275512.

To facilitate Council's assessment of the proposal, please find enclosed the following:

- PDA Development Application Form;
- Signed Landowner's Consent;
- Attachment 1 - Amended Architectural Plans, prepared by *PlusArchitecture*;
- Attachment 1.1 – Amended Archictural Plans, *prepared by PlusArchitecture*;
- Attachment 2 - Amended Landscape Concept Plan, prepared by *LAUDink*;
- Attachment 2.1 – Clouded Amended Landscape Concept Plan, prepared by *LAUDink*; and
- Attachment 3 – Traffic Statement, prepared by *QTraffic*.

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



Vu Nguyen

Enc Amendment Application

AMENDMENT APPLICATION

1. Site Details

Site Address	1 Clarke Street, Southport
Real property description	Lot 7 on SP275512
Area of site	17,330m ²
Applicable Act	Economic Development Act 2012
Development Scheme	Parklands PDA Development Scheme



Figure 1: Aerial view of Subject Site (July 2025)

2. Application History

To assist EDQ with this request, the relevant development approval history over the site is detailed below as follows:

- DEV-2026-GCP-4381**
 On 25 March 2026, Economic Development Queensland (EDQ) granted approval for a PDA Development permit for a Material change of use for a Multiple dwelling (114 townhouses) upon the subject site. An extract of the approved site plan is provided below for reference:

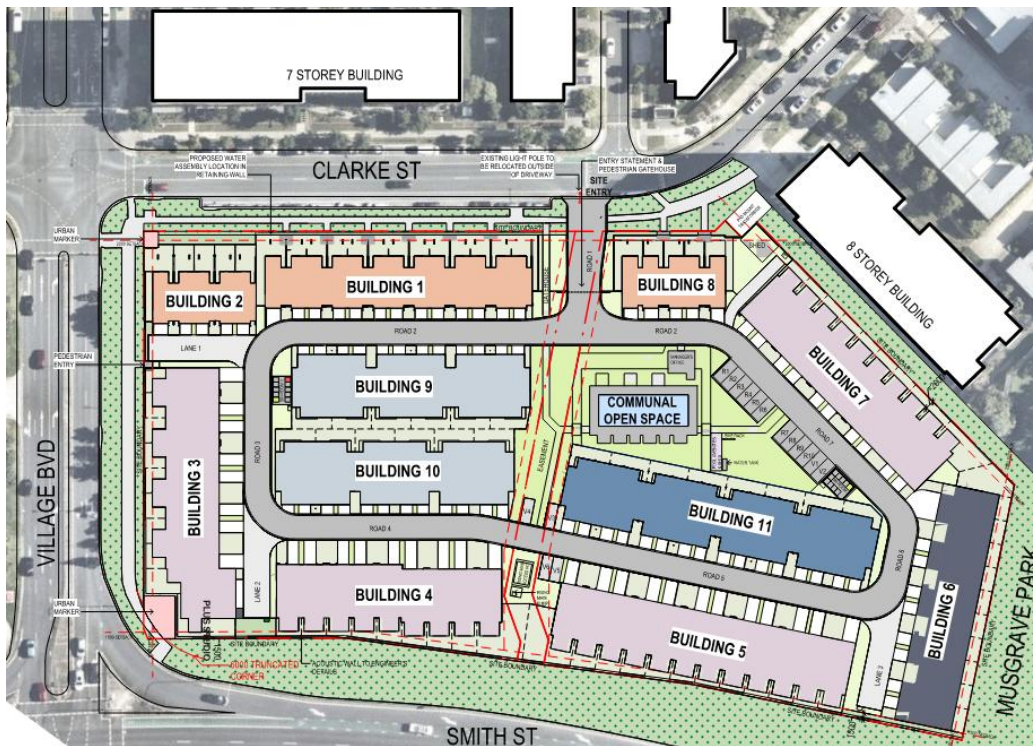


Figure 2: Approved Masterplan

This amendment application seeks to propose a series of minor changes to the approved development in response to ongoing detailed design review and progression towards on-site works.

3. Proposed Changes

As outlined above, this Amendment Application seeks approval for a series of minor refinements to the approved development that have arisen through detailed design development and progression towards construction.

While the list of amendments is relatively extensive, it is important to note that many of the changes are administrative in nature or would generally be considered consistent with the approved plans. However, in the interests of completeness and transparency, all changes have been documented and assessed as part of this application.

3.1 Key Changes

The principal amendments that are not considered to be generally in accordance with the approved development include:

- Relocation of the Building 1 and Building 8 letterboxes to a communal letterbox facility at the site entrance;
- Revisions to the communal open space layout;
- Inclusion of the manager's office as a separately titled lot (Lot 115) and relocation adjacent to Building 8;
- Removal of selected side windows to Buildings 1, 2 and 8 following detailed design review;
- Refinement of the pedestrian entrance from Village Boulevard;
- Revision to the landscape treatment of the feature urban marker at the corner of Smith Street and Village Boulevard;
- Remove of pedestrian pathways on outside of internal roadways; and
- Updated staging plan.

Further commentary on each of these amendments is provided below. A detailed summary of the remaining administrative and minor design refinements is contained in the subsequent sections of this report.

3.1.1 Building 1 and Building 8 Letterboxes

The proposal seeks to relocate the letterboxes serving Buildings 1 and 8 to the communal mail room located adjacent to the site's primary entrance.



Figure 3: Building 8 Frontage Entry, Before - Left, After - Right

This amendment has been driven by detailed design and operational considerations. The previously approved arrangement, comprising a combination of individual street-facing letterboxes and a communal mail facility, has been identified as infeasible from both a construction and postal servicing perspective. Consolidating all letterboxes within a single communal mail room provides an appropriate outcome for Australia Post operations while maintaining convenient access for pedestrians and street activation.

3.1.2 Communal Open Space

Following ongoing design refinement, the communal open space has been updated to improve functionality, usability and resident amenity.



Figure 4: Communal Open Space, Before - Left, After - Right

The amendments include relocation of the amenities building, revised seating cabanas and shade structures, together with minor adjustments to pedestrian access arrangements. Collectively, these changes provide a more cohesive and functional communal recreation area while maintaining the high-quality recreational facilities approved for the development. The revised layout is considered to enhance the resident experience without reducing the overall level of communal amenity.

3.1.3 Manager's Office

As previously discussed with Council officers, this application seeks to explicitly reflect the manager's office as a separately titled lot, resulting in a total of 115 lots together with the communal Lot 0 upon registration of the future Building Format Plan.

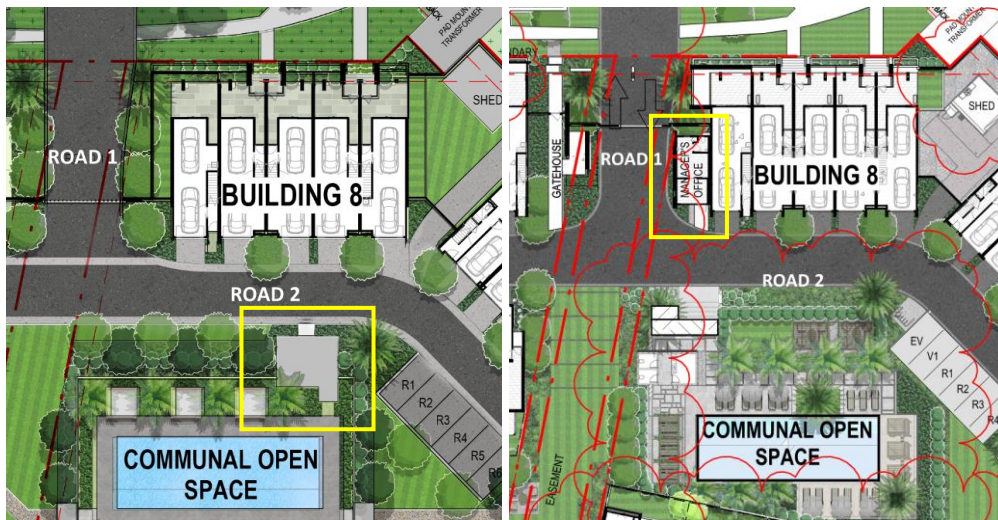


Figure 5: Proposed Managers Office Location, Before - Left, After - Right

As part of the redesign of the communal open space, the manager's office has also been relocated to adjoin Building 8 rather than being positioned within the communal open space. This amendment has no material planning implications and is considered to have negligible impacts on the operation, appearance or functionality of the development.

3.1.4 Removal of Windows to Buildings 2 and 8

As part of the detailed architectural design process, selected side windows to Buildings 1, 2 and 8 have been removed on the elevation drawings as these were incorrectly included on the approved drawings and are unable to be constructed in practice.



Figure 6: Building 2 LH End Condition, Before - Left, After - Right

Notwithstanding, these windows, while incorrectly shown, would have only been associated with stairwells and circulation spaces, including access halls, where they provided only limited functional benefit.

3.1.5 Revised Village Boulevard Pedestrian Entrance

The pedestrian entrance from Village Boulevard has been refined by setting back the entrance gate and fencing to allow for additional landscaping between the property boundary and the entry, consistent with previous in-principle agreement with EDQ officers.



Figure 7: Village Boulevard Pedestrian Entrance, Before - Left, After - Right

This amendment enhances the arrival experience, improves pedestrian wayfinding and creates a more attractive streetscape presentation along Village Boulevard. The revised design is considered to provide a superior urban design outcome compared with the approved arrangement.

3.1.6 Revised Landscape Treatment of Urban Marker

The landscape treatment at the corner of Smith Street and Village Boulevard has been revised to better showcase the approved feature brick walls forming the site's primary urban marker, consistent with previous in-principle agreement with EDQ officers.

