



19 December 2025

Toowoomba Regional Council  
Planning Department  
PO Box 3021  
Toowoomba QLD 4350

Attn: Richard Green

**RE: MINOR CHANGE APPLICATION TO DEVELOPMENT  
APPROVAL RAL/2024/8481**

|                             |                                                 |
|-----------------------------|-------------------------------------------------|
| <b>Applicant</b>            | Partners in Property c/o- Development Directive |
| <b>Land Owner</b>           | Vanderbilt Land 138 Pty Ltd                     |
| <b>Application Number</b>   | RAL/2024/8481                                   |
| <b>Application Address</b>  | 138-172 Hamlyn Road, Oakey QLD 4401             |
| <b>Property Description</b> | Lot 1 RP132828                                  |

Dear Mr Green,

Development Directive acts on behalf of Partners in Property (the **Applicant**) in relation to the land at 138-172 Hamlyn Road, Oakey (**the site**). The site is formally described as Lot 1 RP132828.

In accordance with section 78 of the *Planning Act 2016* (the **Act**), the Applicant seeks to make a minor change to existing development approval (Council ref: RAL/2024/8481) on the site.

This application seeks to make minor changes to the approved development to enable a marginal increase in the overall number of lots on the site, from 155 to 163. The minor changes sought to the approved development would affect Stages 2 and 3 only.

Accordingly, please find enclosed the following supporting and technical documentation:

- Attachment 1: A completed Planning Act Form 5
- Attachment 2: Owners Consent.
- Attachment 3: Proposed Plans, prepared by Arcos (Revision E).

The responsible entity for this change is the assessment manager, being Toowoomba Regional Council pursuant to Section 78A(1)(b) of the Act.

It is submitted that the proposed change will not result in substantially different development, is a minor change for the purposes of the Act and is considered appropriate for approval.



## EXISTING APPROVAL

The site benefits from an existing Development Approval (RAL/2024/8481), approved by Toowoomba Regional Council on 19 June 2025. The Development Approval allows for “reconfiguration of a Lot – Code – One (1) Lot into 155 lots, plus Drainage Reserve and Balance Lot.”

The approved development would be staged as follows:

- Stage 0: Two (2) Lots.
- Stage 1: 75 Lots, 15,329m<sup>2</sup> Drainage Reserve and Balance Lot.
- Stage 2: 45 Lots and Balance Lot.
- Stage 3: 35 Lots and Balance Lot.

Proposed lots range between 600m<sup>2</sup> to 1,600m<sup>2</sup>. An extract of the approved subdivision plan is provided at **Figure 1** below.

