

Our ref: 144207

Level 8, 31 Duncan Street
Fortitude Valley QLD 4006
T +61 7 3539 9500

Date: 1 May, 2026

Attn: Chris Dixon, Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Chris,

The Quarry Precinct D – 50, 59 & 90 Ridgeline Way, Keperra and 469 Settlement Road Keperra QLD 4054)

Application for a minor change to a development approval (pursuant to Section 78 of the *Planning Act 2016*)

Council Ref: A006751263

On behalf of *Frasers Property Keperra Pty Limited* (the Applicant), we make this application to change this development approval to you as the responsible entity in accordance with section 78 of the *Planning Act 2016* (the Act).

We refer to the development approval issued by Brisbane City Council on 27 August 2025 for the above site, properly described as Lot 33 on SP345176, Lot 34 on SP331346 and part of Lot 6008 on SP351174 (BCC ref: A006751263) which comprises the following:

- **Development Permit for Reconfiguring a Lot** for subdivision (Precinct D) – 58 residential allotments, and common property in five (5) stages.

The proposed changes are considered to be a **minor change** in accordance with the Act (as explained further in **Section 4** below). The changes relate to sequencing of the development with respect to the boundary realignment associated with the recently completed retaining wall (the “Bunnings Wall”) along the western site boundary shared with Bunnings Warehouse Keperra (Lot 2 on SP289891).

The retaining wall has been certified and surveyed and the final inspections undertaken and submitted to Brisbane City Council (Council) for On Maintenance Certification, and the associated boundary realignment has been submitted for plan sealing.

Under the current approvals for Precinct B and Precinct D, delivery of certain stages is contingent on the Boundary Realignment for the wall being titled prior to them. At the time of these approvals, the main driver for this sequence was to ensure the wall construction would be completed in a timely manner and an assumption that due to the expected construction timing, the Boundary Realignment would easily sit between the roll out of subdivision stages.

However, due to the various stakeholders who are involved with the registration of the Boundary Realignment subdivision and the various consents required, it has become apparent that the timing of when the Boundary Realignment registers is difficult to predict (which has an associated impact on sequencing of delivery of residential stages in Precincts B and D).

For context, the sequence in which survey plans are drawn, sealed and registered needs to be determined well in advance of the sealing and registration steps to ensure that content of the plans and the existing/current plans cancelled by the new plan are all completely correct. It is not possible to easily change sequencing as a consequence, and it is further complicated in the context of The Quarry which needs to also contemplate when common property is created with respect to the layered Community Title Scheme (CMS) that may be impacted by the boundary realignment.

Therefore, Frasers are seeking Council's assistance to amend the existing sequencing conditions and timing requirements for common property creation associated with the Precinct B and Precinct D ROLs. Specifically, it is proposed that the Boundary Realignment be decoupled from the currently conditioned stages and instead

Our ref: 144207

be required to occur prior to the final stages of Precinct D or Precinct B, at which time the relevant Boundary Realignment subdivision would be sealed and registered.

This provides greater flexibility for the Boundary Realignment by removing the need for it to occur within a prescribed sequence. As a result, the upcoming residential stages in Precinct B and Precinct D can proceed as programmed, while mitigating the risk of delays to lot registration arising from sequencing dependencies tied to variable and unpredictable stakeholder timeframes.

It is noted that a simultaneous minor change application is also being submitted for the ROL approval for Precinct B of The Quarry (BCC ref: A006769363) which adjusts stage sequencing and stage boundaries, so that this matter may be considered in full.

A prelodgement meeting is scheduled with Council for 18 May 2026. This change application will be lodged prior to the meeting in order to process fee payment in a timely manner. Any matters discussed in the meeting that require resolution will be addressed during the application process. The Applicant seeks timely resolution of this application once assessment has commenced, noting that plan sealing for the Bunnings wall boundary realignment is currently underway and construction of Precinct D is scheduled to commence imminently.

More information is provided in the sections below.

1 Relevant Approvals

A summary for each relevant approval is provided below.

1.1 Preliminary Approval

The Preliminary Approval for The Quarry was originally granted on 31 October 2017 and was most recently amended and approved on 10 April 2024 (A006366616). The Preliminary Approval allows the site to be redeveloped from quarrying activities to support the establishment of residential, sport and recreational and conservation zone precincts by way of The Quarry Structure Plan and allows for the establishment of the associated community title scheme.