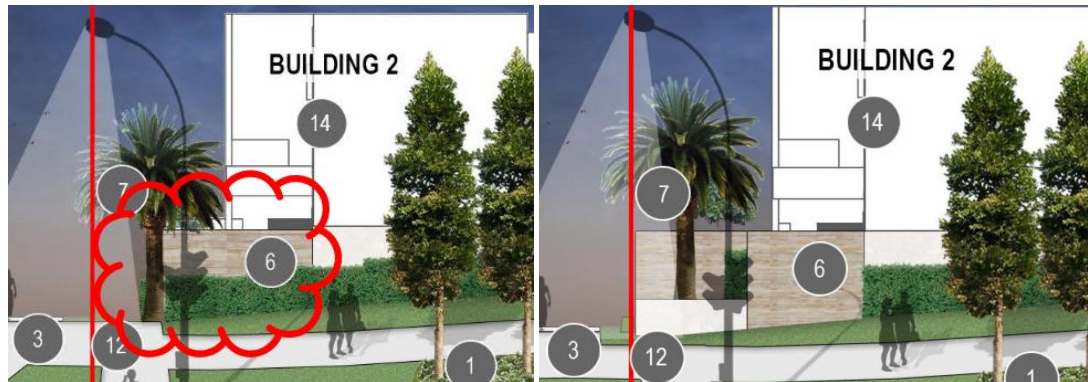


Figure 8: Village Boulevard/Clarke Street Urban Marker, Before (subject to condition changes) – Left, After – Right

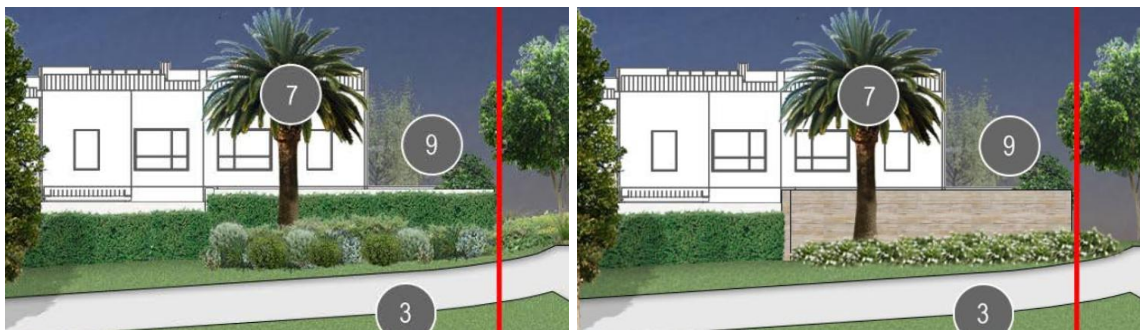


Figure 9: Village Boulevard/Smith Street Urban Marker, Before - Left, After - Right

The previously approved hedge planting has been removed, allowing the architectural brick elements to become the defining feature at this prominent corner, complemented by the feature palm planting. The revised treatment provides a stronger sense of arrival and identity for the development and represents an improved streetscape outcome.

3.1.7 Staging Plan

Following further construction planning and programming, the staging plan has been revised to facilitate a more efficient delivery of the development.

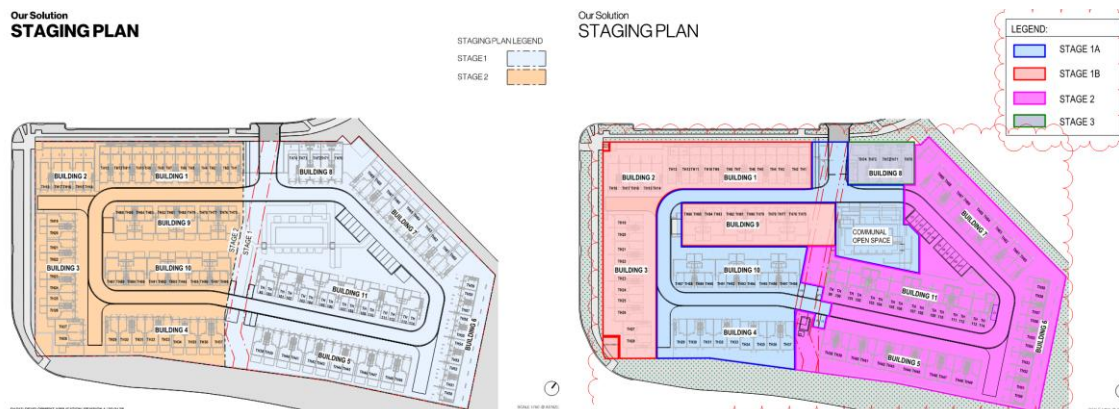


Figure 10: Approved vs Proposed Staging Plan

As illustrated above, the approved two-stage construction sequence has been refined into four stages. Importantly, the proposed Stage 1A and Stage 2 continue to operate independently in the same manner as contemplated by the approved staging arrangement, ensuring each stage remains fully functional. The introduction of intermediate Stages 1B and 3 provides greater flexibility in construction sequencing, enabling more efficient project delivery without altering the ultimate development outcome or creating additional planning impacts. Further to the above, the revised staging arrangement has been configured with supporting assessment from *QTraffic*. Please refer to **Attachment 3 – Traffic Statement**, prepared by *QTraffic* for further information.

3.2 Removal of Internal Driveway Perimeter Concrete ‘Paths’

As part of ongoing design review, the perimeter concrete ‘path’ of the internal driveway has been removed. The removal of this feature has been necessitated to improve construction efficiencies. Notwithstanding the removal of the concrete perimeter ‘path’ the width of the internal accessway’s remains the same and will continue to act as a shared zone for pedestrians and vehicles.



Figure 11: Site Plan Extract Showing Internal Roadway Change

3.3 Minor Site-Wide Design Development Progressions

In addition to the above changes, as mentioned there is a number of inconsequential changes to the approved buildings that have been identified as part of further detailed design. While the below changes would predominantly be considered generally in accordance with the existing approval, they have been listed and illustrated below for completeness.

3.3.1 Building 1 – ‘Portavilla’

A summary of the proposed changes to building 1 is as follows:

- Added a water meter box within the landscape area adjacent to Building 1 TH13.
- Revised balcony façade wall design and introduced a blade wall.
- Changed the master bedroom door from a sliding door to a hinged swing door.
- Added feature recess joints to building façades to assist in reducing perceived bulk.
- Introduced a render blade to the left-hand end condition, continuing the blade language from the internal elevation (on the internal side of the axon cladding).
- Revised façade materials, including swapping sections to FC board and batten cladding to improve verticality and assist in breaking up the façade.
- Revised first-floor glazing types and dimensions.
- Relocated townhouse numbering.
- Realigned glazing to improve overall façade aesthetics.
- Enhanced the Clarke Street entry gate design.
- Revised façade junction wall design.

