



**City Planning & Sustainability  
Development Services**

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*Dedicated to a better Brisbane*

25 June 2025

Ben Nevis Lodge Cts  
C/- Developthis  
824 Gympie Road  
CHERMSIDE QLD 4032

**ATTENTION: Matt Doolan**

**Application Reference:** A006738473

**Address of Site:** U 1 BEN NEVIS LODGE 35 MARSDEN ST CLAYFIELD QLD 4011

**Applicant's Ref:** Grantham 205

Dear Matt

**RE: Confirmation notice in accordance with the *Planning Act 2016***

I refer to the above application that the Council received on 05 June 2025 and advise that I have been appointed as Council's assessment manager for the application. Please find attached the confirmation notice in accordance with the requirements of the *Planning Act 2016*. I would appreciate it if you would check the attached notice and contact me if any of the information is incorrect or incomplete.

I anticipate that I will be able to advise you of the progress of your application within 10 business days.

The Principal Urban Planner is the delegate appointed by Council to determine the application.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Jenny Bernard  
Urban Planner  
Planning Services North  
Phone: 0731780855  
Email: [Jenny.Bernard@brisbane.qld.gov.au](mailto:Jenny.Bernard@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council

## Confirmation Notice

(Development Assessment Rules under section 68 of the *Planning Act 2016*)

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This is a confirmation notice given under Chapter 1, Part 1, Section 2 of the Development Assessment Rules.

### APPLICANT DETAILS

**Name of Applicant:** Ben Nevis Lodge Cts  
**Applicant Address:** Ben Nevis Lodge Cts  
C/- Developthis  
824 Gympie Road  
CHERMSIDE QLD 4032

### SITE DETAILS

**Address of Site:** 35 MARSDEN ST CLAYFIELD QLD 4011, U 1 BEN NEVIS LODGE 35 MARSDEN ST CLAYFIELD QLD 4011, U 2 BEN NEVIS LODGE 35 MARSDEN ST CLAYFIELD QLD 4011, U 3 BEN NEVIS LODGE 35 MARSDEN ST CLAYFIELD QLD 4011, U 4 BEN NEVIS LODGE 35 MARSDEN ST CLAYFIELD QLD 4011  
**Real Property Description:** LCommon Property BUP.1058, L1 BUP.1058, L2 BUP.1058, L3 BUP.1058, L4 BUP.1058  
**City Plan Zone:** LOW MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX) ZONE  
**Owner:** Body Corporate for "Ben Nevis Lodge" CTS.14042, MJH Clayfield No 1 Trust, MJH Clayfield No 1 Trust, MJH Clayfield No 1 Trust, MJH Clayfield No 1 Trust  
**Ward:** Hamilton, Hamilton, Hamilton, Hamilton, Hamilton

### APPLICATION DETAILS

**Application Reference Number:** A006738473  
**Application Made Date:** 05 June 2025  
**Properly Made Date:** 05 June 2025

### DETAILS OF APPLICATION SOUGHT

**Aspect of Development:** DA - PA - Material Change of Use (ref DAMC461314525)  
**Nature Application:** Development Permit  
**Activity:** multiple dwelling  
**Description of Proposal:** Multiple Dwelling - 12 Units  
**Stage:**

### PUBLIC NOTIFICATION

Chapter 1, Part 4 of the Development Assessment Rules (public notification) is applicable to the development application. Public notification is to be carried out for this development application in accordance with the requirements set out in Chapter 1, Part 4 of the Development Assessment

Rules. The public notification period for the development application must be a period of **at least 15 business days** in accordance with Section 53(4)(b) of the *Planning Act 2016*.

In accordance with the public notice requirements of the Development Assessment Rules, you must give public notice by—

- (a) publishing a notice in a hard copy or online newspaper circulating in the area of the premises the subject of the application; and
- (b) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and
- (c) giving notice to the adjoining owners of all lots adjoining the premises the subject of the application.

You must give notice to the assessment manager of the intended start date of public notification.

Schedule 3 of the Development Assessment Rules prescribes the way in which public notice must be given.

### **REFERRAL AGENCIES**

Based on the information provided by the applicant in the approved forms, Chapter 1, Part 2 of the Development Assessment Rules is not applicable to the development application. No referral agencies were identified for this application.

### **INFORMATION REQUEST**

An information request may be made by the Council within 10 business days or a further period agreed between the applicant and the Council.