1.2 Precinct D (A006751263)

The ROL development application for 'Precinct D' was approved on 27 August 2025 (A006751263). Precinct D comprises fifty-eight (58) residential allotments and common property, to be delivered across five (5) stages. Refer to **Attachment C**.

Precinct D sits within super lots created by Precinct A and Precinct B, and is accessed by private roads constructed in Precinct A and Precinct B.

1.3 Precinct B (A006769363)

The ROL development application for 'Precinct B' was originally approved on 15 November 2024 (BCC Ref: A006515469). A subsequent minor change was approved on 6 August 2025 and represents the most recent approval for the precinct (A006769363). Refer to **Attachment D**.

Precinct B comprises eighty-three (83) residential allotments, three (3) super allotments, two (2) balance allotments and common property, to be delivered across eight (8) stages.

The Bunnings Wall area is located in the Precinct B common property in two parts: 1,575m² in Stage 3B and 5,140m² in Stage 7B.

1.4 Bunnings Wall Boundary Realignment (A005947252)

The ROL development application for the Bunnings Boundary Realignment was approved on 30 November 2022 (A005947252). Refer to **Attachment D**. The purpose of the boundary realignment is to shift the existing common boundary between Bunnings' site and Fraser's landholdings to locate the retaining wall wholly within The Quarry land.

Our ref: 144207

Bunnings Wall

The Bunnings Wall straddles the western boundary of the site shared with Bunnings Warehouse Keperra (between balance Frasers Lot 6009 on SP351174 and Bunnings Lot 2 on SP289891).

The construction of the Bunnings Wall is fully complete and certified – refer to drone imagery **Figure 1** below. Quality assurance certification documentation was submitted to Council on 3 March 2026 by Arcadis for the respective Operational Work development approvals (A00580394 and A005580372). Council's on-maintenance site inspection was undertaken on 9 April 2026. At current, Frasers are waiting for Council's acceptance of these works which is expected imminently.

Plan sealing of the Boundary Realignment with Council (A005947252) is underway, pending completion of OPW phase in compliance with Condition 5 of the ROL. This process is currently facing delays associated with the various parties to the agreements around the Boundary Realignment .

Accordingly, this change application is driven by the intent to not further holdup the delivery of lots and homes at The Quarry as a result of delays to plan sealing.