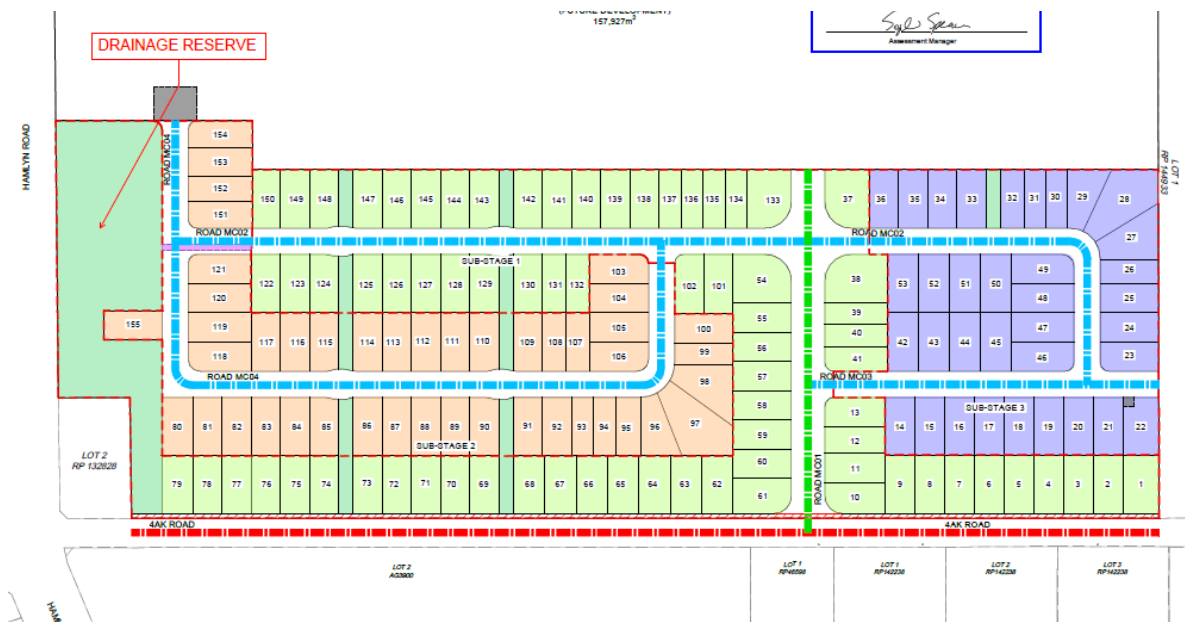


Figure 1 Approved subdivision plan

## INFRASTRUCTURE & ACCESS

- The development includes plans for new roads, including collector roads and local access roads, to facilitate traffic flow. Proposed Lots 1-9 and 62-79 will be provided direct access via 4AK Road, with all remaining lots provided access via an internal road network. No vehicle access is provided via Hamlyn Road.
- Public pathways and open spaces are integrated into the design to enhance community accessibility and recreational opportunities.
- A drainage reserve is included to manage stormwater effectively, ensuring compliance with local regulations.

## CURRENCY PERIOD

In accordance with section 85(1)(b)(ii) of the *Planning Act 2016* (QLD), the Development Approval lapses if the plan for the reconfiguration is not given to Council in accordance with the Land Title Act 1994 (QLD) within four (4) years of the Development Approval starting to have effect (i.e. 19 June 2029).



## APPROVAL HISTORY

A review of Toowoomba Regional Council's development website identifies the following historic approvals relevant to the site, as illustrated in **Table 1**.

| Council Reference | Date      | Status   | Description                                                                                                                |
|-------------------|-----------|----------|----------------------------------------------------------------------------------------------------------------------------|
| OW/2025/5353      | 1/8/2025  | Complete | Road Work Stormwater Water Infrastructure Drainage Work Earthworks and Sewage Infrastructure associated with RAL/2024/8481 |
| SEAL/2025/5028    | 25/9/2025 | Complete | Reconfigure 1 into 2 Lots                                                                                                  |

Please note that the Operation Works for Stages 2 and 3 will be submitted as a combined package.

## PROPOSED CHANGES TO EXISTING DEVELOPMENT APPROVAL

In summary, this minor change application seeks to:

- Incorporate consequential amendments to the subdivision layout arising from the updated survey data.
- Increase the total number of approved lots from 155 to 163, as outlined in **Table 1** below. These changes are sought in response to market demand—and the identified need for more diverse and affordable residential subdivision options within the Toowoomba region.

Table 1: Proposed minor changes to approved lots per stage

| Stage   | Approved No. Lots | Proposed No. Lots | Difference |
|---------|-------------------|-------------------|------------|
| Stage 1 | 75                | 75                | N/A        |
| Stage 2 | 45                | 48                | 3          |
| Stage 3 | 35                | 40                | 5          |

## PROPOSED CHANGES - STAGE 1

No additional lots are proposed as part of Stage 1. The Applicant remains committed to the short-term delivery of Stage 1. The amendments to Stage 1 largely arise from updated survey information, which has led to minor consequential changes to the approved subdivision plan. Those changes which are proposed to occur within Stage 1 have been outlined in **Table 2** below.

