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Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd
ABN 50 105 256 228



15 May 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Ryan,

Change During the Assessment Process – Current Development Application (A006925114) – Pine Mountain

In accordance with Section 52(1) of the *Planning Act 2016*, and on behalf of Silveressence Pty Ltd (the Applicant), please accept this request seeking a change to the abovementioned Development Application.

Since lodgement of the application, further engagement has been undertaken with the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development in relation to the extent of mapped regulated vegetation affecting the site. At the time of lodgement, the development footprint was modified to exclude areas of regulated vegetation, resulting in a development 'investigation area'.

Subsequent to this, the Applicant has obtained a Relevant Purpose Determination under section 22A of the *Vegetation Management Act 1999*, which confirms that clearing of the identified vegetation for the purposes of the proposed development is supported by the State and does not constitute prohibited development.

The application has now been updated to incorporate the affected area back into the development footprint. The revised plans facilitate a more efficient and logical site layout, and are as endorsed by the original structure plan.

Importantly, the amended proposal represents a refinement of the original design rather than a fundamental change to the nature or intent of the existing approved development. The updated layout continues to respond appropriately to the site context and maintains consistency with the planning rationale presented in the original application material.

This request is supported by the following materials:

- **Attachment A** – Updated Proposed Plan Structure Plan
- **Attachment B** – Updated Pine Mountain Road Plan of Development (Variation Request) v2
- **Attachment C** – Updated Environmental Assessment Report
- **Attachment D** – Updated Traffic Report
- **Attachment E** – Updated Bushfire Management Plan
- **Attachment F** – Open Space Plan
- **Attachment G** – Connectivity Plan

Site Details

The site comprises five (5) lots located at 15 Coolibah Street, 279 Pine Mountain Road and 75 Tristania Way, Mount Gravatt East, and is formally described as Lot 88 on RP896868, Lot 16 on RP77551, Lot 872 on S3189, Lot 200 on RP222623 and Lot 100 on RP896868.

The site forms part of the former Mount Gravatt Quarry and has been rehabilitated for future urban development. It is well located within an established residential area and is subject to a Preliminary Approval supporting low density and low–medium density residential development.

Figure 1 – Aerial of Development Site



Source: Nearmap

Chronology of Application

- 19 December 2025, the current development application was lodged.
- 23 December 2025, Council issued an Action Notice in relation to the application.
- 14 January 2026, the application was properly made by way of a response and resolution to Council's Action Notice.
- 21 January 2026, the Confirmation Notice was issued by Council and received by the applicant.
- 27 January 2026, the applicant stopped the clock on the current period (being the Information Request period).
- 27 January 2026, the applicant also extended the referral period to 6 March 2026.
- 6 March 2026, the applicant further extended the referral period current date.

Proposed Changes

Balance Area

As noted above, the proposed change relates to the inclusion of the previously excluded investigation area into the approved development footprint.

At the time of lodgement, this area was excluded as a conservative response to mapped regulated vegetation (which was mapped post original approval). Following further engagement with the State and the issuing of a Relevant Purpose Determination under the *Vegetation Management Act 1999*, the land is now confirmed as suitable for development.

The updated proposal incorporates this area into the development footprint, enabling a more efficient and logical subdivision layout. This includes the introduction of additional residential lots and improved integration with the surrounding development pattern.