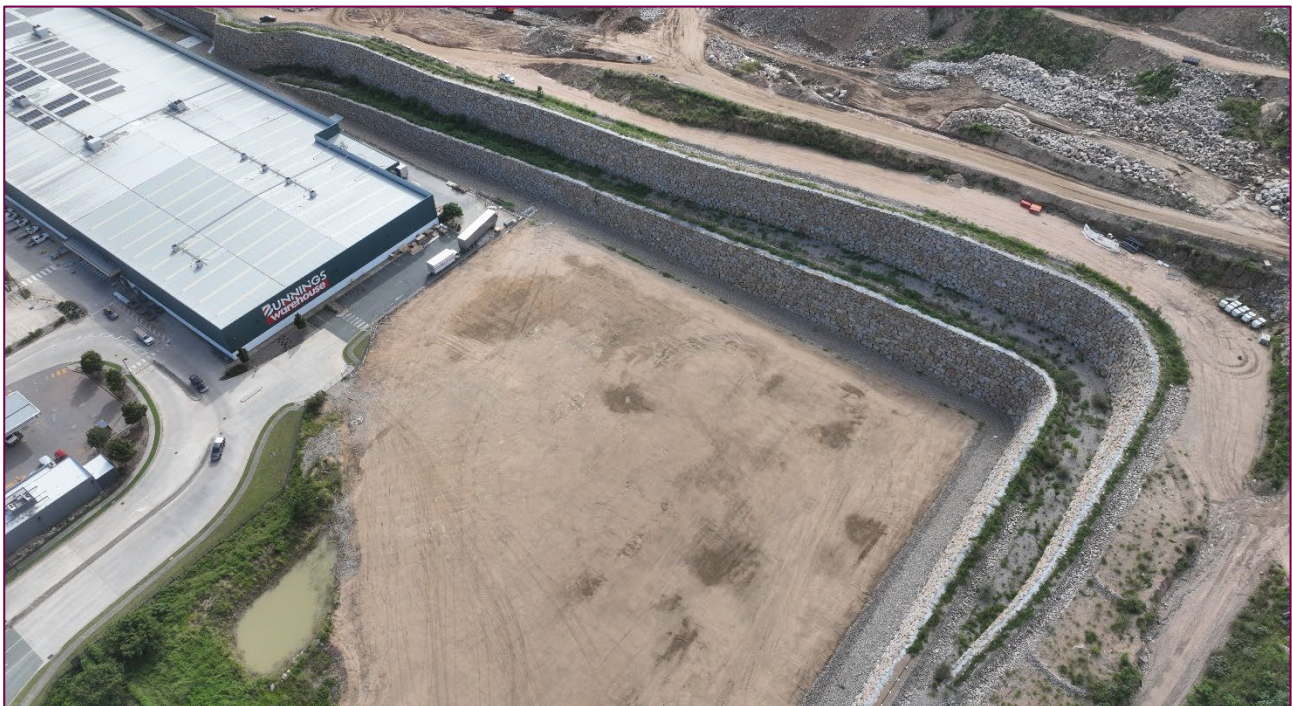


Figure 1 – Completed Bunnings Wall (drone footage taken 18 March 2026)

2 Proposed Changes

Currently, the commencement of titling within Precinct D is contingent upon the titling of the Boundary Realignment.

At the time of the Precinct D approval, the Bunnings Wall was under construction and there were ongoing discussions about how the Boundary Realignment would be sequenced against adjoining Precinct D stages, and a desire for confirmation that the Bunnings Wall would not encroach on any of the proposed residential lots and that its construction would be complete. To resolve any potential unknowns regarding the Bunnings Wall, it was ultimately conditioned to title the Boundary Realignment prior to plan sealing of the first stage of Precinct D (Stage 101), ensuring the entire Bunnings Wall would be complete and captured within the balance allotment of The Quarry (owned and controlled by Frasers) before Precinct D could commence titling and the rear boundaries of residential allotments in Stages 101 and 104 are defined with respect to the final surveyed wall extent.

The stages within Precinct D sit within super lots created within Precinct B which also needed to be completed prior to Precinct D being titled. Now that the Bunnings Wall is complete, and the final detail survey of its

alignment has been completed and confirmed not to impact on residential lots, Frasers propose to adjust the staging of Precinct B and conditioned sequencing to allow the Bunnings Boundary Realignment to be titled and cancelled into common property later to “unlock” delivery of residential allotments in Precinct B Stage 8 and Precinct D Stages 101, 102, 103 and 105.

Proposed Sequencing

A key consideration for Council in assessing subdivision applications at The Quarry is the sequencing of works, reflecting the complexity of delivering a transitional site that requires significant and bespoke earthworks.

For your information, survey sequencing plans have been prepared to capture the how the Bunnings Wall Boundary Realignment area (within The Quarry land) will be managed throughout delivery of Precincts B and D.

Refer to **Attachment E**. This sequence is also summarised in **Table 2** below (Precinct B stages in blue and Precinct D stages in purple).

We note that the sequencing summary incorporates the details of how the lots and common property (CP) are integrated into the community management scheme as well as how they are rolled out in relation to the staging from the planning approval. The intention of the survey plans is to demonstrate how balance land is retained in ownership with Frasers Property and is subsequently cancelled into common property or residential stages throughout the progression of Precinct B and Precinct D.

Table 1: Proposed Sequencing of Precinct B and Precinct D

Stage	Balance
Stage 101	Balance Lot 6012 (includes Bunnings Wall area)
Stage 102	N/A
Stage 7	Balance Lot 6013 in parts (includes Bunnings Wall area) Balance Lot 6014 in parts (includes Bunnings Wall area)
Stage 103	N/A
Stage 8	<ul style="list-style-type: none"> Balance Lot 1036 (Bunnings Wall area / future Stage 104). The wall and Stage 104 are now quarantined until the realignment occurs. Balance Lot 6015 in parts Balance Lot 5004 (includes remaining The Quarry land)
<i>The Quarry continues development (i.e. stages and future stages of Precincts B, C, E). Boundary Realignment can occur at any time.</i>	
Stage 7B	No change
Stage 104	No change

Ultimately, the Boundary Realignment will occur anytime **after** Stage 8 of Precinct B, but must be **prior to** Stage 7B of Precinct B and Stage 104 of Precinct D.