Table 2: Proposed minor changes within Stage 1

| Approved Lot No | Revised Lot No. | Approved Lot Size                        | Proposed Lot Size                        |
|-----------------|-----------------|------------------------------------------|------------------------------------------|
| 1-9             | 1-9             | 816m <sup>2</sup> - 999 m <sup>2</sup>   | 810m <sup>2</sup> – 1,082m <sup>2</sup>  |
| 10-13           | 10-13           | 754 m <sup>2</sup> - 840m <sup>2</sup>   | 754 m <sup>2</sup> - 829m <sup>2</sup>   |
| 37              | 40              | 1146m <sup>2</sup>                       | 1146m <sup>2</sup>                       |
| 38-41           | 41-44           | 725 m <sup>2</sup> – 1,352m <sup>2</sup> | 725 m <sup>2</sup> – 1,352m <sup>2</sup> |
| 54-61           | 59-66           | 800m <sup>2</sup> - 1,254m <sup>2</sup>  | 800m <sup>2</sup> - 1,254m <sup>2</sup>  |
| 62-68           | 68-73           | 849m <sup>2</sup>                        | 843m <sup>2</sup> – 844m <sup>2</sup>    |
| 69-73           | 74-78           | 788m <sup>2</sup>                        | 784m <sup>2</sup>                        |
| 74-79           | 79-84           | 788m <sup>2</sup>                        | 784-824m <sup>2</sup>                    |
| 101-102         | 108-109         | 805m <sup>2</sup> - 814m <sup>2</sup>    | 805m <sup>2</sup> - 814m <sup>2</sup>    |
| 122-124         | 130-132         | 792m <sup>2</sup> – 800m <sup>2</sup>    | 792m <sup>2</sup> – 800m <sup>2</sup>    |
| 125-129         | 133-137         | 792m <sup>2</sup> – 800m <sup>2</sup>    | 792m <sup>2</sup> – 800m <sup>2</sup>    |
| 130-132         | 138-140         | 644m <sup>2</sup> – 800m <sup>2</sup>    | 644m <sup>2</sup> – 800m <sup>2</sup>    |
| 137-142         | 133-142         | 602m <sup>2</sup> – 1,146m <sup>2</sup>  | 602m <sup>2</sup> – 1146m <sup>2</sup>   |
| 143-147         | 151-155         | 793m <sup>2</sup> - 800 m <sup>2</sup>   | 793m <sup>2</sup> - 800 m <sup>2</sup>   |
| 148-150         | 156-158         | 760m <sup>2</sup> – 800m <sup>2</sup>    | 760m <sup>2</sup> – 800m <sup>2</sup>    |



Figure 2 Example of consequential changes proposed to Stage 1 lots

### PROPOSED CHANGES - STAGE 2

Stage 2 is proposed to include an additional three (3) lots, bringing the total for this stage to 48 lots, of which 45 were previously approved under RAL/2024/8481 as illustrated in **Table 3** below.

Table 3: Proposed minor changes within Stage 2

| Approved Lot No | Revised Lot No. | Approved Lot Size                       | Proposed Lot Size                       |
|-----------------|-----------------|-----------------------------------------|-----------------------------------------|
| 80-85           | 85-91           | 792m <sup>2</sup> – 800m <sup>2</sup>   | 684m <sup>2</sup> – 691m <sup>2</sup>   |
| 86-90           | 92-97           | 792m <sup>2</sup> – 800m <sup>2</sup>   | 659m <sup>2</sup> - 667m <sup>2</sup>   |
| 91-100          | 98-107          | 600m <sup>2</sup> – 1,600m <sup>2</sup> | 600m <sup>2</sup> – 1,601m <sup>2</sup> |
| 103-109         | 110-116         | 644m <sup>2</sup> – 810m <sup>2</sup>   | 644m <sup>2</sup> – 810m <sup>2</sup>   |
| 110-114         | 117-122         | 793m <sup>2</sup> – 800m <sup>2</sup>   | 660m <sup>2</sup> - 667m <sup>2</sup>   |
| 115-117         | 123-125         | 793m <sup>2</sup> – 800m <sup>2</sup>   | 793m <sup>2</sup> – 800m <sup>2</sup>   |
| 118-121         | 126-129         | 844m <sup>2</sup> -860m <sup>2</sup>    | 844m <sup>2</sup> -860m <sup>2</sup>    |
| 151-154         | 159-162         | 801m <sup>2</sup> – 880m <sup>2</sup>   | 727m <sup>2</sup> - 880m <sup>2</sup>   |
| 155             | 163             | 800m <sup>2</sup>                       | 800m <sup>2</sup>                       |

### PROPOSED CHANGES - STAGE 3

Stage 3 is proposed to include an additional five (5) lots, bringing the total for this stage to 40 lots, of which 35 were previously approved under RAL/2024/8481 as illustrated in **Table 4** below