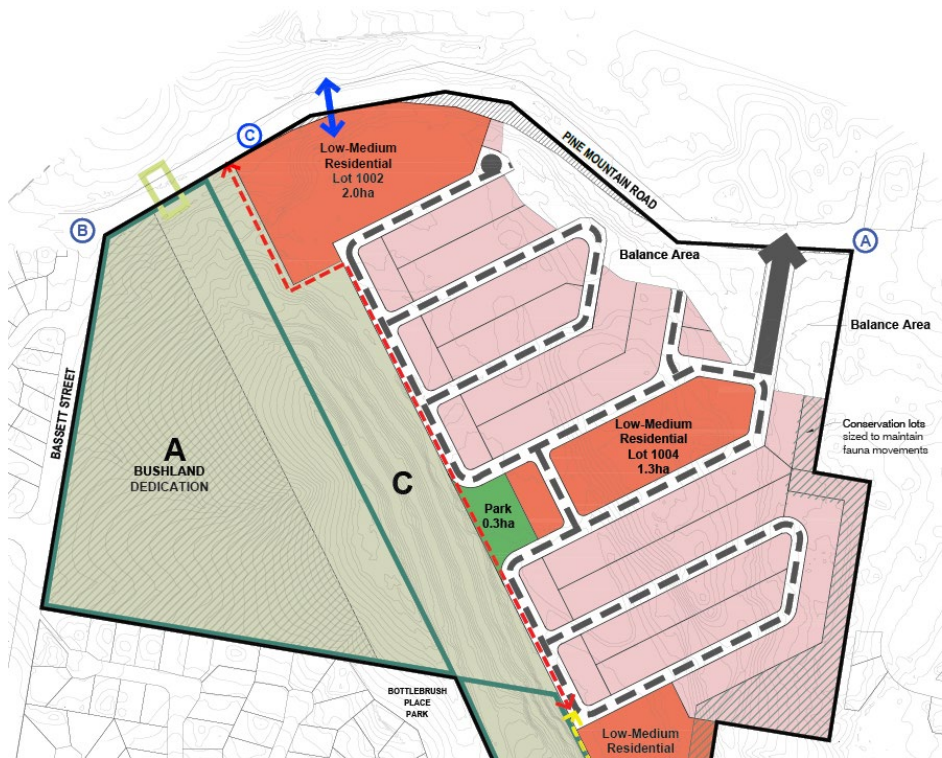
Importantly, the change does not alter the overall intent, scale or nature of the approved development. The proposal continues to facilitate residential development consistent with the established planning framework and maintains appropriate responses to the site's environmental and physical constraints.

Additional Active Uses

It is also intended that the variation request include the ability for one lot to accommodate a small shop and/or food and drink outlet, as shown in the updated structure plan below. This would support activation of the adjoining parkland and provide a small-scale community focal point for future residents, whilst being of a scale that would not adversely impact other centres.

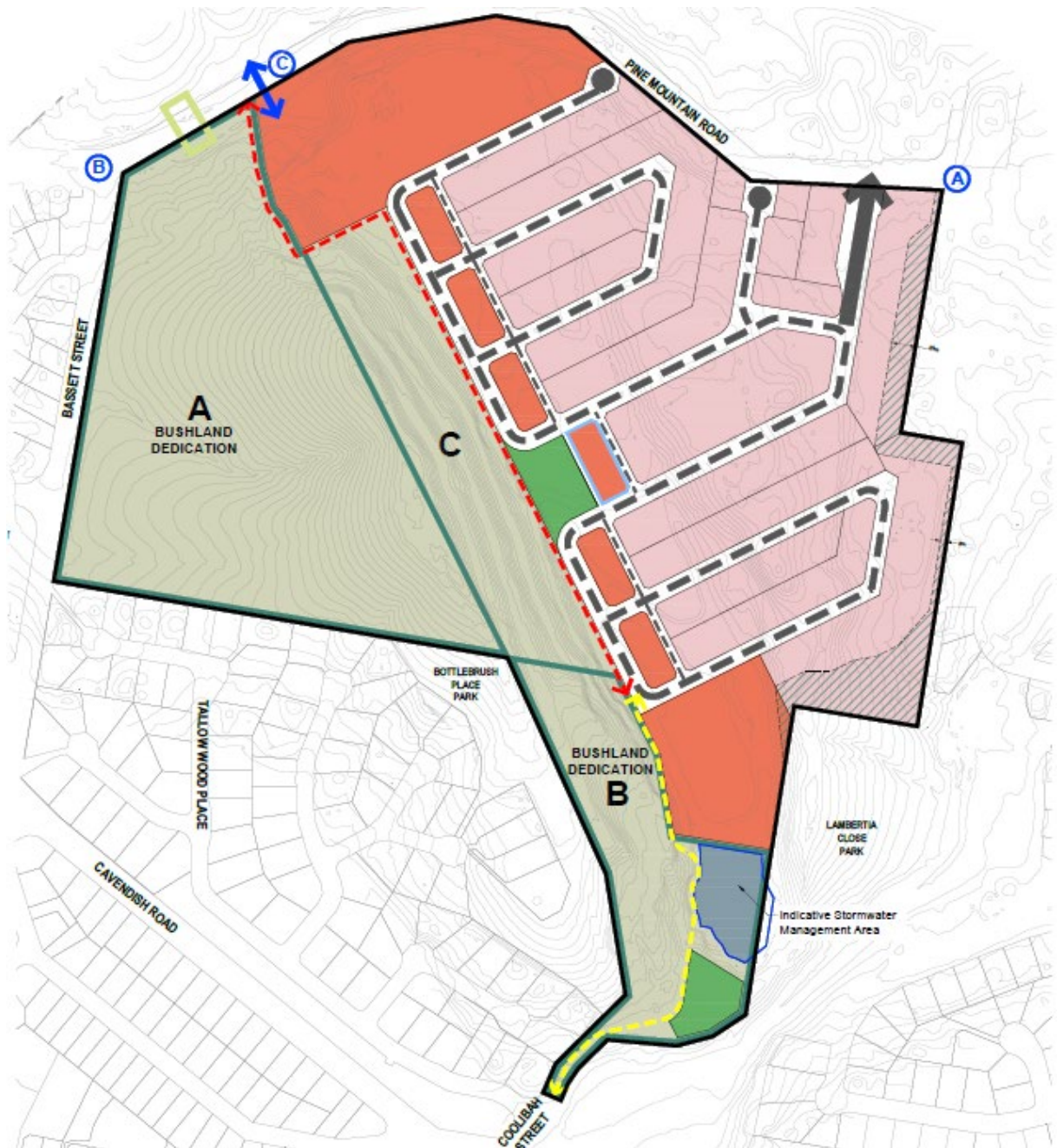
This outcome represents a modernisation and reinstatement of the 'Community Facilities' previously approved for the area, rather than the introduction of a new or unrelated land use.