A minor change to the Precinct B ROL approval will be sought simultaneously with this change application. These two change applications are interrelated and both driven by the ability to deliver each subdivision despite delays to registration of the wall.

The proposed changes ensure:

- The boundary realignment has flexibility to be registered at any time, and commercial processes with the adjoining landowner and stakeholders with respect to titling and timing don't impact delivery of residential stages;
- The realignment occurs prior to delivery of the final stage of either Precincts B or D, noting Stage 104 of Precinct D will not be progressed until the temporary sediment basin for construction phase is decommissioned toward the end of the overall delivery program for The Quarry,

Our ref: 144207

- The Bunnings Wall will not be prematurely cancelled into the CTS as common property under the control and responsibility of the Body Corporate – this was one of the historic sequencing concerns given currently only part of the wall is captured inside The Quarry land (hence the need for a Boundary Realignment),
- The Bunnings Wall is already certified and surveyed and it can be demonstrated that none of the nearby residential lots encroach onto the wall area; and
- The creation of Lot 1036 for Stage 7B means that the area impacted by the Boundary Realignment is disconnected from the balance of The Quarry and the Boundary Realignment can occur at any time following Stage 8, and prior to Stage 7B when the commercial negotiations are resolved, without impacting on the delivery of residential lots within Precincts C and E.

Amendments to Conditions and Approved Plans

To enable the above changes to occur, *Note 1* in Conditions 16 (Stage 101), 62 (Stage 102), 108 (Stage 103) and 196 (Stage 105) regarding sequencing of the Boundary Realignment prior to Stage 101 needs to be removed.

As per this change application strategy, *Note 1* can be retained and amended in Condition 155 (Stage 104). Refer to the amended condition below (~~deletion~~/addition):

Condition 155

Note 1: Retaining wall ref: RW01 (the Bunnings Wall) is to be completed and accepted on-maintenance as required for plan sealing purposes of the Boundary Re-alignment ROL application, ref: A005947252, which is to be titled prior to plan sealing of ~~the first~~ this stage (Stage 10~~1~~4) of Precinct D ROL ref: A006751263.

The corresponding stamp on the approved Plan of Subdivision (Plan Ref 146453-79 Rev D) will also need to be updated to reflect Stage 104 and Condition 155.

Common Property Spine Road

Unrelated to the Bunnings Wall, these proposed changes will also seek to make an administrative correction to Conditions 7 (Stage 101), 53 (Stage 102), and 189 (Stage 105) regarding construction of the spine road extension (Ridgeline Way) under Stage 7 of the Precinct B *approval prior to registration of any stage in Precinct D*. Council's notations in red on the approved ROL plans reflect this requirement.

This is an administrative error in the conditions package (as raised by RPS to Council during draft conditions phase for the original Precinct D approval). The unconstructed portion of Stage 7 spine road requiring delivery prior to Precinct D is only relevant to the southern stages, being Stages 103 and 104. The northern stages (Stages 101, 102 and 105) already have lawful constructed access as the spine road was delivered as part of Precinct A and the opening of The Quarry sales office (refer to **Figure 2**). Accordingly, there is no planning need for the delivery of the unconstructed portion of Stage 7 spine road prior to the northern stages being delivered.



Figure 2 – Constructed Spine Road (servicing Stages 101, 102 and 105)

We request Council’s support for this correction to ~~deletion~~/addition the following conditions:

- Stage 101 – ~~Condition 7 Sequencing of Development~~
- Stage 102 – ~~Condition 53 Sequencing of Development~~
- Stage 103 – Condition 99 Sequencing of Development

*As indicated on the approved Precinct B - Plan of Subdivision, Reference 146453 - 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under **Stage 103 of this approval.***

- Stage 104 – Condition 145 Sequencing of Development

*As indicated on the approved Precinct B - Plan of Subdivision, Reference 146453 - 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under **Stage 104 of this approval.***

- Stage 105 – ~~Condition 189 Sequencing of Development~~

Council’s notations in red on the approved Plan of Subdivision (i.e. hatching over the Stage 7 spine road and accompanying stamp) are general in nature and, following the deletion of Conditions 7, 53, and 189, the notations do not necessarily require any amendments as they will then defer to the remaining ‘Sequencing of Development’ conditions relevant to Stages 103 and 104 only, which is correct.