Building 1 – 'Portavilla' Ground Floor

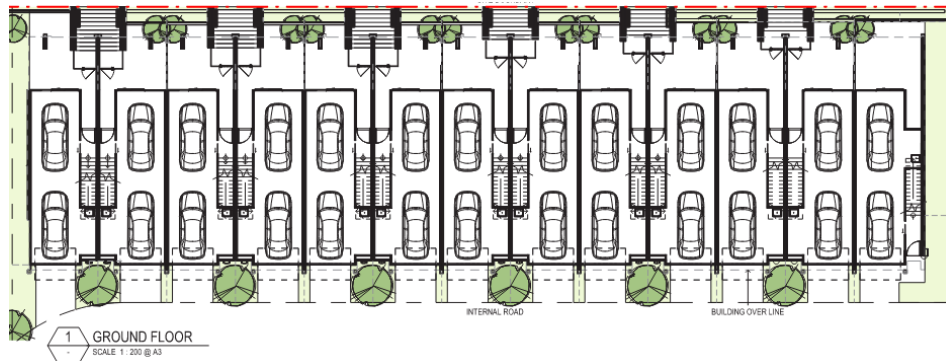


Figure 12: Approved Ground Floor

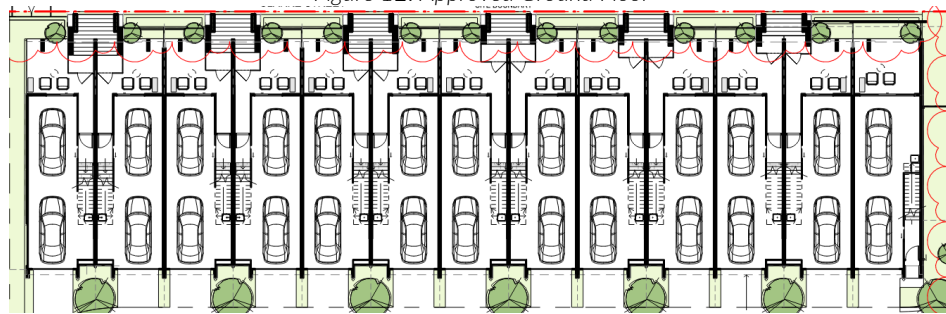


Figure 13: Proposed Ground Floor

Building 1 – 'Portavilla' First Floor

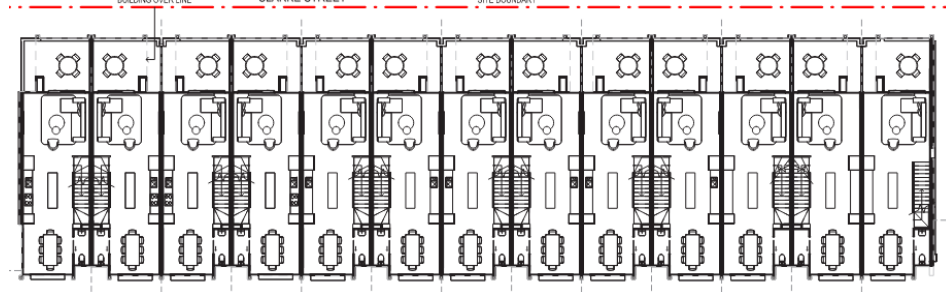


Figure 14: Approved First Floor

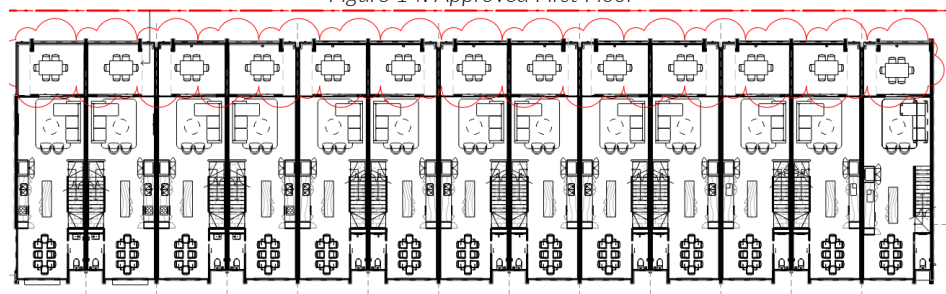


Figure 15: Proposed First Floor

Building 1 – 'Portavilla' - Second Floor

N/A – No change

Building 1 – 'Portavilla' Front Elevation



Figure 16: Approved Front Elevation

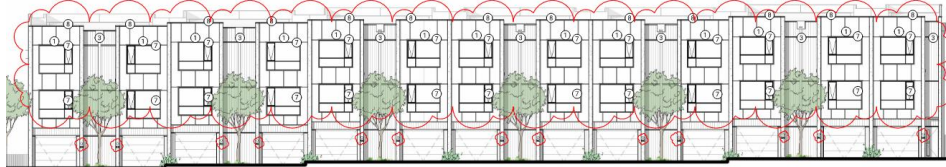


Figure 17: Proposed Front Elevation

Building 1 – 'Portavilla' LH End Condition



Figure 18: Approved - Left, Proposed - Right

Building 1 – 'Portavilla' Rear Elevation



Figure 19: Approved



Figure 20: Proposed

Building 1 – 'Portavilla' RH End Condition

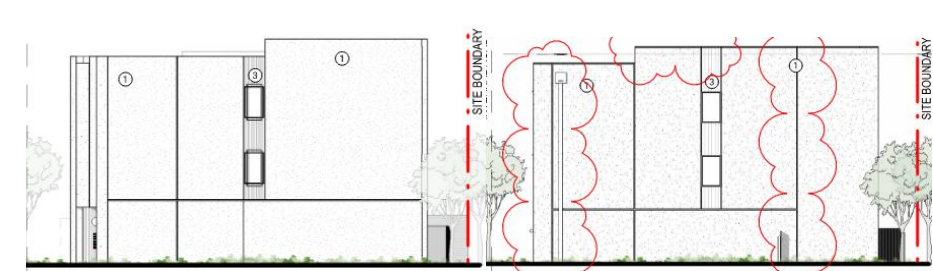
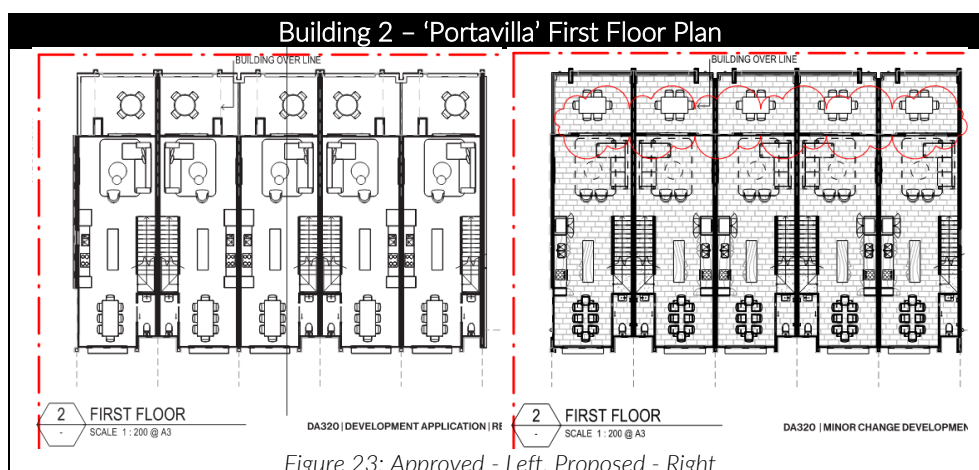
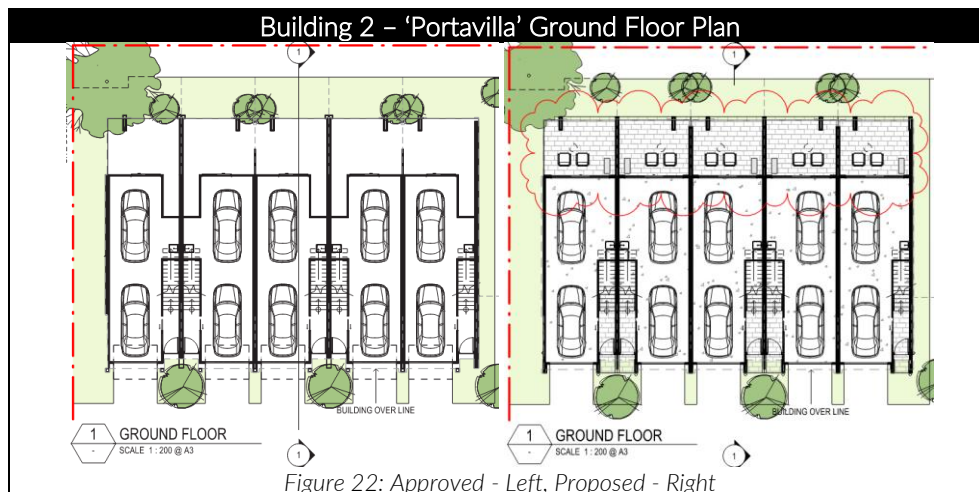


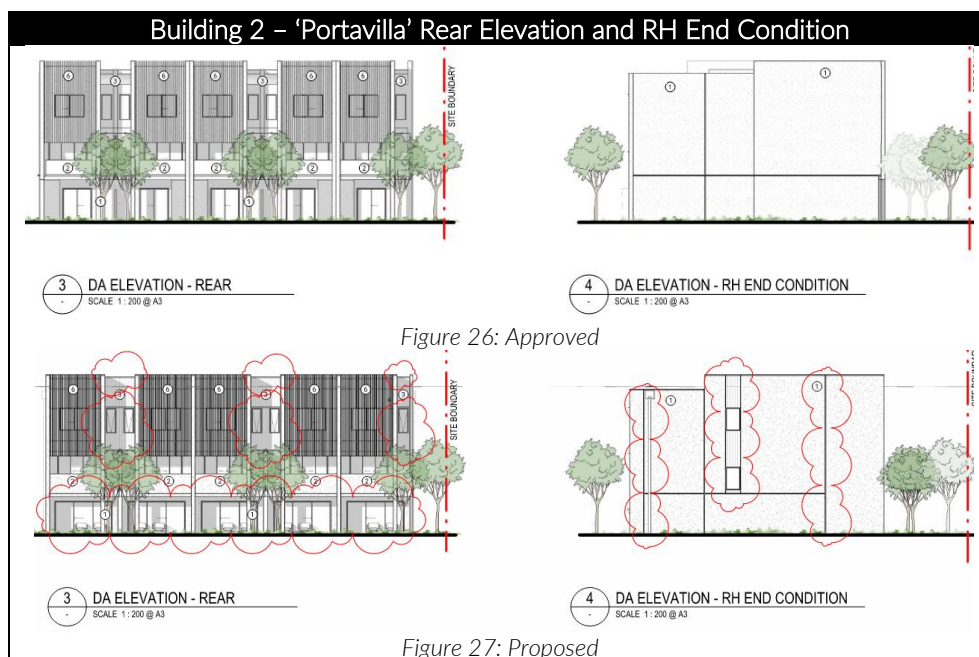
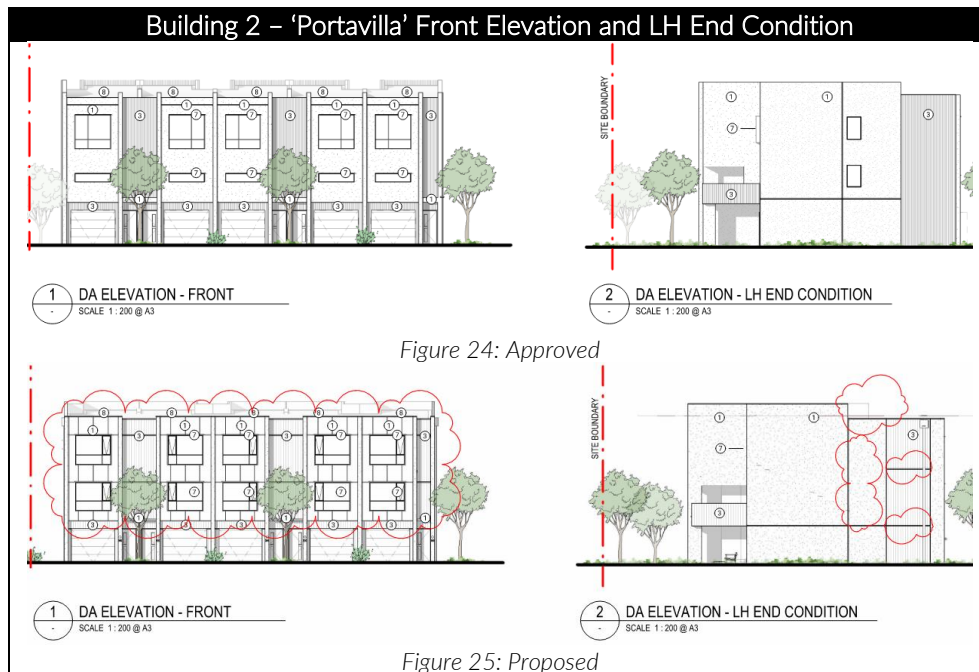
Figure 21: Approved - Left, Proposed - Right

3.4 Building 2 – 'Portavilla'

A summary of the proposed changes to building 2 is as follows:

- Revised the A2 floor plan by removing the recess and increasing garage size.
- Replaced the two-panel sliding door with a three-panel sliding door.
- Revised balcony façade wall design.
- Changed the master bedroom door from a sliding door to a hinged swing door.
- Changed internal façade treatment to board and batten cladding to improve vertical design aesthetics and assist in breaking up the façade.
- Revised first-floor glazing types and dimensions.
- Relocated townhouse numbering.
- Added feature recess joints to building façades to assist in reducing perceived bulk.
- Removed windows from the Village Boulevard side façade where they did not align with the internal floor plans.
- Introduced a render blade to the left-hand end condition, continuing the blade language from the internal elevation (on the internal side of the axon cladding).
- Added windows to the right-hand end condition to align with updated floor plans.
- Reduced variation in rear parapet heights.



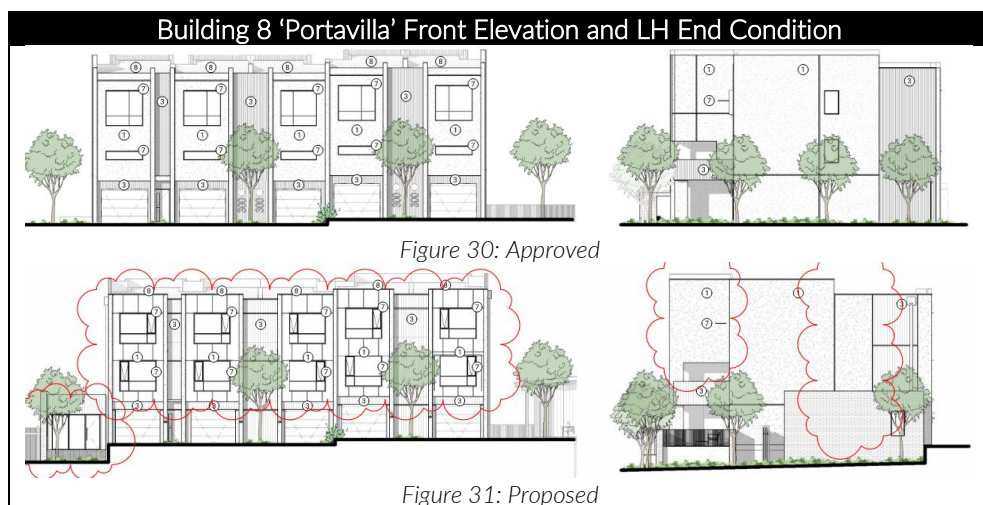
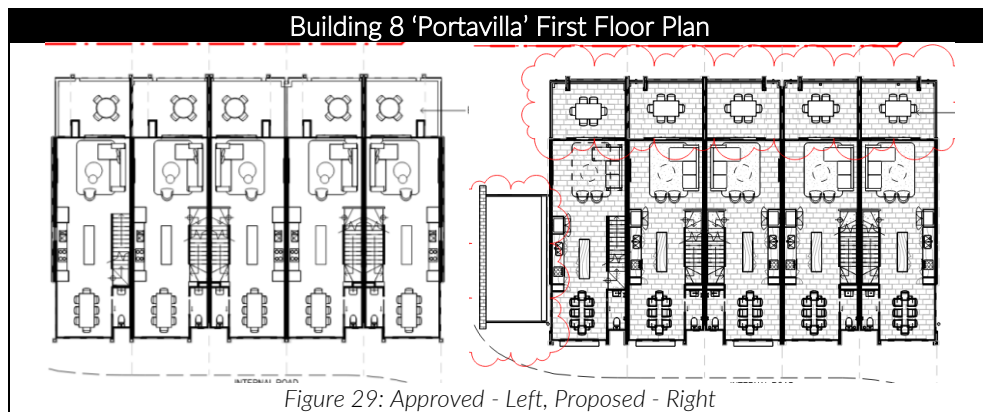
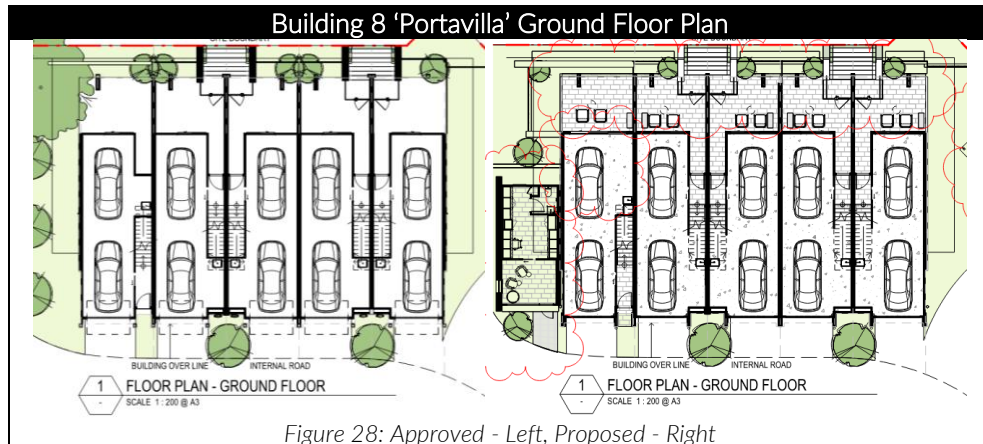


