

# DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Kellie Hilton

## SITE:

<b>Address of Site:</b>	13 CLARENCE ST CALAMVALE QLD 4116 15 CLARENCE ST CALAMVALE QLD 4116
<b>Real Property Description:</b>	L4 SP.321313, L7 SP.246839
<b>Area of Site:</b>	6361 m <sup>2</sup>
<b>Zone:</b>	ENVIRONMENTAL MANAGEMENT ZONE, LOW DENSITY RESIDENTIAL ZONE
<b>Name of Owner:</b>	Hn Yong Family Holdings Pty Ltd & Hny Corporation Unity Pty Ltd, Mr Chu Hiung Yong
<b>Name of Ward:</b>	Calamvale

## APPLICATION:

<b>Aspects of Development:</b>	DA - SPA - Reconfigure a Lot – Development Permit
<b>Description of Proposal:</b>	Request to change approval under PA s81 (Minor Change) - Reconfiguration of a Lot (1 Lot into 5 Lots)
<b>Applicant:</b>	Hui Ning Yong C/- Oasis Town Planning 505/77 Victoria Street WEST END QLD 4101
<b>Application Number:</b>	A007000662
<b>Paid is Made Date:</b>	22 April 2026
<b>Properly Made Date:</b>	23 April 2026

## DECISION on change application

Having considered the application detailed above, I am satisfied that the application to change the existing approval accords with the requirements of the *Planning Act 2016* and as such approve the change application in accordance with the attached development approval package.

And direct that:

1. the applicant be advised of the decision
2. the Central SEQ Distributor-Retailer Authority be advised of the decision

Dated 19 June 2026



**Timothy Byrne**  
Principal Urban Planner  
Planning Services South  
**As DELEGATE of Council**