RPS Ref: (PR06837)
Your Ref: 7566/2017/MAPDA/B

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Date: 12 October 2026

Jen Sneesby

Economic Development Queensland – Development Services
GPO Box 2202
Brisbane QLD 4001

Via: EDQ Lodgement Portal

Dear Jen,

Re: Application to Change PDA Development Approval
Providence SUCE Town Centre
Approval Reference: 7566/2017/MAPDA/B
7001 Providence Parade, SOUTH RIPLEY QLD 4306,

We act for AW Bidco 6 Pty Limited (the Applicant) trading as Stockland in relation to the amended PDA Development Approval for the abovementioned land, issued by Ipswich City Council (ICC Ref: 7566/2017/MAPDA/B) as delegate for the Minister for Economic Development (MEDQ) on 21 June 2024. The development approval comprises:

- **Development Permit** for **Material Change of Use - Residential Uses (display home, home based business, house, multiple residential, other residential and short term accommodation); Commercial uses (business, car park, health care services and sales office); Industrial uses (low impact industry, research and technology facility, service industry and warehouse); Retail uses (fast food premises, food premises, garden centre, market, service station, shop, shopping centre and showroom); Service, community and other uses (child care centre, community facility, educational establishment, emergency services, hospital, place of assembly, telecommunications facility, utility installation and veterinary hospital); Sport, recreation and entertainment uses (indoor entertainment, indoor sport and recreation, outdoor sport and recreation and park); Rural uses (agriculture, animal keeping and husbandry, wholesale nursery)**

Pursuant to Section 99 of the *Economic Development Act 2012* (the Act), an amendment application is hereby submitted to change the above development approval. This letter outlines the amendments sought to the development, details of the changes required to the approval package, and a response to the provisions of Section 99 of the Act.

1 Background

The development application relates to the Providence Town Centre within the 'South Ripley Secondary Urban Centre East (SUCE)'. The SUCE MCU approval (ICC ref: 7566/2017/MAPDA) and associated site Context Plan stipulates density targets for the Providence Town Centre. The superlots forming the Town Centre were created under the Reconfiguring a Lot (RAL) approval (ICC ref: 13425/2022/PDA/B). The relationship between these approvals provides context to future development and density targets within the SUCE.

The “Land Use Concept Master Plan – Table of Approved Uses – Lot Zoning” in the SUCE MCU approval provides key parameters for development on each town centre allotment provided by application 13425/2022/PDA (and as amended, 13425/2022/MAPDA/B), dictating the approved use, lot number, size (ha), stipulated density (dw/ha) and the lot specific density target.

The 7566/2017/MAPDA approval identifies a minimum density target of 741 dwellings within the Town Centre. This dwelling target contributes to the achievement of the 21 dwellings per hectare density target outlined in the earlier site Context Plan. A high-level outline of the original dwelling targets and the current dwelling targets across the relevant approvals are tabulated below.

Table 1 - Relevant approvals

Approval	Date	# Revs	Description
7566/2017/MAPDA (DEV2012/275)	*14/2/2018*	*2 (Rev B 2024)*	*Original MCU approval for development of entire SUCE neighbourhood. Contains site context plan and Town Centre Table of Approved Uses – Lot Zoning table. Rev B approved in 2024 to integrate with the 13425/2022/PDA approval.*
40/2015/PDA (DEV2013/438)	*9/3/2015*	*17 (Rev K 2024)*	*Reconfiguration of a Lot (RAL) approval for SUCE Neighbourhood. Contained original management lot for future Town Centre development. The Town Centre management lot was subject to the 13425/2022/PDA application.*
13425/2022/PDA	*12/7/2024*	*2 (Rev B 2025)*	*Reconfiguration of a Lot (RAL) approval for Town Centre. Creates 10 Superlots for subsequent development. Linked to the 7566/2017/MAPDA approval, with built form objectives detailed in the Land Use Concept Master Plan.*

2 Proposal

This change application seeks to amend the Table of Approved Uses – Lot Zoning contained in Sheet 5 of the approved plans for 7566/2017/MAPDA/B. It will reconcile adjustments in dwellings created due to the conversion of a parcel to health purposes instead residential reducing achievable dwelling yield, and provide flexibility for anticipated dwelling yield to move between lots reflecting their site constraints and opportunities.