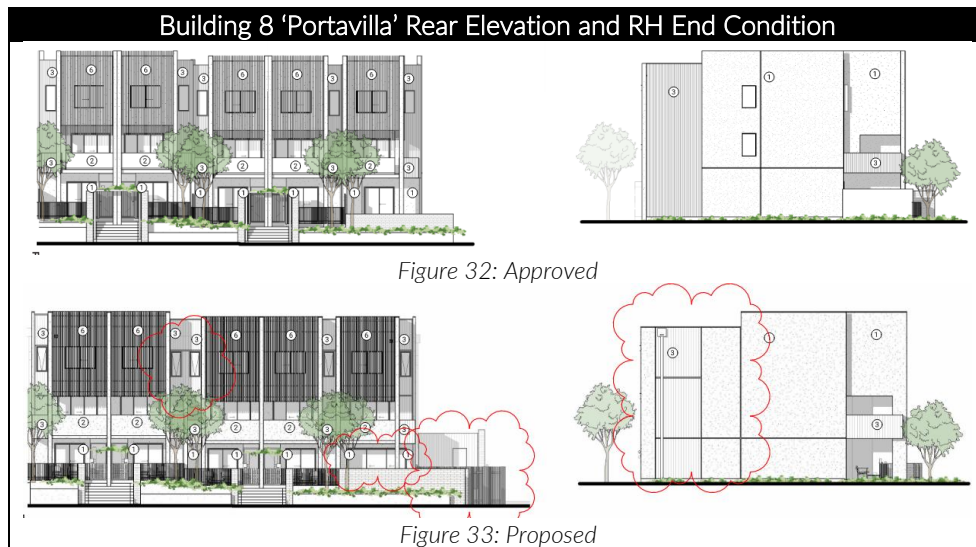
3.5 Building 8 ‘Portavilla’

A summary of the proposed changes to building 8 is as follows:

- Revised the A2 floor plan by removing the notch and increasing garage size.
- Replaced the two-panel sliding door with a three-panel sliding door.
- Revised balcony façade wall design.
- Changed the master bedroom door from a sliding door to a hinged swing door.
- Changed internal façade treatment to board and batten cladding to improve vertical design aesthetics and assist in breaking up the façade.
- Revised first-floor glazing types and dimensions.
- Relocated townhouse numbering.
- Added feature recess joints to building façades to assist in reducing perceived bulk.
- Removed windows from the Village Boulevard side façade where they did not align with the internal floor plans.

- Introduced a render blade to the left-hand end condition, continuing the blade language from the internal elevation (on the internal side of the axon cladding).
- Realigned glazing to improve overall façade aesthetics.





3.6 Building 3 'Mason'

A summary of the proposed changes to building 3 is as follows:

- Revised toilet layout to comply with Livable Housing Design Standards.
- Changed storage door to a hinged swing door.
- Removed slimlite glazing profile from front entry door (side light window retained).
- Reduced townhouse numbering size to improve human-scale presentation.
- Amended parapet alignment to achieve greater consistency.
- Revised window types and relocated awning panels to improve functionality and consistency.
- Added additional steps to side parapets on both sides of the building.
- Added building rebate joint details to end conditions.
- Reduced rear elevation window sizes to achieve consistent internal sill heights.
- Introduced a new ground-floor window.
- Added additional FC cladding to the Village side of TH28 to reduce façade bulk.

Building 3 'Mason' Ground Floor Plan
N/A – No Changes Proposed

Building 3 'Mason' First Floor Plan

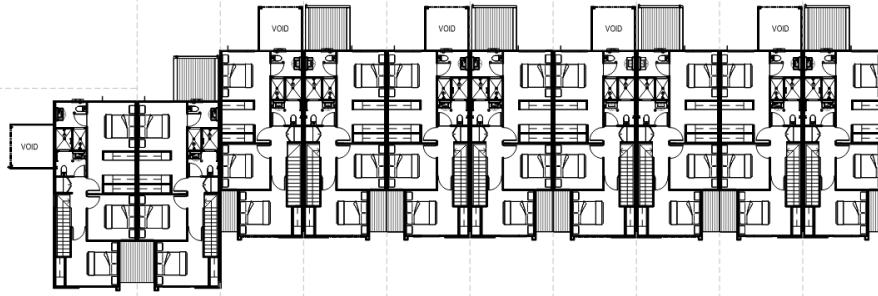


Figure 34: Approved

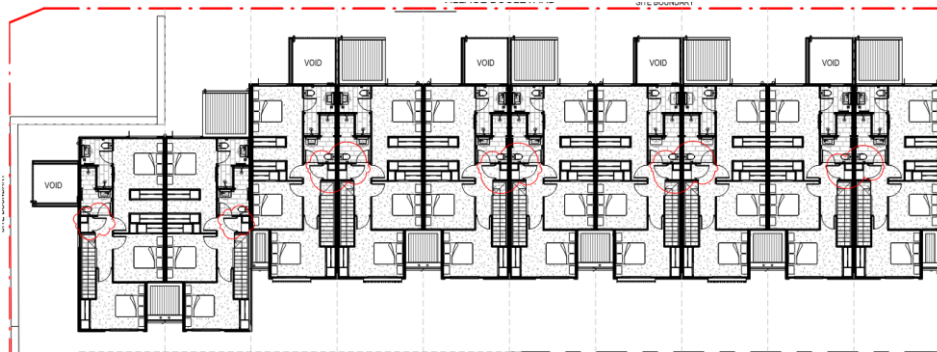


Figure 35: Proposed

Building 3 'Mason' Front Elevation



Figure 36: Approved



Figure 37: Proposed

Building 3 'Mason' LH End Condition

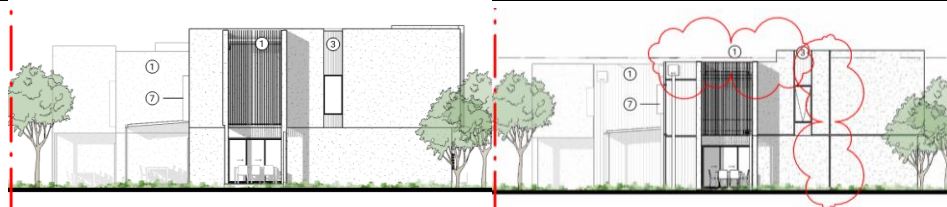


Figure 38: Approved – Left, Proposed – Right

Building 3 'Mason' Rear Elevation



Figure 39: Approved



Figure 40: Proposed

Building 3 'Mason' RH End Condition

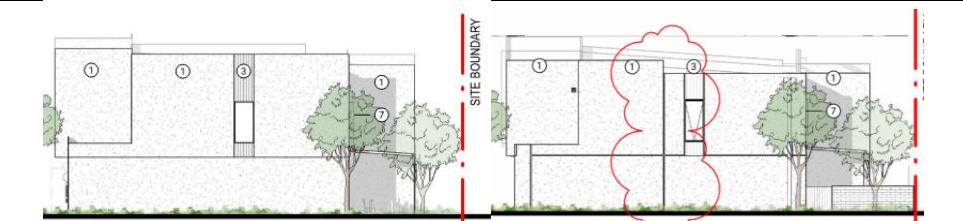


Figure 41: Approved - Left, Proposed - Right

3.7 Buildings 4, 5, and 7 'Mason'

A summary of the proposed changes to building 4, 5 and 7 is as follows:

- Revised toilet layouts to comply with Liveable Housing Design Standards.
- Changed storage doors to hinged swing doors.
- Removed slimlite glazing profile from front entry doors (side light windows retained).
- Reduced townhouse numbering size to improve human-scale presentation.
- Amended parapet alignment to achieve greater consistency.
- Revised window types and relocated awning panels to improve functionality and consistency.
- Added additional steps to side parapets on both sides of buildings.
- Added building rebate joint details to end conditions.
- Revised window types.

Building 4 'Mason' Ground Floor

N/A – No changes proposed.

Building 4 'Mason' First Floor

*Building 4 First Floor Plan was left out in error in original plans.

