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Urbis Ltd
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30 October 2026

Jennifer Sneesby
Economic Development Queensland
Level 4, 1 William Street, Brisbane Qld 4000
GPO Box 2202, Brisbane Qld 4001

Via email: *Developmentservices@edq.qld.gov.au*

Dear Jen and Nicole,

Amendment Application Request to Development Approval 9/2022/MAPDA/D – Providence East ROL1

On behalf of *Stockland Development Pty Ltd* (the 'Applicant') we hereby request an amendment to to development approval 9/2022/MAPDA/D in accordance with s99 of the *Economic Development Act 2012*. The purpose of the requested amendment is to seek minor changes to the ROL plans as follows:

- Amend the staging boundary of Stage E14 in ROL1 to provide an additional sub-stage.

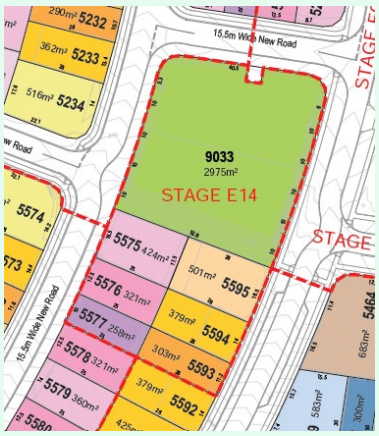
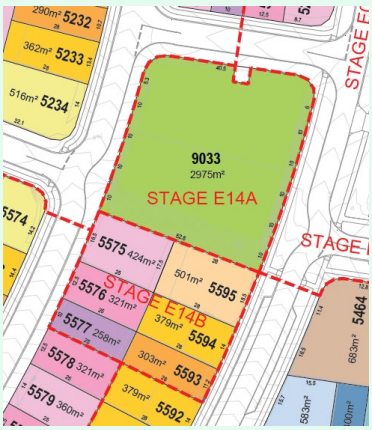
This change is proposed to separate the plan sealing of Stage E14, which comprises six residential lots and a recreation park:

This request is accompanied by the following supporting information:

- **Attachment A –** Amended Providence East POD Plans
- **Attachment B –** Decision Notice 9/2022/MAPDA/D

A summary of the proposed change is provided in **Table 1** below.

Table 1 *– Summary of Proposed Changes*

Proposed Change	Approved	Proposed
Introduce a substage to Stage E14		

Background

Since February 2026, Stockland has been working with Ipswich City Council ('ICC') to obtain approval of the compliance assessment required to facilitate the park embellishment works. The application was withdrawn, with Stockland subsequently lodging with EDQ. We understand the assessment remains under EDQ consideration.

While discussions regarding the park embellishment continue, a more immediate matter has arisen regarding the sealing and settlement of the six residential lots within Stage E14 (Lots 5575, 5576, 5577, 5593, 5594 and 5595).

These lots are scheduled to settle in late November 2026. Under the current approved staging arrangement, the Stage E14 cannot commence the sealing process until the park compliance assessment is approved. Based on current timing, there is a material risk that the assessment process will not be finalised in sufficient time to enable plan sealing and settlement in accordance with Stockland's contractual commitments.

To mitigate this risk, Urbis has explored options to isolate the park component of the stage while allowing the residential lots to proceed independently. We therefore propose the introduction of a substage arrangement that separates the recreation park from the six (6) residential lots.

Summary

Thank you for your consideration of the proposed amendment. Given the upcoming settlement timeframes for the affected lots, we are keen to resolve the matter as efficiently as possible.

On the basis of the above assessment, the proposed change to the development approval is able to satisfy the requirements of s99 of the Act and constitutes a minor amendment.

We trust the information supplied to accompany this change application is sufficient for MEDQ to undertake an assessment of this request. If you require further information, please don't hesitate to contact the undersigned or Hannah Knarr (Senior Consultant) on 07 3007 3800.

Yours sincerely,



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