Table 4: Proposed minor changes within Stage 3

| Approved Lot No. | Revised Lot No. | Approved Lot Size                       | Proposed Lot Size                       |
|------------------|-----------------|-----------------------------------------|-----------------------------------------|
| 14-22            | 14-22           | 801m <sup>2</sup> - 978m <sup>2</sup>   | 641m <sup>2</sup> – 1,069m <sup>2</sup> |
| 23-32            | 25-34           | 640m <sup>2</sup> – 1,528m <sup>2</sup> | 640m <sup>2</sup> – 1,586m <sup>2</sup> |
| 33-36            | 35-39           | 800m <sup>2</sup>                       | 640m <sup>2</sup>                       |
| 42-45            | 45-49           | 854m <sup>2</sup>                       | 679m <sup>2</sup>                       |
| 46-49            | 50-53           | 838m <sup>2</sup> - 854m <sup>2</sup>   | 838m <sup>2</sup> - 854m <sup>2</sup>   |



50-53

54-58

854m<sup>2</sup>

679m<sup>2</sup>

### ARE THE CHANGES MINOR?

The Applicant seeks to make a minor change to the existing development approval RAL/2024/8481, which permits the reconfiguration of one (1) Lot into 155 lots, together with a Drainage Reserve and Balance Lot. In accordance with the definition of a minor change under the *Planning Act 2016*, the proposed amendments do not:

- Result in substantially different development – refer to Schedule 1, which provides an assessment of whether the change triggers substantially different development.
- Introduce prohibited development.
- Trigger referral to a new referral agency.
- Require a referral agency to assess the application against, or have regard to, a new matter.
- Require public notification.

Accordingly, it is submitted that the proposed amendments appropriately constitute a minor change under the Act.

### ASSESSMENT AGAINST MINOR CHANGE

In accordance with section 81 of the *Planning Act 2016 (the Act)*, the assessment manager must assess a minor change against the Planning Scheme as in effect when the original application was properly made, while having regard to any subsequent documents or amendments as appropriate.

The original approval (RAL/2024/8481) and this minor change are assessed under the *Toowoomba Regional Planning Scheme 2012 (Version 28)*, which reflects the current planning framework and community interest. No subsequent amendments to the Planning Scheme materially affect the existing approval or the proposed minor change.

The following **Table 5** demonstrates that the minor change pathway is appropriate having regard to Section 81 of the Act.

Table 5: Assessment against Section 81 of the Act

| Relevant section of the Act | Assessment                                                                                                                                          |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| S81(2)(a)                   | The Applicant has provided all necessary planning documentation, specialist input, and amended plans to enable proper assessment.                   |
| S81(2)(b)                   | No properly made submissions were received against the existing approval.                                                                           |
| S81(2)(c)                   | No pre-request response notice or response notice applies to this change application.                                                               |
| S81(2)(d)                   | The proposal does not result in any material change or non-compliance with assessment benchmarks under the original approval.                       |
| S81(2)(e)                   | The proposed changes do not trigger State-facilitated development requirements under section 106D; referral to the chief executive is not required. |
| S81(2)(f)                   | Not applicable to this minor change.                                                                                                                |
| S81(2)(g)                   | No other matters are anticipated to be relevant to the responsible entity's assessment.                                                             |

Overall, the proposed changes maintain the intent, function, and compliance of the original approval and clearly satisfy the statutory tests for a minor change. Approval of this application is therefore considered appropriate.



## ONGOING COMPLIANCE WITH LOCAL PLANNING INSTRUMENT

The site is zoned Low Density Residential Zone pursuant to the Planning Scheme. The following provisions are of particular relevance:

- Low-Density Residential Zone Code (6.2.1)
- Reconfiguring a Lot Code (9.4.5)

The proposal achieves full compliance with the Acceptable Outcomes of the Low Density Residential Code. There are however a number of areas of non-compliance with the Acceptable Outcomes established in the Reconfiguring a Lot Code, which warrant further assessment and are discussed below.

### **Acceptable Outcome AO4.1 (Table 9.4.5:1) - Lot Sizes and Design**

Acceptable Outcome AO4.1 requires that all lots be rectangular in shape and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4 of the Code. This requires that the lots must have a minimum area of 500m<sup>2</sup>, frontage of 15 metres and maximum depth ratio of 1:5.

All lots comply with the minimum lot size and maximum depth ratio of 1:5.