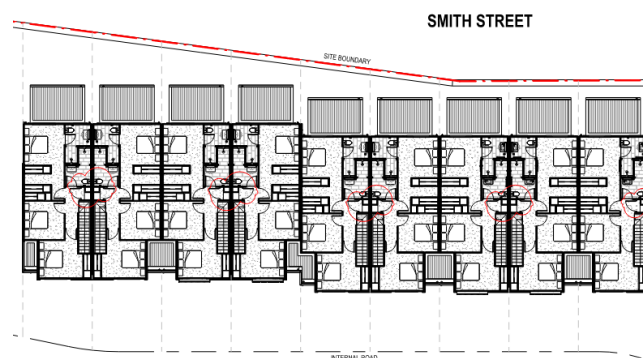


Figure 42: Proposed

Building 4 'Mason' Front Elevation



Figure 43: Approved

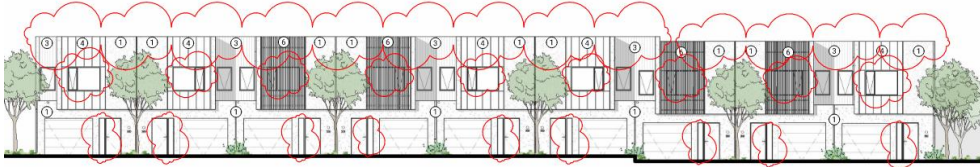


Figure 44: Proposed

Building 4 'Mason' LH End Condition

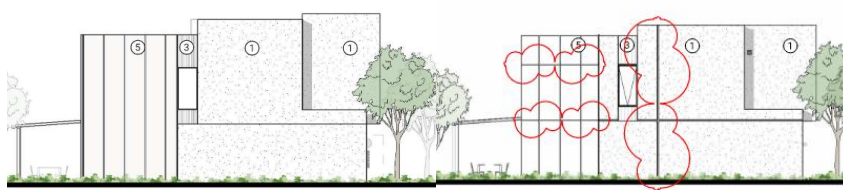


Figure 45: Approved - Left, Proposed - Right

Building 4 'Mason' Rear Elevation



Figure 46: Proposed



Figure 47: Proposed

Building 4 'Mason' RH End Condition

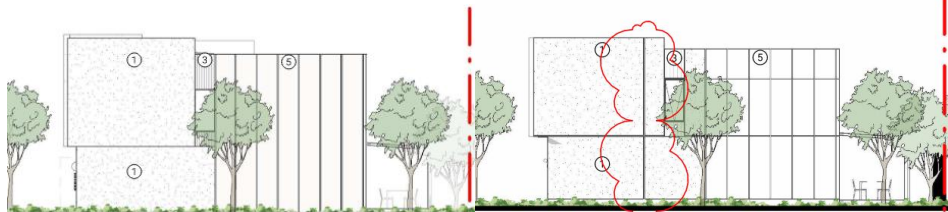


Figure 48: Approved - Left, Proposed - Right

Building 5 'Mason' Ground Floor Plan

N/a - No changes proposed.

Building 5 'Mason' First Floor Plan

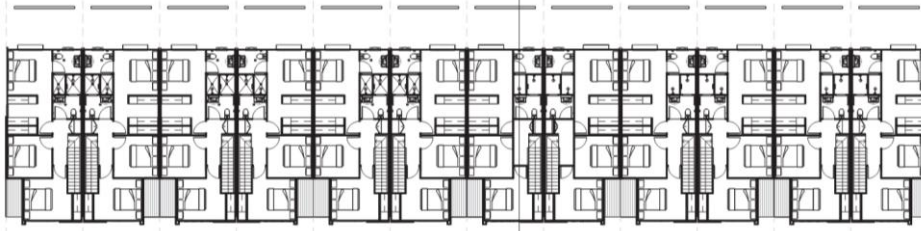


Figure 49: Approved

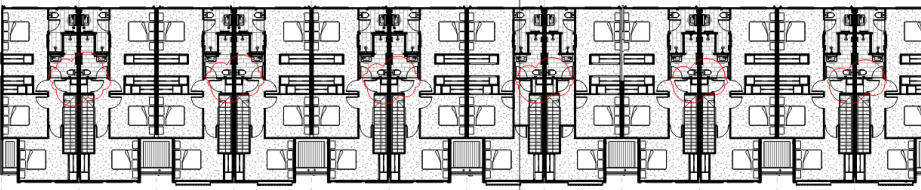


Figure 50: Proposed

Building 5 'Mason' Front Elevation



Figure 51: Approved



Figure 52: Proposed

Building 5 'Mason' LH End Condition

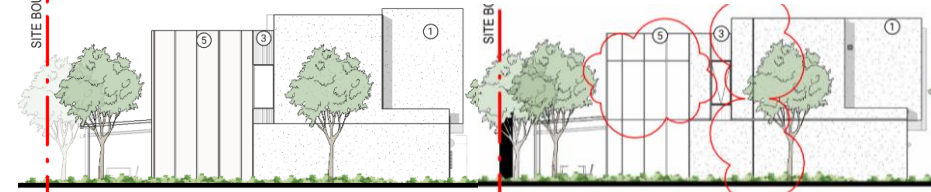


Figure 53: Approved - Left, Proposed - Right

Building 5 'Mason' Rear Elevation



Figure 54: Approved



Figure 55: Proposed

Building 5 'Mason' RH End Condition



Figure 56: Approved - Left, Proposed - Right

Building 7 'Mason' Ground Floor Plan

N/a – No change proposed.

Building 7 'Mason' First Floor Plan

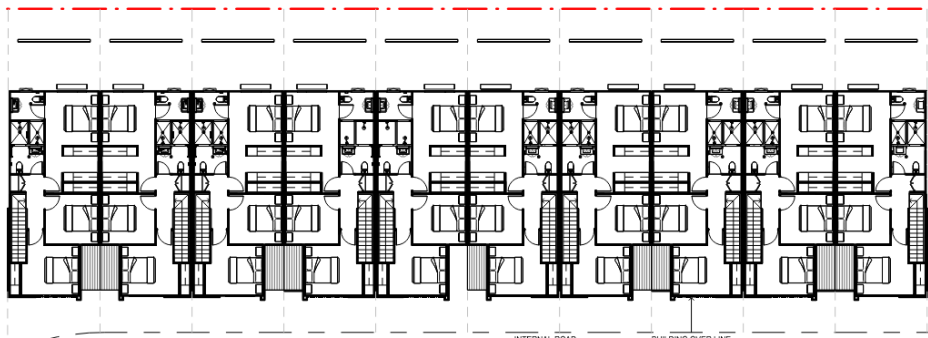


Figure 57: Approved

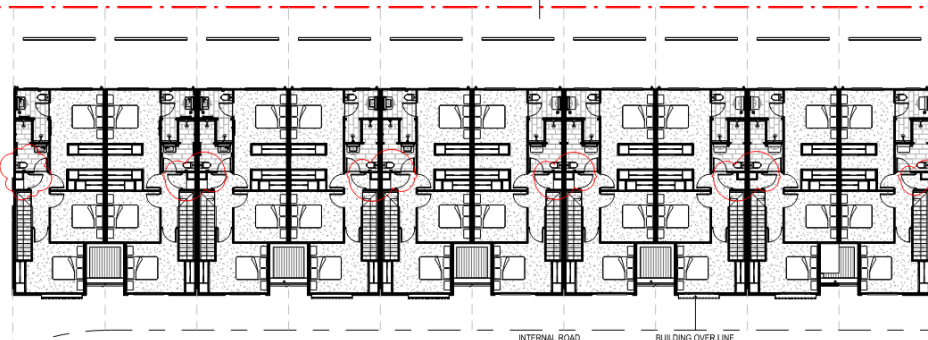


Figure 58: Proposed

Building 7 'Mason' Front Elevation



Figure 59: Approved



Figure 60: Proposed

Building 7 'Mason' LH End Condition

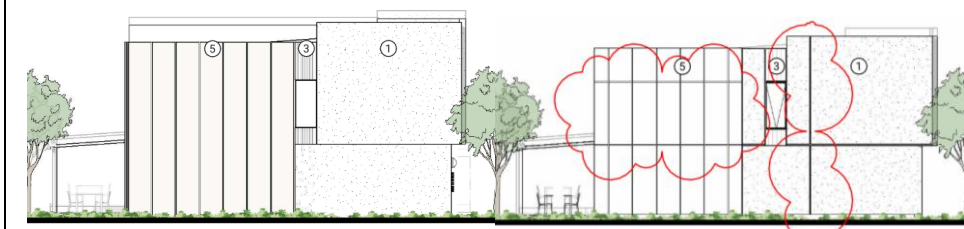


Figure 61: Approved - Left, Proposed - Right

Building 7 'Mason' Rear Elevation



Figure 62: Approved



Figure 63: Proposed

Building 7 'Mason' RH End Condition

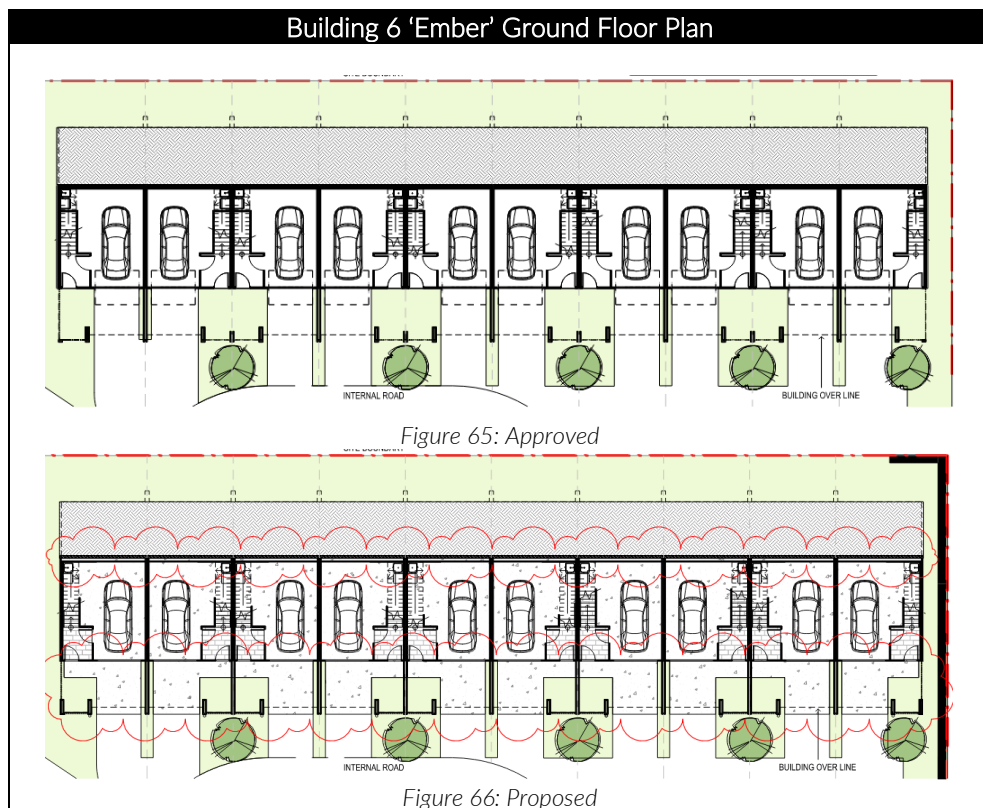


Figure 64: Approved - Left, Proposed - Right

3.8 Building 6 'Ember'

A summary of the proposed changes to building 6 is as follows:

- Updated landscape design.
- Relocated retaining walls by 150mm to accommodate lightweight wall construction.
- Introduced window hoods.
- Revised second-floor layout to provide additional storage and study area.
- Changed cladding around garage doors, level 1 balcony sliding doors and behind batten screens from render to FC cladding to reduce perceived bulk.
- Added townhouse numbering.
- Revised location of building steps within side elevation parapets on both sides.
- Added rebate joint details to end conditions.
- Revised window types and sliding door dimensions.