Removal of Lot 6004 from the Table of Approved Uses – Lot Zoning

It is required to update the Table of Approved Uses – Lot Zoning to remove Lot 6004. This lot was acquired by the Queensland Government (QLD Health) for additional car parking facilities for the Ripley Satellite Health Centre and is unable to be development for residential purposes. Historically, no density targets were placed on the lots for the proposed health and educations facilities within the Providence Town Centre. We propose therefore that this lot is removed from the density calculations.

This will result in the **reduction of the total density** for the Town Centre **from 741 to 730**.

Changes to Targets on Table of Approved Uses – Lot Zoning

Recent feasibility assessments conducted on Lot 6005 within the Town Centre have triggered a review into the stipulated density targets outlined in the *Table of Approved Uses – Lot Zoning*. Lot 6005 is constrained with an 8m east/west crossfall and a diagonal crossfall of 13m. Due to site topography and the requirement to rely on an untested product to achieve the stipulated density and dwelling targets, the targets are unachievable.

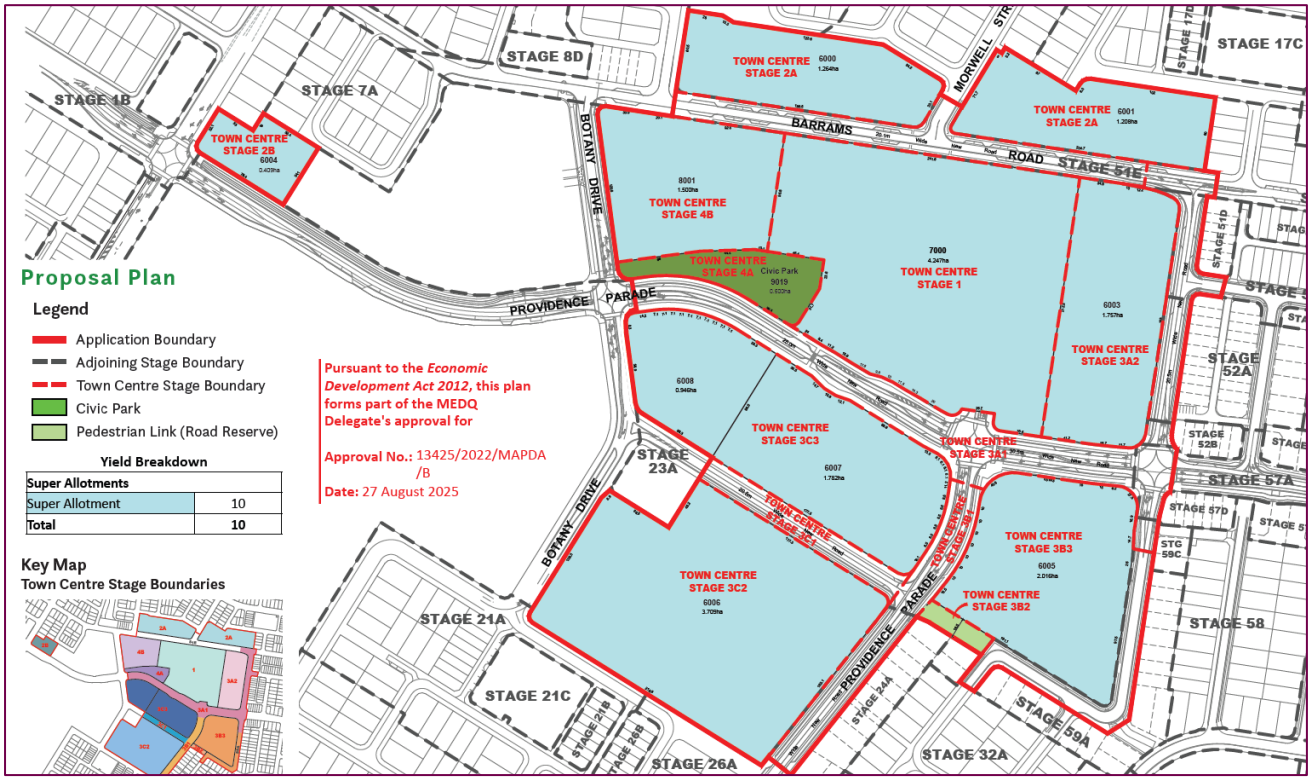


Figure 1 - SUCE Town Centre Approved Plan

Under the existing approval, Lot 6005 is zoned medium density residential and is required to deliver 128 dwellings at a minimum density of 60 dw/ha. Feasibility assessments have indicated that any future development on Lot 6005 will likely achieve approximately 90 dwellings, at a rate of approximately 40 dw/ha, resulting in a departure from the Table of Approved Uses – Lot Zoning.