The proposed lots predominantly comply with the minimum required frontage, except for:

- Lot 29 (formerly Lot 27) – 12.97m frontage (1,183m<sup>2</sup> area)
- Lot 30 (formerly Lot 28) – 11.18m frontage (1,586m<sup>2</sup> area)
- Lot 31 (formerly Lot 29) – 10.92 m frontage (842m<sup>2</sup> area)
- Lot 103 (formerly Lot 96) – 11.6m frontage (825m<sup>2</sup> area)
- Lot 104 (formerly Lot 97) – 10.1m frontage (1,601m<sup>2</sup> area)
- Lot 105 (formerly Lot 98) – 13.17m frontage, 1,120m<sup>2</sup> area
- Lot 106 (formerly Lot 99) – 13.3m frontage (600m<sup>2</sup> area)

It is noted that the existing approval allowed a reduction in the width of the abovementioned lots. It is understood that Council supported corner lots with a frontage of less than 15 metres, provided suitable driveway access could be achieved.

In considering the variations to the Acceptable Outcome, we are mindful of Performance Outcome PO4 which states:

*PO4 All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:*

- (a) dwellings, buildings and/or other structures*
- (b) setbacks;*
- (c) landscaping;*
- (d) on site car parking and vehicle access;*
- (e) recreation areas (private open space);*
- (f) cultural heritage and character streetscape values;*
- (g) other design criteria.*

In this regard we note that where a variation is sought, the proposed lots substantially exceed the minimum lot size requirements with reduced frontages occurring only as a result of their corner location.

The lots remain of an appropriate size and shape to accommodate a dwelling, required setbacks, landscaping, vehicle access and recreation areas, and therefore comply with Performance Outcome PO4 of the Code.



### **Acceptable Outcome AO4.3 (Table 9.4.5:2) – Length of Blocks**

Acceptable Outcome AO4.3 requires that street blocks fronting local streets do not exceed 100 metres in length.

The existing approval under RAL/2024/8481 permitted street blocks of up to 430 metres. This application does not seek to amend or further vary the approved street block lengths.

### **Acceptable Outcome AO18.1 – Direct access to 4AK Road**

Acceptable Outcome AO18.1 requires that the access arrangements proposed comply with *SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure*.

This application does not propose any changes to the approved vehicle access arrangements and continues to provide direct access from 4AK Road, consistent with the existing approval. It is noted that the current permit conditions restrict direct access to 4AK Road from Lots 10 and 66 (formerly Lot 61).

### **Acceptable Outcome AO31.1 – Public Park provision**

Acceptable Outcome AO31.1 of the Code requires that the development deliver a public park that complies with Table 9.4.5:3 – Open Space Standards A 1.53 ha park will be provided on site, complying with Table 9.4.5:3 – Open Space Standards, as it is level, not flood-prone, and adjoins a public road for its full length. The existing approval allows a park length-to-width ratio of 2.8:1, rather than the standard 2:1. No changes to this approved arrangement are proposed and the proposal continues to comply with PO31.

## **CHANGES TO APPROVED PLANS**

As a result of the changes outlined above, the approved Drawings and Documents associated with the development approval (Council Reference: RAL/2024/8481) will need to be replaced with the amended versions. Consequently, the approved conditions package will also require updating. Refer to Schedule 2 for a detailed summary of the changes to the approved Drawings and Documents.

## **CHANGES TO CONDITIONS OF APPROVAL**

The current development approval was granted by the assessment manager, subject to a number of conditions. As part of this minor change request, amendments are required to certain conditions of the approval. The proposed changes relate only to those conditions that reference specific lot numbers. These updates are necessary because the approved lots have been rationalised and/or renumbered due to the insertion of additional lots within the development.

Accordingly, the following conditions must be updated to accurately reflect the number of lots on the site and revised lot configuration:

- Condition 1 – Approved Development
- Condition 25 – Easements
- Condition 32 – Permanent Survey Marks
- Condition 97 – Roadworks (Internal to subdivision)
- Condition 107 – Access (Footpath crossovers and driveways)
- Condition 108 – Property Access
- Condition 110 – Acoustic amenity – General

The revised wording of the abovementioned conditions has been prepared by the Applicant and is provided at **Schedule 3**.

## **INFRASTRUCTURE CHARGES**

The Toowoomba Regional Council levies infrastructure charges through its adopted Infrastructure Charges Resolution, which is based on the requirements of the Act. Applicable to the subject site is Charges Resolution No 6, adopted by Council 10 December 2024.

In accordance with section 119(6) of the Act, the Council may provide an amended infrastructure charges notice (ICN) with the minor change development approval. For the purposes of the amended ICN, please refer **Table 5**.