Building 6 'Ember' First Floor Plan

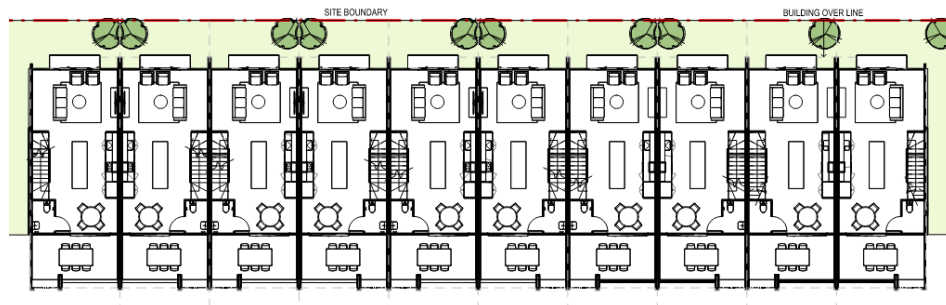


Figure 67: Approved

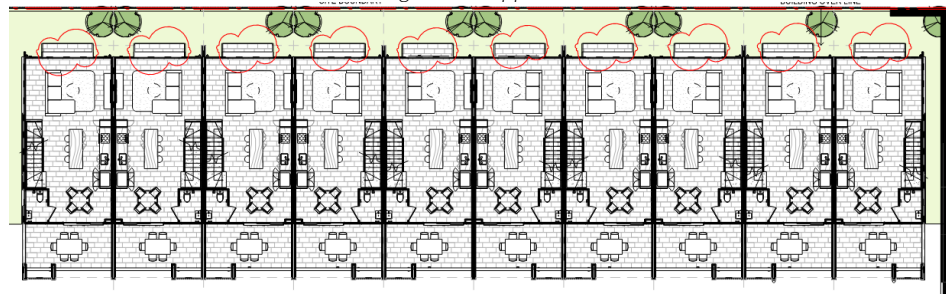


Figure 68: Proposed

Building 6 'Ember' Second Floor Plan

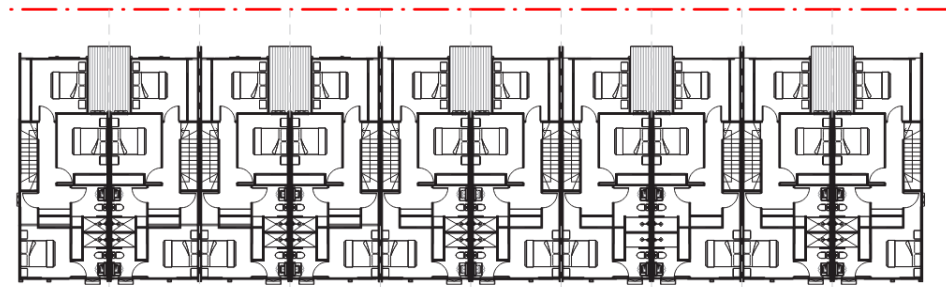


Figure 69: Approved

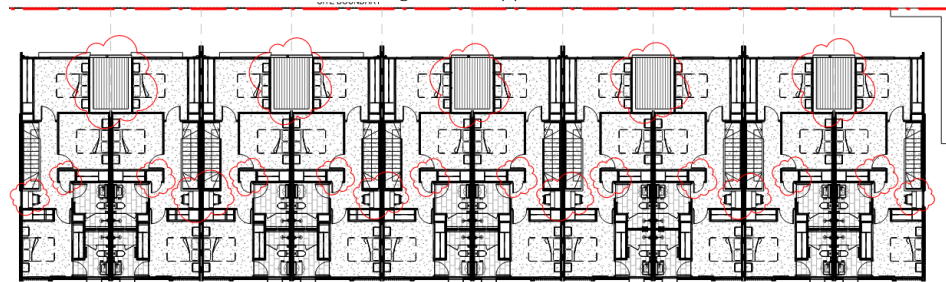


Figure 70: Proposed

Building 6 'Ember' Front Elevation



Figure 71: Approved



Figure 72: Proposed

Building 6 'Ember' LH End Condition



Figure 73: Approved - Left, Proposed - Right

Building 6 'Ember' Rear Elevation

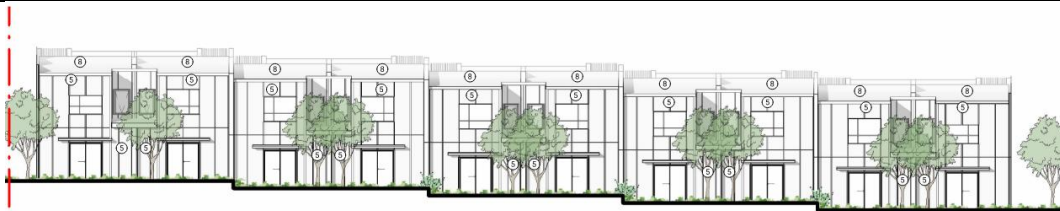
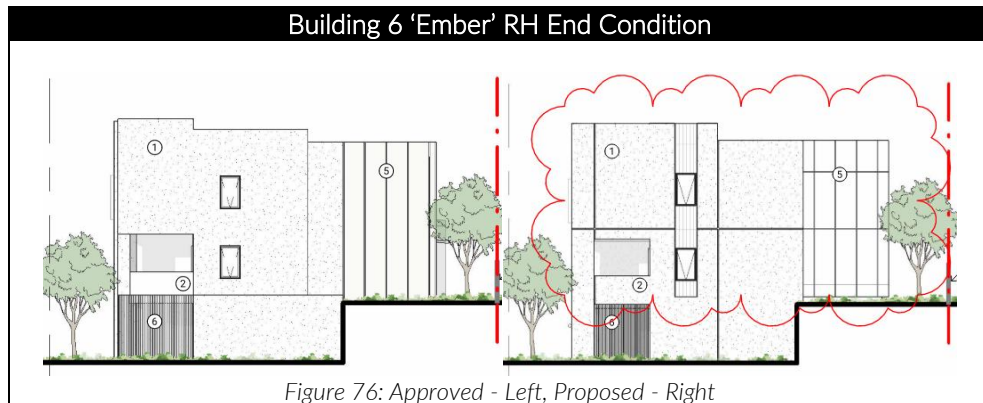


Figure 74: Approved



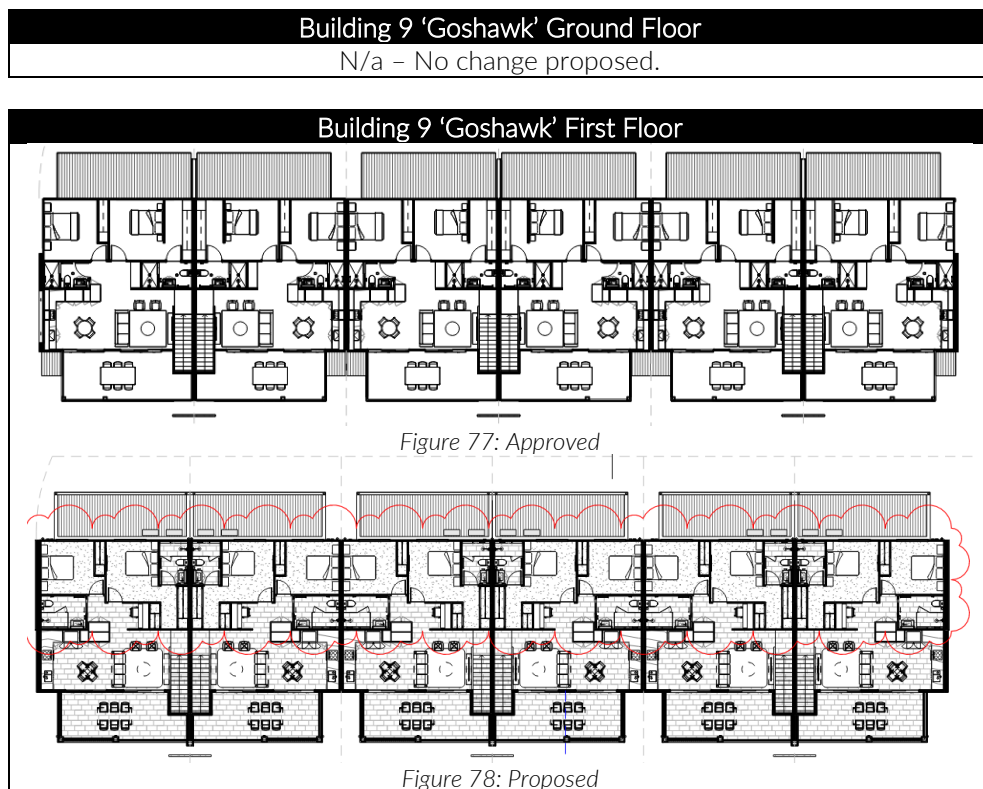
Figure 75: Approved



3.9 Building 9 and 10 'Goshawk'

A summary of the proposed changes to building 9 and 10 is as follows:

- Revised first-floor layout.
- Added rendered frame around aluminium screens.
- Added townhouse numbering.
- Revised proportion of cladding to end conditions.
- Added roof pitch to FC cladding areas on both sides of buildings.
- Deleted kitchen windows on both sides of buildings.
- Revised enclosed balconies on building ends.
- Added additional rebate joint details to end conditions and increased/revised cladding proportions on both sides of buildings.
- Revised window types.
- Added eave overhangs to FC cladding areas.
- Applied rendered finish to lower blockwork areas.



Building 9 'Goshawk' Front Elevation



Figure 79: Approved



Figure 80: Proposed

Building 9 'Goshawk' LH End Condition



Figure 81: Approved - Left, Proposed - Right

Building 9 'Goshawk' Rear Elevation

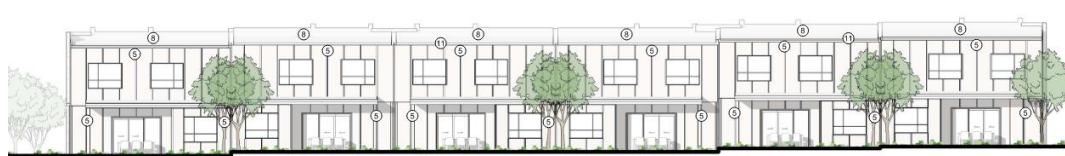


Figure 82: Approved

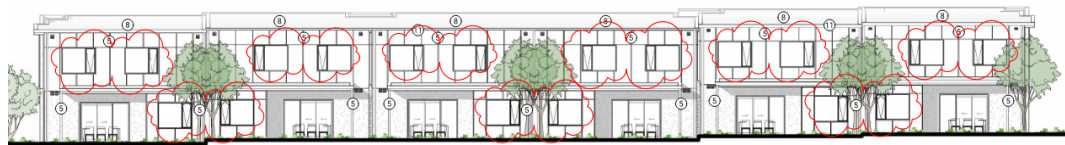


Figure 83: Proposed

Building 9 'Goshawk' RH End Condition



Figure 84: Approved - Left, Proposed - Right

Building 10 'Goshawk' Ground Floor

N/a – No change proposed.