Where target densities cannot be achieved, the Table of Approved Uses – Lot Zoning states *'Densities lower than these minimum may be accepted only where the applicant can demonstrate that the minimum net residential density of 20 dw/ha will be achieved across the whole of the land the subject of this application.'*

The current wording within the Table of Approved Uses – Lot Zoning poses a challenge to progressing the development of Lot 6005 with a reduced density target. Previously, each residential lot within the Town Centre has been on-sold by Stockland for future development, and there has not been a mechanism within the current approval to confirm a reduced density target on a specific lot prior to sale.

Following the assessments undertaken for Lot 6005, this application proposes updating the Table of Approved Uses – Lot Zoning and removing specific dwelling targets applied to all Medium and High Density Lots. To achieve the required minimum total density for the Town Centre, each lot is provided a target density (dw/ha) and will be updated with the achieved dwellings.

The achieved number of dwellings is to be documented each time a development application for the remaining superlots is made, to calculate the difference in dwelling numbers between what is

constructed/developed and what number of dwellings remain to achieve the total number of dwellings (730 dwellings) for the SUCE. The proposed change also permits the transfer of density between superlots. This proposed change is shown in **Table 2.**

Currently, under Condition 5 of the 7566/2017/MAPDA/B approval, the developer of any lot in the SUCE is required to *'Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses listed in the Table of approved uses'.* It is proposed this condition is amended to include a requirement to update the Table of Approved Uses – Lot Zoning with the proposed dwellings relevant to the development, to ensure the progress towards the target remains clear and accurate as development within the Town Centre progresses.

The application proposes a new condition (Condition 7) requiring the approval owner (Stockland) to provide an annual update to EDQ on the Town Centre density target, via an updated Table of Approved Uses – Lot Zoning. This can be cross referenced against the information submitted by individual developers as part of Condition 5. The updated Table of Approved Uses – Lot Zoning will:

- Update lot sizes to reflect accurate land parcel sizes. Change in lot sizes will marry site survey information, reflecting the final boundaries to the delivered roads, and electrical infrastructure in the road reserve under 13425/2022/MAPDA/B.
- Provide updated guidance as to the ultimate density targets for each land use area.
- Remove Lot 6004 from the 'Table of Approved Uses – Lot Zoning'. As this lot was acquired by the Queensland Government for additional parking for the Ripley Satellite Health Centre.

2.1 Proposed Change to Approved Documents

The proposed change to the Table of Approved Uses – Lot Zoning (on Sheet 5 of the approved plans) is to revise the column headings to replace *'Minimum density* (dw/ha)*' with *'Target density* (dw/ha)'* and '*Minimum target* (dw/ha)* with *"Achieved density'.* This ensures the Table of Approved Uses – Lot Zoning, and the realised density, is more easily referenced in the ongoing development of the Town Centre.

It is also proposed to remove Lot 6004 from the Table of Approved Uses – Lot Zoning, and the corresponding density target of 11dw/ha. This will result in the density target for the Town Centre reducing from 741 to 730.

The proposed change to the footnote of Table of Approved Uses – Lot Zoning provides clear direction on the transferral of density between lots.

Table 2 - Amended Table of Approved Uses – Lot Zoning

Approved

	Lot	Area (ha)	Min. Density* (dw/ha)	Min. Target* (dw)	Max. Retail/ Commercial/ Indoor Ent. GFA
Low-Medium Density Residential	6000	1.264 ha	25 dw/ha	32 dw	—
	6001	1.208 ha		31 dw	—
	6004	0.409 ha		11 dw	—

Proposed

	Lot	Area (ha)	Target Density* (dw/ha)	Achieved Dwellings	Max. Retail, Comm, Indoor Entertainment GFA
Low-Medium Density Residential	6000	1.264 ha	25 dw/ha	~~32 dw~~ **44 dw**	—
	6001	1.208 ha		~~31 dw~~ **37 dw**	—
	6004	~~0.409 ha~~		~~11 dw~~	—

Approved						Proposed					
			Total	741 dw	16,000m²			Total	730 dw	Total approved dwellings	16,000m²
* Note – Measured across the whole of the precinct (net residential density as per development scheme definition). Densities lower than these minimum may be accepted only where the applicant can demonstrate that the minimum dwelling target of 741 will be achieved across the whole of the precinct.						* Note – Measured across the whole of the precinct (net residential density as per development scheme definition). The Table of Approved Uses – Lot Zoning identifies density targets for each superlot. The transfer of density between superlots is permitted, ensuring the minimum dwelling target of 730 will be achieved across the whole of the precinct.					