*Table 5: ICN summary*



| <b>Development Type</b>         | <b>Unit of Measure</b>         | <b>No. of Units</b> | <b>Stage</b> |
|---------------------------------|--------------------------------|---------------------|--------------|
| Reconfigure a lot – residential | Complete as per SEAL/2025/5028 |                     | Stage 0      |
| Reconfigure a lot – residential | Lots                           | 75                  | Stage 1      |
| Reconfigure a lot – residential | Lots                           | 48                  | Stage 2      |
| Reconfigure a lot – residential | Lots                           | 40                  | Stage 3      |

## **CONCLUSION**

It is evident that the proposed changes constitute a minor change under the relevant planning provisions. Importantly, these amendments will not materially impact the approved development's function, form, or overall intent. Given that the changes are minor and maintain the integrity of the original approval, this minor change application should be supported and approved.

Kind Regards,

Emily Harrod  
Senior Planner  
**The Development Directive Pty Ltd**



## SCHEDULE 1 – ASSESSMENT OF PROPOSED CHANGES AGAINST THE ACT

In accordance with section 78 of Act, this request seeks a change application for a minor change to a development approval. A minor change to a development approval is defined in Schedule 2 of the Act – Dictionary, meaning a change that –

- a. For a development approval –
  - i. Would not result in substantially different development; and
  - ii. if a development application for the development, including the change, were made when the change application is made would not cause—
    - A. the inclusion of prohibited development in the application; or
    - B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or
    - C. referral to extra referral agencies, other than to the chief executive; or
    - D. a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or
    - E. public notification if public notification was not required for the development application.

With respect to the definition of a minor change, regard has been given to Schedule 1– Substantially different development of the Development Assessment Rules (**DA Rules**). An assessment of the proposed changes against Schedule 1(4) has been provided below. A change may be considered to result in a substantially different development if any of the following criteria apply to the proposed changes:

| Substantially different development criteria                                                                    | Response                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) involves a new use; or                                                                                      | <b>Complies</b><br>The proposed amendment does not introduce a new use. The development remains a residential subdivision consistent with the original approval.                                                                                          |
| (b) results in the application applying to a new parcel of land; or                                             | <b>Complies</b><br>The proposal is confined entirely within the boundaries of the approved subdivision site. No additional land is included.                                                                                                              |
| (c) dramatically changes the built form in terms of scale, bulk and appearance; or                              | <b>Complies</b><br>The minor change involves only a minor reconfiguration of lots. The overall layout, density, and built form character remain consistent with the approved design.                                                                      |
| (d) changes the ability of the proposed development to operate as intended; or                                  | <b>Complies</b><br>The subdivision will continue to function as a low-density residential estate, as originally intended.                                                                                                                                 |
| (e) removes a component that is integral to the operation of the development; or                                | <b>Complies</b><br>All integral components, including road layout, open space areas (drainage reserve), and service infrastructure, are retained. Minor adjustments will be made to accommodate the additional lots without affecting functionality.      |
| (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or | <b>Complies</b><br>The addition of eight (8) lots represents a negligible increase in vehicle movements relative to the existing approved 155-lot development. The existing internal road network and intersections will continue to operate effectively. |



| Substantially different development criteria                                                                   | Response                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (g) introduces new impacts or increase the severity of known impacts; or                                       | <p><b>Complies</b></p> <p>The proposal does not introduce new environmental, amenity, or infrastructure impacts. The scale of change is minimal and well within the design capacity of the approved development.</p>                                                               |
| (h) removes an incentive or offset component that would have balanced a negative impact of the development; or | <p><b>Complies</b></p> <p>No incentives or offsets are altered or removed as part of this minor change.</p>                                                                                                                                                                        |
| (i) impacts on infrastructure provisions.                                                                      | <p><b>Complies</b></p> <p>The existing infrastructure design has sufficient capacity to service the additional lots and will remain consistent with approved standards. This is supported by Engineering advice prepared by Arcos, accompanying this Minor change application.</p> |

Based on the above assessment, the requested changes are not considered to result in a substantially different development. Furthermore, as outlined below, the proposed change satisfies part (ii) of the minor change definition.