Building 10 'Goshawk' First Floor



Building 10 'Goshawk' Front Elevation



Building 10 'Goshawk' LH End Condition



Building 10 'Goshawk' Rear Elevation



Figure 90: Approved

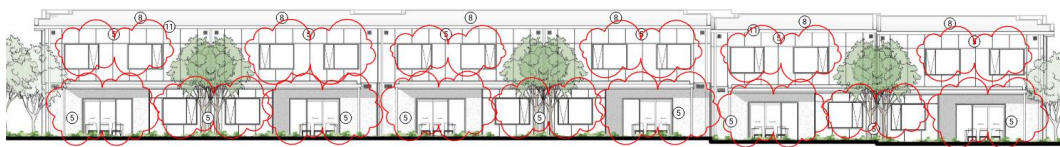


Figure 91: Proposed

Building 10 'Goshawk' RH End Condition

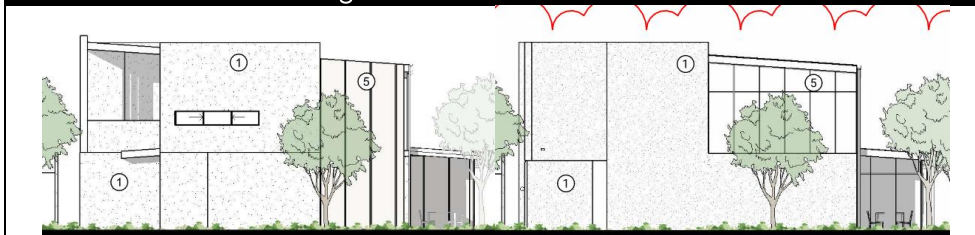


Figure 92: Approved - Left, Proposed - Right

3.10 Building 11 'Goshawk'

A summary of the proposed changes to building 11 is as follows:

- Revised building layout, resulting in minor façade changes and improved privacy outcomes adjacent to communal open space areas.
- Amended parapet alignment to achieve greater consistency.
- Revised window types.
- Introduced shadow line detailing.
- Added townhouse numbering.
- Revised end elevations on both sides to align with updated floor plans.
- Added additional feature recess joints to building façades to assist in reducing perceived bulk.
- Revised rear elevation to align with updated floor plans.

Building 11 'Goshawk' Ground Floor

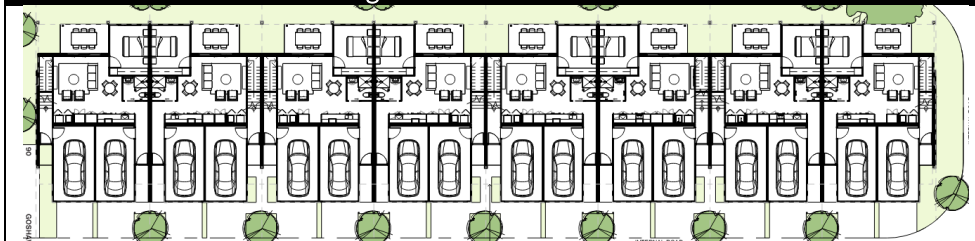


Figure 93: Approved

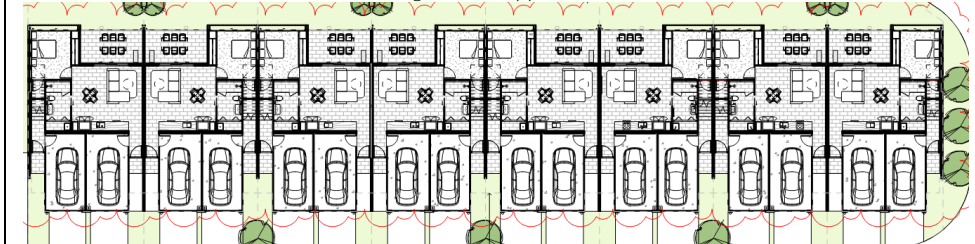


Figure 94: Proposed

Building 11 'Goshawk' First Floor

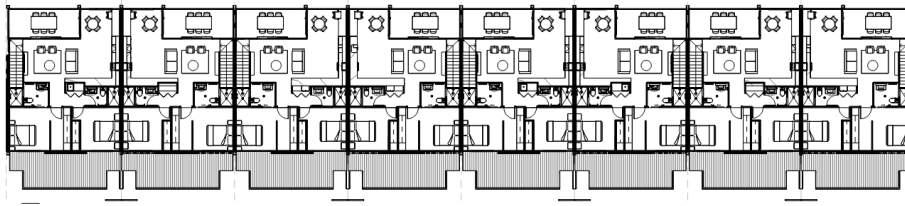


Figure 95: Approved

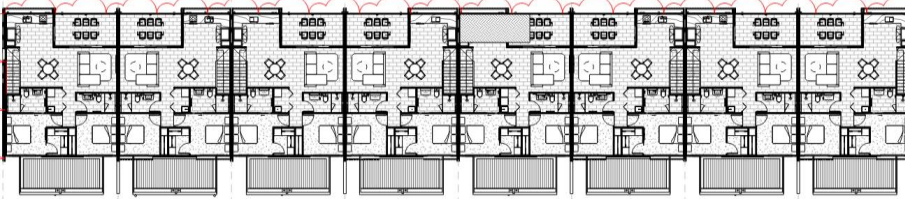


Figure 96: Proposed

Building 11 'Goshawk' Front Elevation



Figure 97: Approved



Figure 98: Proposed

Building 11 'Goshawk' LH End Condition

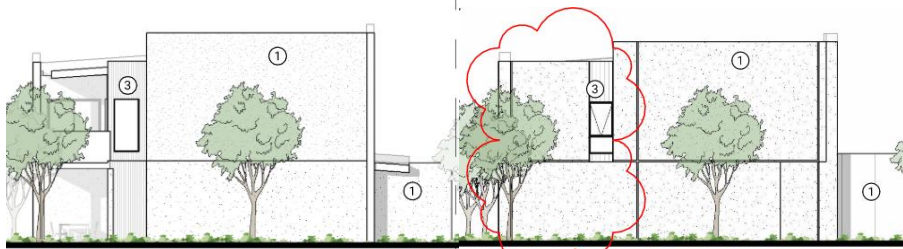


Figure 99: Approved - Left, Proposed - Right



4. Changes to Approved Plans and Documents

Consequential changes are proposed to the list of approved drawings to reflect the amended architectural plans. The proposed plans prepared by *Studio Workshop Architects* submitted as part of this change application will supersede the existing approved plans. A detailed list of the changes to the approved drawings and documents is provided below.

Plan/Document Name	Reference No.	Date
Civil Engineering Services Report, prepared by Hurley Consulting Engineers	C25064AR001 Revision C	12/03/2026
Traffic Report, prepared by QTraffic	2218_TPA15 Revision C	23/01/2026
Traffic Statement – Minor change to approval, prepared by QTraffic	2218_TPA15	18/08/2026
Vehicle Traffic Analyses Ref: 2218_TPA15 Revision C	SK.03, Rev A	24/03/2026
Operational Waste Management Plan, prepared by Colliers	Revision 3	23/01/2026
Noise Impact Assessment, prepared by ATP	Revision A (Amended in red by EDQ on 24/03/2026)	5/12/2025
ESD DA Report, prepared by Ashburner Francis	25-0898, Issue E	30/01/2026
Statement of Landscape Intent, Coversheet & Drawing Index, prepared by LAUDink	DA-L-9000, Rev H	29/01/2026
Statement of Landscape Intent, Site Wide Planting Plan, prepared by LAUDink	DA-L-9001, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
Statement of Landscape Intent, Primary Fencing Plan, prepared by LAUDink	DA-L-9002, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
Statement of Landscape Intent, Communal Open Space Plan, prepared by LAUDink	DA-L-9003, Rev H	29/01/2026

Plan/Document Name	Reference No.	Date
Statement of Landscape Intent, Pedestrian Townhouse Entry Plan, prepared by LAUDink	DA-L-9004, Rev H	29/01/2026
Statement of Landscape Intent, Clarke Street Retaining Wall Plan, prepared by LAUDink	DA-L-9005, Rev H	29/01/2026
Statement of Landscape Intent, Sections – Sheet 1, prepared by LAUDink	DA-L-9010, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
Statement of Landscape Intent, Sections – Sheet 2, prepared by LAUDink	DA-L-9011, Rev H	29/01/2026
Statement of Landscape Intent, Sections – Sheet 3, prepared by LAUDink	DA-L-9012, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
Statement of Landscape Intent, Sections – Sheet 4, prepared by LAUDink	DA-L-9013, Rev H	29/01/2026
Statement of Landscape Intent, Sections – Sheet 5, prepared by LAUDink	DA-L-9014, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
Statement of Landscape Intent, Elevations, prepared by LAUDink	DA-L-9015, Rev H	29/01/2026 (Amended in red by EDQ on 24/03/2026)
Statement of Landscape Intent, Plant Species List, Images and Notes, prepared by LAUDink	DA-L-9020, Rev H	29/01/2026
Statement of Landscape Intent, Character Reference Images, prepared by LAUDink	DA-L-9030, Rev H	29/01/2026
Statement of Landscape Intent, Azure Precedent Project Imagery – Sheet 1, prepared by LAUDink	DA-L-9040, Rev H	29/01/2026
Statement of Landscape Intent, Azure Precedent Project Imagery – Sheet 2, prepared by LAUDink	DA-L-9041, Rev H	29/01/2026
<i>Insert Attachment 2 – Amended Statement of Landscape Intent, prepared by LAUDink</i>	<i>As per plans</i>	<i>As per plans</i>
Masterplan, Prepared by Plus Studio	DA010, Rev A	30/01/2026
Masterplan Unit Types, Prepared by Plus Studio	DA011, Rev A	30/01/2026
Site Plan – Proposed, Prepared by Plus Studio	DA012, Rev A	30/01/2026
Staging Plan, Prepared by Plus Studio	DA013, Rev A	30/01/2026
Proposed Plan – Ground Floor, Prepared by Plus Studio	DA100, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
Proposed Plan – Level 1, Prepared by Plus Studio	DA101, Rev A	30/01/2026
Proposed Plan – Level 2, Prepared by Plus Studio	DA102, Rev A	30/01/2026
Proposed Plan – Roof, Prepared by Plus Studio	DA103, Rev A	30/01/2026
Site Elevations North & South, Prepared by Plus Studio	DA200, Rev A	30/01/2026
Site Elevations West & East, Prepared by Plus Studio	DA201, Rev A	30/01/2026
Internal Road Elevations – Road 01-03, Prepared by Plus Studio	DA202, Rev A	30/01/2026
Internal Road Elevations – Road 04-07, Prepared by Plus Studio	DA203, Rev A	30/01/2026
Internal Road Elevations – Backyard, Prepared by Plus Studio	DA204, Rev A	30/01/2026
Site Sections, Prepared by Plus Studio	DA210, Rev A	30/01/2026
Threshold Sections, Prepared by Plus Studio	DA211, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
Threshold Sections, Prepared by Plus Studio	DA212, Rev A	30/01/2026
Threshold Sections, Prepared by Plus Studio	DA213, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)
Threshold Sections, Prepared by Plus Studio	DA214, Rev A	30/01/2026
Threshold Sections, Prepared by Plus Studio	DA215, Rev A	30/01/2026 (Amended in red by EDQ on 24/03/2026)