2.2 Proposed Change to Conditions of Approval

A mark-up in **red** of the proposed change to Condition 5 is provided in Table 1 below.

Table 3 – Amendment conditions

No.	Condition	Timing
5	**Detailed Design Documentation**	
	a) Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses listed in the Table of approved uses other than for: i) A house (including secondary dwelling not exceeding 65m2) on a lot 250m2 or greater or a display home on a lot 250m2 or greater; ii) Multiple residential containing no more than 2 dwelling units on a lot 500m2 or greater b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: i) location ii) lot size and configuration iii) building height iv) site density v) plot ratio / gross floor area / gross leasable area vi) site cover vii) building design including elevations and materials viii) site access arrangements ix) on-site parking and servicing arrangements x) interface with adjoining residential uses xi) demonstrate active frontages xii) open space provision c) If the development shown in the detailed design documentation is inconsistent with the development	Prior to commencing the relevant development.

No.	Condition	Timing
	shown on an approved plan of development, the detailed design documentation must also comply with the requirements of condition 5(d) so far as they are relevant. d) The detailed design documentation will be assessed against: i) the endorsed context plan for that part of the site ii) the approved Plan of Development for that part of the site iii) the relevant provisions of the development scheme in force at the time of this Approval iv) relevant ULDA PDA guidelines in effect at the time of this Approval and v) any further requirements set out in a condition of this Approval. e) A reconciliation against the 'Table of Approved Uses – Lot Zoning' must be submitted to reflect the proposed density for the development.	
7	**Town Centre Density Compliance**	
	The applicant is required to provide an annual update to EDQ on the density targets within the SUCE Town Centre, via submission of an updated Table of Approved Uses – Lot Zoning table	On-going.

Due to a new Condition 7, all subsequent condition numbering will be updated.

No other changes to the Conditions of approval are requested.

2.3 Approved Plans and Documents

The proposed minor change seeks to update the *Table of Approved Uses – Lot Zoning*. The *Table of Approved Uses – Lot Zoning* is part of the set of approved plans, and will be updated as per **Table 4.**

Table 4: Changes to approved plans and documents

Approved plans and documents		Number	Prepared by	Date
01	Table of Approved Uses – Lot Zoning	**7566/2017/MAPDA/B**	RPS	**21/06/2024**
Proposed plans and documents		**Number**	**Prepared by**	**Date**
02	Table of Approved Uses – Lot Zoning	**7566/2017/MAPDA/C**	RPS	**9/09/2026**

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 in the context of the changes proposed.

It is noted that the application is subject to Section 99 of the Act, 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 5**.

Table 5: Substantially Different Development Criteria

***DA Rules,* Schedule 1 Test**	**RPS Comments**
involves a new use	The change does not introduce any new uses.
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 change to the Land Use Concept Master Plan to enable density to be transferred between lots, does not result in the built form dramatically changing. The reduction of the total density from 741 to 730 will not dramatically change the final built form of the Town Centre, and is a result of land being converted from residential to a community use.
changes the ability of the proposed development to operate as intended	The proposed change does not change the ability for the development to operate as intended.
removes a component that is integral to the operation of the development	The change application does not remove any component of the development that is integral to its operation.
significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The changes will not impact on the transport network and will not increase traffic to the site.
introduces new impacts or increase the severity of known impacts	The change application does not introduce any new impacts or exacerbate the effect of any known impacts on the development.
for a development prescribed by the Planning Regulation as requiring social	Not applicable to the proposed development.

DA Rules, Schedule 1 Test	RPS Comments
impact assessment as identified under section 106T of the Act – • *Introduces new social impacts or increase the severity of known social impacts; or*	
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 Materials

In accordance with Section 82 of the Act we provide the following information in support of this change application:

- **Attachment A**: Application Forms
- **Attachment B**: Proposal Plans
- **Attachment C**: Owners Consent

The application is to Change a PDA Development Approval, as per Section 99 of the Act. The required fee is up to 25% of current applicable assessment fee.

5 Summary

As detailed within this letter, the proposed minor change is essential for the ongoing development of the Providence Town Centre. It provides a practical update to how the targeted dwelling yield is being managed as the various parcels are delivered by third parties.

It is requested that EDQ now proceed with the assessment of the request to amend the development approval.

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 Gavin Edwards 0n 0417 074 988 or gavin.edwards@rpsconsulting.com.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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