3 Minor Change Status

The proposed change to the development approval is consistent with the definition of a ‘minor change’ under the *Planning Act 2016* as outlined below.

3.1 Minor Change Definition

Under Schedule 2 of the <i>Planning Act 2016</i> , a minor change (for a development approval) means a change that:	Response
i. would not result in substantially different development; and	Complies – Demonstration that the change does not constitute substantially different development is provided in Section 2.2 below.

Under Schedule 2 of the <i>Planning Act 2016</i> , a minor change (for a development approval) means a change that:	Response
ii. <i>if a development application for the development, including the change, were made when the change application is made would not cause</i>	
(a) <i>the inclusion of prohibited development in the application; or</i>	Complies – The changes do not cause the inclusion of any prohibited development.
(b) <i>referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	Not Applicable – The original application did not have referral agencies. This change does not trigger referral.
(c) <i>referral to extra referral agencies, other than to the chief executive; or</i>	Not Applicable – This change does not trigger referral.
(d) <i>a referral agency, in assessing the application under section 55, to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or</i>	Complies – The proposed changes will not result in referral to any additional referral agencies or for referral agencies to have regard to other matters.
(e) <i>public notification if public notification was not required for the development application.</i>	Not Applicable – Public notification is not required.

3.2 Substantially Different Development Criteria

Under Schedule 1 of the Development Assessment rules, a change may be considered to result in substantially different development if any of the following apply to the change:	Response
(a) <i>involves a new use;</i>	Not Applicable – The change does not involve a new use.
(b) <i>results in the application applying to a new parcel of land; or</i>	Not Applicable – The development does not result in a new parcel of land applying to the development site.
(c) <i>dramatically changes the built form in terms of scale, bulk and appearance; or</i>	Complies – The nature of the proposed changes does not dramatically change the built form in terms of scale, bulk or appearance. The change relates to a resequencing of stages in order to not delay the delivery of Precinct D. There is no change to yield or lot layout as a result of the change.
(d) <i>changes the ability of the proposed development to operate as intended; or</i>	Complies – The nature of the proposed changes do not change the ability of the original application to operate as intended. The proposal seeks to refine the staging of the development to assist in delivery. All stages will ultimately be delivered.
(e) <i>removes a component that is integral to the operation of the development; or</i>	Complies – The changes do not remove any components that are integral to the development.
(f) <i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	Complies – The nature of the proposed changes will not result in any significant impacts on traffic flow or the transport network. Roads internal to the site are private.
(g) <i>introduces new impacts or increase the severity of known impacts; or</i>	Complies – The changes do not introduce new impacts or increase the severity of known impacts.
(h) <i>removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	Not Applicable – The changes do not remove any incentive or offset components.
(i) <i>impacts on infrastructure provisions.</i>	Not Applicable – The changes will not impact on infrastructure provision.

4 Referral Agencies

In accordance with Section 80(1)(a) of the Act, as the assessment manager is the relevant entity and the chief executive is the only applicable referral agency for the application, there are no affected entities that require notice of this minor change application.

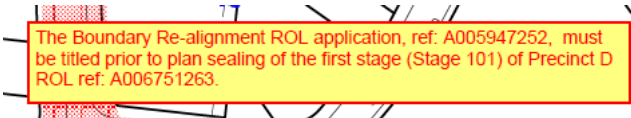
5 Amendments to the Approval

5.1 Description of the Development

We confirm there is no change to the overall description of development for Precinct D.

5.2 Approved Drawings and Documents

The proposed minor change does not necessitate any new revisions to the approved drawings and documents, however it is requested that the below notation on the Precinct D Plan of Subdivision (Reference 146453 – 79 Revision D, received 30 June 2025 and amended in red 6 August 2025) is altered to read as depicted in the below table (**insertions/deletions**):

Existing plan notation	Proposed plan notation
Precinct D Plan of Subdivision, Reference 146453 – 79 Revision D, received 30 June 2025 and amended in red 6 August 2025 amended in red [new date]	
	<i>The Boundary Re-alignment ROL application, Ref: A005947252, must be titled prior to plan sealing of the first penultimate stage (Stage 101 Stage 104) of Precinct D ROL ref: A006751263</i>

In addition to updating the above plan notation, it is also requested that Council updates all plan notations to specify updated development approval references for Precincts B and D.

