Our ref: 110056

Date: 29 September 2026

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Economic Development Queensland
Department of State Development, Infrastructure and Planning
GPO Box 2202
Brisbane QLD 4000

Dear Sir / Madam,

Request to Change a PDA Development Approval (pursuant to section 99 of the *Economic Development Act 2012*)
Your Ref: DEV-2026-FLA-4522

We act on behalf of *Peet Flagstone City Pty Ltd* ("the Applicant") regarding the abovementioned development approval over land at New Beith Road, Silverbark Ridge QLD 4124, formally described as Lot 911 on SP362532 (formerly SP354743).

A PDA Development Approval was issued by the Minister of Economic Development Queensland (MEDQ) on 10 April 2026 (EDQ ref: DEV-2026-FLA-4522). The approval is for:

- **PDA Development Permit** for **Material Change of Use** – Car Park

It is proposed to make a change to the approval pursuant to section 99 of the *Economic Development Act 2012* (the Act).

The proposed change seeks to convert the overflow carpark on approved Lot 3400 from turf, as previously approved, to concrete hardstand. This change is required to support the ongoing functionality and operation of the area as a car park.

The proposed change is not considered to result in a substantially different development from that which is approved. Changes to approved plans and documents have been outlined in this letter. No changes to the approval conditions are required.

Further information regarding the proposed changes is included in the sections below.

1 Proposed Change

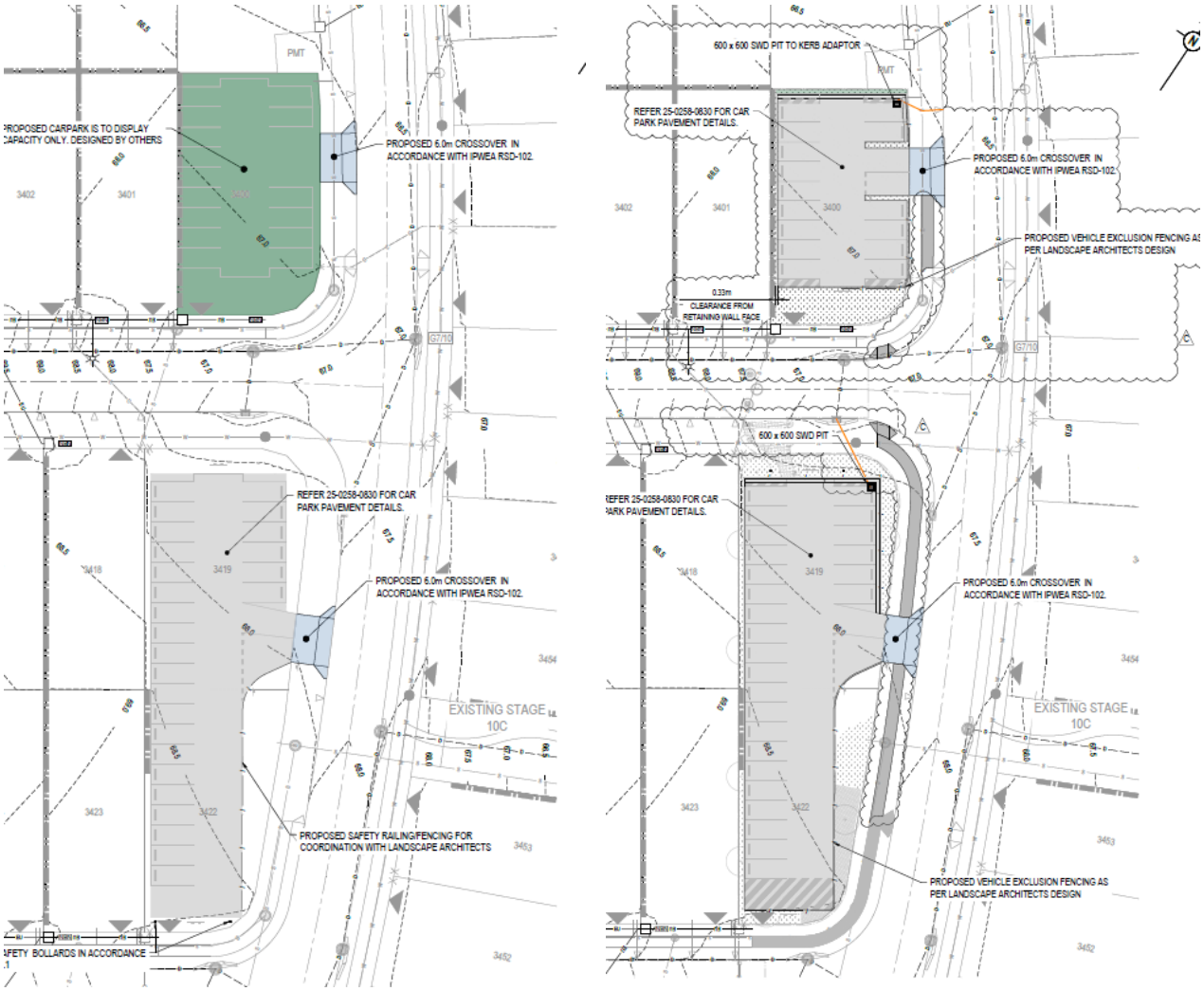
The approval comprises a sealed carpark over approved Lots 3419 and 3422 and a turfed overflow carpark on approved Lot 3400 in Stage 10 of CA3 South. The proposed change seeks to replace the approved turfed surface within the overflow carpark with a sealed concrete hardstand. Refer to the comparison in **Figure 1** below. The amended civil design drawings are provided at **Attachment C**.

This amendment is intended to provide a consistent and formalised appearance across both carparking areas while aligning with the broader architectural and landscape vision for the sales office, for which detailed design is well advanced.