| If a development application for the development, including the change, were made when the change application is made would not cause—                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (A) The inclusion of prohibited development in the application; or                                                                                                                                                                                                            | <p><b>Complies</b></p> <p>The proposed minor changes do not introduce any prohibited development. The proposal remains primarily for residential subdivision, consistent with the original approval and zoning provisions.</p>                                                                                                                   |
| (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or                                                                                                                                  | <p><b>Complies</b></p> <p>The amendment does not trigger any new referral requirements.</p>                                                                                                                                                                                                                                                      |
| (C) referral to extra referral agencies, other than to the chief executive; or                                                                                                                                                                                                | <p><b>Complies</b></p> <p>No additional referral agencies are triggered as a result of the proposed change.</p>                                                                                                                                                                                                                                  |
| (D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or | <p><b>Complies</b></p> <p>The proposed changes do not alter the applicable assessment matters for any referral agency</p>                                                                                                                                                                                                                        |
| (E) public notification if public notification was not required for the development application                                                                                                                                                                               | <p><b>Complies</b></p> <p>Public notification was required and undertaken for the existing approval that this minor change relates. The proposed changes do not introduce any new elements that would require public notification. The amendment does not materially alter the use, scale, or potential impacts of the approved development.</p> |



## SCHEDULE 2 – AMENDED APPROVED PLANS TABLE

| Plan/Document Title                    | Reference Number                       | Prepared By      | Plan/Doc. Date           |
|----------------------------------------|----------------------------------------|------------------|--------------------------|
| <del>Development Layout Plan</del>     | <del>P1-S1-RAL-C-011, Revision D</del> | <del>ARCOS</del> | <del>30 April 2025</del> |
| Development Layout Plan                | P1-S1-RAL-C-011 Revision E             | ARCOS            | 14 November 2025         |
| <del>Lot Dimension Plan (1 of 2)</del> | <del>P1-S1-RAL-C-012, Revision D</del> | <del>ARCOS</del> | <del>30 April 2025</del> |
| Lot Dimension Plan (1 of 2)            | P1-S1-RAL-C-012 Revision E             | ARCOS            | 14 November 2025         |
| <del>Lot Dimension Plan (2 of 2)</del> | <del>P1-S1-RAL-C-013, Revision D</del> | <del>ARCOS</del> | <del>30 April 2025</del> |
| Lot Dimension Plan (2 of 2)            | P1-S1-RAL-C-013 Revision E             | ARCOS            | 14 November 2025         |

## SCHEDULE 3 – PROPOSED CHANGES TO CONDITIONS

### APPROVED DEVELOPMENT

1. This Development Approval is for Reconfiguring a Lot, being the subdivision of One (1) Lot into ~~155~~ 163 Lots, plus Drainage Reserve and Balance Lot

### EASEMENTS

25. An easement for right of way purposes must be registered in favour of Council against the title of proposed ~~Lot 22~~ 24. The easement must be the proposed easement identified on the Approved Plans and included on the Plan of Subdivision for Council's approval.

### PERMANENT SURVEY MARKS

32. A total of two (2) Permanent Survey Marks (PSMs) must be supplied and connected to Australian Height Datum and provided in the following locations:
  - 32.1 Intersection of Road 1 and Road 2 (Stage 1); and
  - 32.2 Corner of Road 4, in front of proposed Lot ~~80~~ 85 (Stage 2).

### ROADWORKS (INTERNAL TO SUBDIVISION)

97. Where an easement for right of way purposes at the northern terminus of Road MC04 is not able to be registered over the Balance Lot as part of Stage 2, additional road reserve must be dedicated as required from proposed Lots ~~153~~ 161 and ~~154~~ 162 to accommodate Council's standard cul-de-sac design, including verge, in accordance with PSP No. 2. The cul-de-sac must be constructed to a sealed standard, including kerb and channel, with a minimum 10m head radius and 20m approach radius

### ACCESS (FOOTPATH CROSSOVERS AND DRIVEWAYS)

107. A vehicle crossover (crossing of the verge) from the kerb and channel to the property boundary must be constructed for proposed Lot ~~22~~ 24 and the Detention Basin lot in accordance with the following requirements

### PROPERTY ACCESS

108. Direct access to 4AK Road is not permitted from proposed lots 10 and ~~64~~ 66 at any time

### ACOUSIC AMENITY – GENERAL

110. Acoustic measures and treatments must be provided for future dwellings on proposed lots 1-10 and lots ~~61-79~~ 66-84 in accordance with the Conclusion Section of the approved Environmental Traffic Noise Level Impact Assessment listed within this Development Approval