5.3 Conditions of Approval

We anticipate that amendments to the conditions of approval will need to include the following (**insertions/deletions**):

Condition	Timing
<p>7) Sequencing of development</p> <p>As indicated on the approved Precinct B – Plan of Subdivision, Reference 146453 – 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under this approval.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>16) Engineering Pre-Start Meeting</p> <p>Arrange and attend pre-start meetings with Development Services and Asset Services for the on-site infrastructure works.</p> <p>Provide written confirmation that quarrying activities have ceased on the subject site, and has been relinquished for development purposes, as conditioned elsewhere in this package, and the ongoing quarry activities have been relocated to safe operational separation distances as specified in the approved Quarrying Management Plan. and all pollution monitoring devices are in place as required by BCC Environmental Management Team officers.</p> <p>Note 1: Retaining wall ref: RW01 (the Bunnings Wall) is to be completed and accepted on-maintenance as required for plan sealing purposes of the Boundary Re-alignment ROL application, ref: A005947252, which is to be titled prior to plan sealing of the first penultimate stage (Stage 101 Stage 104) of Precinct D ROL ref: A006751263.</p> <p>Note 2: Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.</p> <p>Note 3: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre_start-meeting-guidelines-civil-engineering-works.pdf) must be sent to dalodgement@brisbane.qld.gov.au.</p> <p>Details include (but are not limited too) the following:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work 	<p>As indicated</p>

Condition	Timing
<p>commencing and demonstrate compliance with those conditions;</p> <ul style="list-style-type: none"> - Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note 4:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Further guidance for requesting a pre-start can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). <p>Timing: Prior to site/operational/building work commencing.</p>	
<p>53) Sequencing of development</p> <p>As indicated on the approved Precinct B – Plan of Subdivision, Reference 146453 – 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under this approval.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>62) Engineering Pre-Start Meeting</p> <p>Arrange and attend pre-start meetings with Development Services and Asset Services for the on-site infrastructure works.</p> <p>Provide written confirmation that quarrying activities have ceased on the subject site, and has been relinquished for development purposes, as conditioned elsewhere in this package, and the ongoing quarry activities have been relocated to safe operational separation distances as specified in the approved Quarrying Management Plan. and all pollution monitoring devices are in place as required by BCC Environmental Management Team officers.</p> <p>Note 1: Retaining wall ref: RW01 (the Bunnings Wall) is to be completed and accepted on-maintenance as required for plan sealing purposes of the Boundary Re-alignment ROL application, ref: A005947252, which is to be titled prior to plan sealing of the first penultimate Stage 104 of Precinct D ROL ref: A006751263.</p> <p>Note 2: Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.</p> <p>Note 3: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) must be sent to dalodgement@brisbane.qld.gov.au.</p> <p>Details include (but are not limited too) the following:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note 4:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Further guidance for requesting a pre-start can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>99) Sequencing of development</p> <p>As indicated on the approved Precinct B - Plan of Subdivision, Reference 146453 – 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025 146453 - 65 Revision I, dated 13-APR-2026, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval</p>	<p>Prior to Council's notation on the plan of subdivision</p>