Given the carpark is associated with the sales office and will continue to support the sales office as an active user space within CA3 South, a sealed carpark surface is considered a more appropriate outcome from both a functionality and ongoing maintenance perspective. The hardstand improves usability, durability and presentation, while maintaining consistency with the overall design intent for the site. Originally, turf was proposed simply from a cost and construction perspective but this has since been amended (and improved) with the introduction of hardstand.

Linemarking and signage will match matching the specifications of the approved sealed carpark for consistency.

There are no changes to the approved location or configuration of the overflow carpark nor the crossover. The number of spaces also remains the same.



Approved **Proposed Change**

Figure 1 – Comparison of Carpark Design

An additional change on the amended civil drawings is the extension of the footpath from the south through to the northern carpark crossover. Pram ramps are provided for pedestrian access over the road. This is a detailed design matter.

Stormwater Management

Egis (Project Stormwater Engineer) has reviewed the proposed change. Refer to **Attachment D**.

Their review determines that the use of these lots for impervious area associated with the carpark, being temporary, is less than the ultimate impervious area for siting of a dwelling as intended for the subject approved lots. Therefore the carparks, and more specifically the proposed sealed overflow carpark as part of this Change Application, will not adversely affect stormwater flows, conveyance or the approved stormwater drainage strategy for CA3 South.

2 Amendments to Decision Notice

2.1 Approved Plans and Documents

The proposed change seeks to supersede the approved plan set, as detailed below (~~deletions~~ / **additions**) in **Table 1**.

Table 1: Changes to approved plans and documents

Plan/Document Name	Reference No.	Prepared By	Date
1. Roadworks and Drainage Layout Plan	Project No: 25-0258 Drawing Number: 0820 Rev ~~B~~ **C**	Colliers	~~06/02/2026~~ **14/9/2026** (Amended in Red ~~27/03/2026~~ ***[insert decision date]***)
2. Survey Setout Layout Plan	Project No: 25-0258 Drawing Number: 0830 Rev ~~B~~ **C**	Colliers	~~06/02/2026~~ **14/9/2026** (Amended in Red ~~27/03/2026~~ ***[insert decision date]***)
3. Signage and Linemarking Layout Plan	Project No: 25-0258 Drawing Number: 0840 Rev ~~B~~ **C**	Colliers	~~06/02/2026~~ **14/9/2026** (Amended in Red ~~27/03/2026~~ ***[insert decision date]***)

2.2 Approved Conditions

No changes to the approved conditions are proposed.

3 Substantially Different Development Test

It is considered that the proposed changes to the development application would not result in "substantially different development" when considering the individual circumstances of the development of the changes proposed.

It is noted that the application is subject to section 99 of the *Economic Development Act 2012*, which states that a change to an approval may be made only if the change would not result in the development being 'substantially different', which is the same term used for the definition of a 'minor change' under the *Planning Act 2016*. In the absence of any PDA specific guidance, Schedule 1 of the Development Assessment (DA) Rules is used in assessing the amendment application in this instance.

An assessment of the proposed changes against the "substantially different development" criteria is provided in **Table 2**.

Table 2: Substantially Different Development Criteria

DA Rules, Schedule 1 Test	RPS Comments
involves a new use	The change does not introduce a new use.
results in the application applying to a new parcel of land	The change application does not include additional land.
dramatically changes the built form in terms of scale, bulk and appearance	The proposed change does not dramatically alter the built form in terms of scale, bulk or appearance. It is limited to replacing the approved turfed surface of the overflow car park with a sealed concrete hardstand. This is a cosmetic change and has

	generally no material impact on the development. The detailed landscape and architectural treatment of the sales office and associated recreational spaces clearly defines this area for a sales office and display village. The proposed change does not affect the overall design intent, functionality, or presentation of the broader contextual development.
changes the ability of the proposed development to operate as intended	The proposed change does not alter the ability of the proposed development to operate as intended. The land use is retained as a carpark associated with the sales office.
removes a component that is integral to the operation of the development	The proposed change is limited to the surface treatment of the overflow carpark only. Turf treatment is not integral to the development. The proposed change does not remove any component 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 will not impact traffic flow or the transport network. There is no change to the number of spaces nor access of layout of the approved overflow carpark. The change relates to surface treatment only.
introduces new impacts or increase the severity of known impacts	The proposed change will not introduce new impacts or increase the severity of known impacts. Approved stormwater management for the site is unchanged as a result of the change – refer to **Attachment D**.
for a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – *Introduces new social impacts or increase the severity of known social impacts; or*	Not applicable to the proposed development.
removes an incentive or offset component that would have balanced a negative impact of the development	The change application does not remove an incentive or offset component that would have balanced a negative impact of the development.
impacts on infrastructure provisions.	The change application will not impact on infrastructure provision.

4 Application Fee

In accordance with EDQ's current 2026–2027 Fees and Charges Schedule, the fee for a change application (s99 of the Act) is specified as up to 25% of the applicable assessment fee. Accordingly:

- Original application fee: $7,835.00
- Change application fee: $1,955.50

The applicable fee will be paid upon receipt of EDQ's fee invoice and RPS will coordinate masterfund drawdown consent.

5 Summary

It is requested that EDQ now proceed with the assessment of the request to amend the development approval and accordingly enclose the following documentation.

- **Attachment A** – MEDQ Development Application Form
- **Attachment B** – Landowner's Consent
- **Attachment C** – Amended Civil Drawings
- **Attachment D** – Stormwater Management Tech Note

We trust this information is sufficient for your purposes. Should you require any further details or clarification, please do not hesitate to contact the undersigned or Nick Meadows by telephone on 07 3539 9708.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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