Figure 2 - Submitted Plan



Source: Urbis

Figure 3 - Updated Plan of Development



Source: Urbis

Consequential Report Updates

As a result of the proposed changes, relevant plans and technical reporting have been updated. These updates are limited to those necessary to incorporate the balance area into the layout and ensure internal consistency across the application material. The updated documentation confirms that the revised proposal continues to appropriately address all relevant planning and technical matters, with no new or materially different impacts arising from the change.

Compliance with Development Assessment Rules

In accordance with the provisions of the *Planning Act 2016*, a request to change a development application may only be approved where the proposed change would not result in the development being substantially different. The Act, however, does not qualify or define what constitutes development being ‘substantially different’.

It is therefore submitted that the most relevant criteria for the proposal to be considered against is set out in Schedule 1 of the *Development Assessment Rules* under the *Planning Act 2016*. This guideline is used in assessing a minor change under the *Planning Act 2016*. The table below provides an assessment of the proposed changes to the condition against the criteria for substantially different development.

Table 1 – Substantially Different Criteria & Response

Guideline Criteria	Response
Involves a new use	The changes do not involve any new, previously unapproved land uses.
Results in the application applying to a new parcel of land.	The proposed changes do not involve the addition of any new land to the development application.
Dramatically changes the built form in terms of scale, bulk and appearance.	The proposed changes do not modify the approved built form and therefore do not result in any change to the scale, bulk or visual appearance of the development.
Changes the ability of the proposed development to operate as intended. <i>For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.</i>	The amendments do not impact the operational characteristics of the development and the development will continue to operate as originally approved.
Removes a component that is integral to the operation of the development.	None of the proposed changes to the development application will result in the

Guideline Criteria	Response
	removal of a component that is integral to the proposed development.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes do not alter traffic generation or access arrangements and therefore do not impact traffic flow or the surrounding transport network.
Introduces new impacts or increases the severity of known impacts	None of the proposed changes are likely to result in any significantly different impacts compared within the original development.
Removes an incentive or offset component that would have balanced a negative impact of the development.	The development does not involve any incentives or offsets. Accordingly, this criterion is not relevant to the proposed development.
Impacts on infrastructure provision.	The proposed development will not have an impact on infrastructure provision.

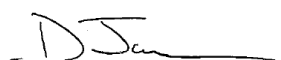
Conclusion

In summary, the proposed amendments relate to the inclusion of the previously excluded balance area within the approved development footprint, together with associated updates to the approved plans and application material.

Importantly, the proposed changes do not alter the land use, overall development intent or planning framework applying to the site, and do not result in a substantially different development. Rather, the amendments represent a refinement of the existing approval, enabling a more efficient and logical development outcome.

We trust the submitted material provides sufficient information to facilitate Council's assessment of the application. Should you have any queries, please do not hesitate to contact the undersigned or Jessica Higgins on (07) 3007 3800.

Yours sincerely,



David Janson
Associate Director
+61 7 3007 3800
djanson@urbis.com.au