Plan/Document Name	Reference No.	Date
Building 1 – Potavilla Floor Plans Sheet 1, Prepared by Plus Studio	DA310, Rev A	30/01/2026
Building 1 – Potavilla Floor Plans Sheet 2, Prepared by Plus Studio	DA311, Rev A	30/01/2026
Building 1 – Potavilla Elevations Sheet 1, Prepared by Plus Studio	DA312, Rev A	30/01/2026
Building 1 – Potavilla Elevations Sheet 2, Prepared by Plus Studio	DA313, Rev A	30/01/2026
Building 2 – Potavilla Floor Plans Sheet 1, Prepared by Plus Studio	DA320, Rev A	30/01/2026
Building 2 – Potavilla Floor Plans Sheet 2, Prepared by Plus Studio	DA321, Rev A	30/01/2026
Building 2 – Potavilla Elevations Sheet, Prepared by Plus Studio	DA322, Rev A	30/01/2026
Building 8 – Potavilla Floor Plans, Prepared by Plus Studio	DA380, Rev A	30/01/2026
Building 8 – Potavilla Elevations Sheet, Prepared by Plus Studio	DA381, Rev A	30/01/2026
Building 3 – Mason Floor Plan, Prepared by Plus Studio	DA330, Rev A	30/01/2026
Building 3 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA331, Rev A	30/01/2026
Building 3 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA332, Rev A	30/01/2026
Building 4 – Mason Floor Plan Sheet 1, Prepared by Plus Studio	DA340, Rev A	30/01/2026
Building 4 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA341, Rev A	30/01/2026
Building 4 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA342, Rev A	30/01/2026
Building 5 – Mason Floor Plans, Prepared by Plus Studio	DA350, Rev A	30/01/2026
Building 5 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA351, Rev A	30/01/2026
Building 5 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA352, Rev A	30/01/2026
Building 7 – Mason Floor Plans, Prepared by Plus Studio	DA370, Rev A	30/01/2026
Building 7 – Mason Elevations Sheet 1, Prepared by Plus Studio	DA371, Rev A	30/01/2026
Building 7 – Mason Elevations Sheet 2, Prepared by Plus Studio	DA372, Rev A	30/01/2026
Building 9 – Goshawk Floor Plans, Prepared by Plus Studio	DA390, Rev A	30/01/2026
Building 9 – Goshawk Elevations Sheet 1, Prepared by Plus Studio	DA391, Rev A	30/01/2026
Building 9 – Goshawk Elevations Sheet 2, Prepared by Plus Studio	DA392, Rev A	30/01/2026
Building 10 – Goshawk Floor Plans, Prepared by Plus Studio	DA400, Rev A	30/01/2026
Building 10 – Goshawk Elevations Sheet 1, Prepared by Plus Studio	DA401, Rev A	30/01/2026
Building 10 – Goshawk Elevations Sheet 2, Prepared by Plus Studio	DA402, Rev A	30/01/2026
Building 11 – Goshawk Floor Plans, Prepared by Plus Studio	DA410, Rev A	30/01/2026
Building 11 – Goshawk Elevations Sheet 1, Prepared by Plus Studio	DA411, Rev A	30/01/2026
Building 11 – Goshawk Elevations Sheet 2, Prepared by Plus Studio	DA412, Rev A	30/01/2026
Building 6 – Ember Floor Plan – Gf & Lvl1, Prepared by Plus Studio	DA360, Rev A	30/01/2026
Building 6 – Ember Floor Plan – Lvl2, Prepared by Plus Studio	DA361, Rev A	30/01/2026
Building 6 – Ember Elevations Sheet 1, Prepared by Plus Studio	DA500, Rev A	30/01/2026
Building 6 – Ember Elevations Sheet 2, Prepared by Plus Studio	DA501, Rev A	30/01/2026
Portavilla Unit Floor Plans – P1, Prepared by Plus Studio	DA510, Rev A	30/01/2026
Portavilla Unit Floor Plans – P2, Prepared by Plus Studio	DA511, Rev A	30/01/2026
Mason M1 Unit Floor Plan, Prepared by Plus Studio	DA512, Rev A	30/01/2026
Mason M2 Unit Floor Plan, Prepared by Plus Studio	DA520, Rev A	30/01/2026
Mason M3 Floor Plan, Prepared by Plus Studio	DA521, Rev A	30/01/2026
Goshawk G1 & G2 Unit Floor Plans, Prepared by Plus Studio	DA530, Rev A	30/01/2026
Goshawk G3 & G4 Unit Floor Plans, Prepared by Plus Studio	DA600, Rev A	30/01/2026
Ember Unit Floor Plans, Prepared by Plus Studio	DA601, Rev A	30/01/2026
Goshawk G1/Ground – Accessible Housing, prepared By Plus Studio Guidelines	DA602, Rev A	30/01/2026
Goshawk G2/Lvl1 – Accessible Housing Guidelines, Prepared by Plus Studio	DA603, Rev A	30/01/2026
Goshawk G3/Ground – Accessible Housing Guidelines, Prepared by Plus Studio	DA604, Rev A	30/01/2026
Goshawk G4/Lvl1 – Accessible Housing Guidelines, Prepared by Plus Studio	DA605, Rev A	30/01/2026
Portavilla P1/P2 – Accessible Housing Guidelines, Prepared by Plus Studio	DA606, Rev A	30/01/2026
Mason – Accessible Housing Guidelines, Prepared by Plus Studio	DA700, Rev A	30/01/2026
Ember – Accessible Housing Guidelines, Prepared by Plus Studio	DA701, Rev A	30/01/2026
Open Space Diagram, Prepared by Plus Studio	DA702, Rev A	30/01/2026
Site Cover – Diagram, Prepared by Plus Studio	DA703, Rev A	30/01/2026
Ground Level Gfa – Diagram, Prepared by Plus Studio	DA702, Rev A	30/01/2026
Level 1 Gfa – Diagram, Prepared by Plus Studio	DA703, Rev A	30/01/2026
Level 2 Gfa – Diagram, Prepared by Plus Studio	DA704, Rev A	30/01/2026
Shadow Study – Autumn Equinox, Prepared by Plus Studio	DA710, Rev A	30/01/2026

Plan/Document Name	Reference No.	Date
Shadow Study – Spring Equinox, Prepared by Plus Studio	DA711, Rev A	30/01/2026
Shadow Study – Summer Equinox, Prepared by Plus Studio	DA712, Rev A	30/01/2026
Shadow Study – Winter Solstice, Prepared by Plus Studio	DA713, Rev A	30/01/2026
Solar Shading, Prepared by Plus Studio	DA720, Rev A	30/01/2026
Solar Shading, Prepared by Plus Studio	DA721, Rev A	30/01/2026
Development Summary, Prepared by Plus Studio	-	30/01/2026
<i>Insert Attachment 1 – Amended Architectural Plans, prepared by Plus Studio</i>	<i>As per plans</i>	<i>As per plans</i>

5. Changes to Conditions

The proposed change necessitates changes to the following conditions:

▪ Condition 3 – Landscape Works – Compliance Assessment

The amendments sought to the approved development necessitate changes to Condition 3 Landscape Works – Compliance Assessment. We seek Condition 3 be amended to reflect the updated Statement of Landscape Intent as follows:

3	Landscape Works – Compliance Assessment a) Submit to DA Engineering for compliance assessment, detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: i) Approved Statement of Landscape Intent (pages 01-16), prepared by LAUDink, dated 29/01/2026. Statement of Landscape Intent, prepared by LAUDink dated 05/08/2026 and include the following: ii) The provision of shrub and tree planting where possible, with a focus on the site's frontage to soften the view of the built form. iii) provision of shade trees for sun protection and temperature control around the new buildings. iv) retention of existing trees and vegetation within the public road reserve external to the site boundary in accordance with 'AS4970 – Protection of trees on development sites'. v) planting schedule excluding species identified within Schedule 6 City Plan policies (SC6.13.19.3.2) as 'restricted use – toxicity and safety reasons'. vi) ensure all retaining walls are wholly setback within private property and do not encroach into the public road reserves. vii) the height of retaining walls is minimised as far as practicable and are no higher than illustrated on the approved drawings. viii) the redesign of the 'feature brick wall' at the intersection of Clarke Street and Village Boulevard to consider the height of adjoining retaining walls and a balance of hard and soft landscaping outcomes. b) Construct landscape works generally in accordance with the certified plans endorsed under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage.
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6. Economic Development Act 2012 Provisions

Under Section 99 of the *Economic Development Act 2012*, a person may apply to MEDQ to change a PDA development approval provided the change would not result in the relevant development being substantially different. However, in the absence of an alternative assessment mechanism to determine whether the proposed changes would result in 'substantially different development' the provisions included within the Development Assessment (DA) Rules have been used in assessing the change application in this instance.

Accordingly, please refer below for an assessment of the proposed changes against the 'substantially different development' criteria as outlined in Section 4, Schedule 1 of the DA Rules as a guide to assist in MEDQs assessment of this application:

Would not result in a substantially different development – The proposed changes to the design as described above do not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:

- ***Involve a new use*** – The proposed change does not involve a new use with different or additional impacts.
- ***Results in the application applying to a new parcel of land*** – The proposed change does not result in the application applying to a new parcel of land.
- ***Dramatically changes the built form in terms of scale, bulk and appearance*** – The proposed changes do not result in any change to the built form in terms of scale, bulk or appearance.
- ***Changes the ability of the proposed development to operate as intended*** – The proposed change does not alter the ability of the development to operate as intended.
- ***Removes a component that is integral to the operation of the development*** – The proposed change does not result in the removal of a component that is integral to the operation of the development.
- ***Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site*** – The proposed change does not significantly impact traffic flow or the transport network. Notably, the changes do not alter or impact on the dwelling yield, access or parking arrangements.
- ***Introduces new impacts or increase the severity of known impacts*** – The proposed change does not introduce new impacts or increase the severity of known impacts.
- ***Removes an incentive or offset component that would have balanced a negative impact of the development*** – The proposed change does not remove any incentive or offset component.
- ***Impacts on infrastructure provisions*** – The proposed change does not increase pressure on infrastructure provision.

Overall, the proposed changes are identified as meeting the benchmark for an amendment application under the *Economic Development Act 2012*.

7. Conclusion

In view of the above, the proposed changes meet the benchmark for an amendment application to change a PDA a development approval as detailed in the *Economic Development Act 2012*.

'TPA.