Condition	Timing
<p>A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under Stage 103 of this approval.</p>	
<p>108) Engineering Pre-Start Meeting</p> <p>Arrange and attend pre-start meetings with Development Services and Asset Services for the on-site infrastructure works.</p> <p>Provide written confirmation that quarrying activities have ceased on the subject site, and has been relinquished for development purposes, as conditioned elsewhere in this package, and the ongoing quarry activities have been relocated to safe operational separation distances as specified in the approved Quarrying Management Plan. and all pollution monitoring devices are in place as required by BCC Environmental Management Team officers.</p> <p>Note 1: Retaining wall ref: RW01 (the Bunnings Wall) is to be completed and accepted on-maintenance as required for plan sealing purposes of the Boundary Re-alignment ROL application, ref: A005947252, which is be titled prior to plan sealing of the first penultimate stage (Stage 101) of Precinct D ROL ref: A006751263.</p> <p>Note 2: Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.</p> <p>Note 3: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) must be sent to dalodgement@brisbane.qld.gov.au.</p> <p>Details include (but are not limited too) the following:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note 4:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Further guidance for requesting a pre-start can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>145) Sequencing of development</p> <p>As indicated on the approved Precinct B - Plan of Subdivision, Reference 146453 – 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025 146453 - 65 Revision I, dated 13-APR-2026, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under Stage 104 of this approval.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>155) Engineering Pre-Start Meeting</p> <p>Arrange and attend pre-start meetings with Development Services and Asset Services for the on-site infrastructure works.</p> <p>Provide written confirmation that quarrying activities have ceased on the subject site, and has been relinquished for development purposes, as conditioned elsewhere in this package, and the ongoing quarry activities have been relocated to safe operational separation distances as specified in the approved Quarrying Management Plan. and all pollution monitoring devices are in place as required by BCC Environmental Management Team officers.</p> <p>Note 1: Retaining wall ref: RW01 (the Bunnings Wall) is to be completed and accepted on-maintenance as required for plan sealing purposes of the Boundary Re-alignment ROL application, ref: A005947252, which is be titled prior to plan sealing of the first this stage (Stage 1014) of Precinct D ROL ref: A006751263.</p> <p>Note 2: Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.</p> <p>Note 3: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) must be sent to dalodgement@brisbane.qld.gov.au.</p> <p>Details include (but are not limited too) the following:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); 	<p>As indicated</p>

Condition	Timing
<ul style="list-style-type: none"> - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note 4:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Further guidance for requesting a pre-start can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). <p>Timing: Prior to site/operational/building work commencing.</p>	
<p>189) Sequencing of development As indicated on the approved Precinct B -- Plan of Subdivision, Reference 146453 – 65 Revision H, Received 8 May 2025 and amended in red 6 August 2025, the internal Spine Road is to be constructed in Stage 7 of Precinct B, as per approval A006769363 and as reflected in any subsequent Change Approval/s, is to be completed before registration of any lots under this approval.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>196) Engineering Pre-Start Meeting Arrange and attend pre-start meetings with Development Services and Asset Services for the on-site infrastructure works.</p> <p>Provide written confirmation that quarrying activities have ceased on the subject site, and has been relinquished for development purposes, as conditioned elsewhere in this package, and the ongoing quarry activities have been relocated to safe operational separation distances as specified in the approved Quarrying Management Plan. and all pollution monitoring devices are in place as required by BCC Environmental Management Team officers.</p> <p>Note 1: Retaining wall ref: RW01 (the Bunnings Wall) is to be completed and accepted on-maintenance as required for plan sealing purposes of the Boundary Re-alignment ROL application, ref: A005947252, which is to be titled prior to plan sealing of the first penultimate stage (Stage 104/Stage 101) of Precinct D ROL ref: A006751263.</p> <p>Note 2: Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.</p> <p>Note 3: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf) must be sent to dalodgement@brisbane.qld.gov.au.</p> <p>Details include (but are not limited to) the following:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development 'Compliance and Inspection Fee' quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note 4:</p> <ul style="list-style-type: none"> - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - A minimum 5 working days' notice is required. - Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. - Further guidance for requesting a pre-start can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals). <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>

6 Supporting Information

In support of these changes, please find attached the following information, which satisfied the requirements of Section 79 of the *Planning Act 2016*:

Our ref: 144207

- **Attachment A** – DA Form 5
- **Attachment B** – CT Search & Consent
- **Attachment C** – Precinct D ROL Approval (A006751263)
- **Attachment D** – Bunnings Wall ROL Approval (A005947252)
- **Attachment E** – Survey Sequencing Plans (for information purposes)

In accordance with Council's schedule of fees and charges (2025-26), the relevant application fee of **\$3,432.00** (24 points) will be paid upon receipt of Council's fee quote.

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below) or Joanne Cousins on +61 402 100 662.

Yours sincerely,

for RPS AAP Consulting Pty Ltd



Emma Gurney

Senior Planner

emma.gurney@rpsconsulting.com

+61 7 3539 9692

cc: Frasers Property Keperra Pty Ltd