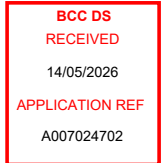


14 May 2026
Job Ref: B4687-A2-DA4



Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Att: Development Services
via Online Lodgment

Re: Request to Change Development Approval under s.78 of the *Planning Act 2016* – 74 Redhead Street, Doolandella QLD 4077 – Council ref: A006305517

Dear Sir/Madam,

We refer to a recent development permit issued over the above site on 30 October 2024 (BCC ref: A006305517). On behalf of the Applicant, ADC Group No 17 Pty Ltd and in accordance with s.78 of the *Planning Act 2016* (the Act), we hereby lodge a request to change this Development Approval. A Change Application (Minor Change) is proposed with the following changes:

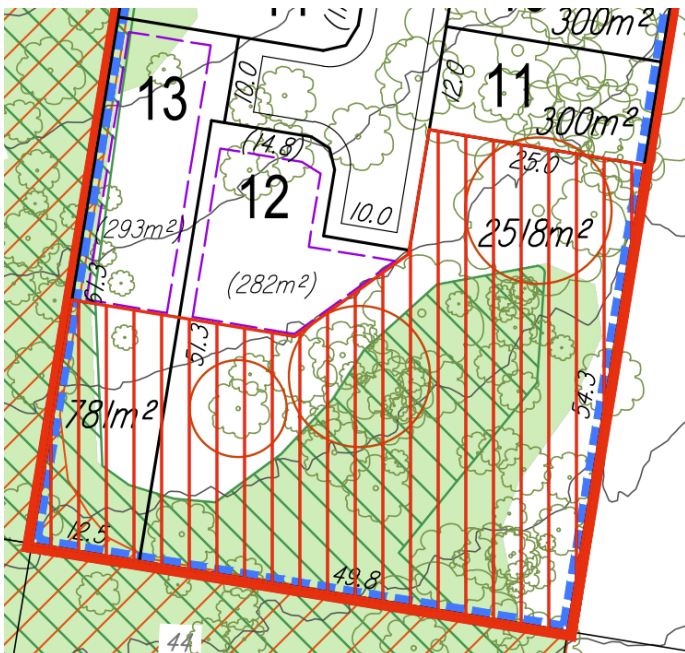
Changes to Approved Plans

1. Amended Reconfiguration Plan

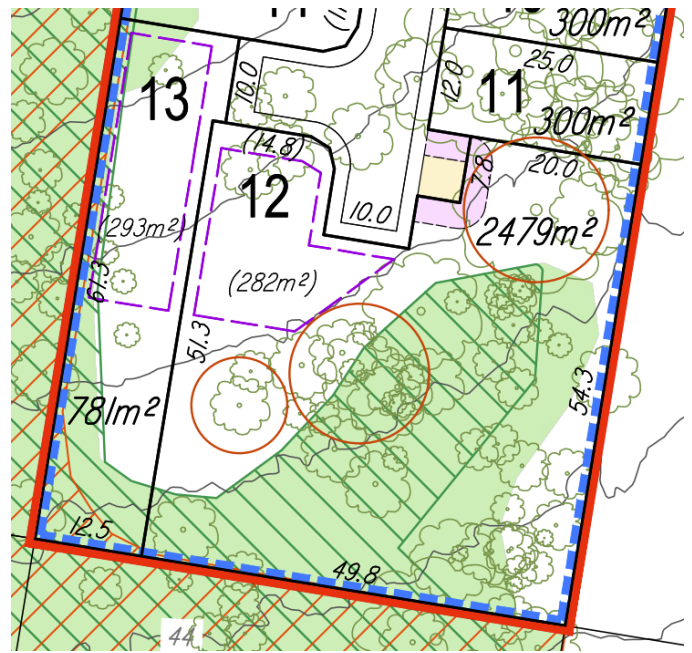
a. The proposed changes to the Reconfiguration Plan are as follows:

- The common property has been expanded to accommodate a 4.8m wide x 5m deep pad mounted transformer (PMT) to the south of Lot 11 as per Energex requirements and the enclosed advice from Energex regarding their support of the proposed location.
- Associated reduction in Environmental Protection Zone (EPZ) area from 2518m² to 2479m² to facilitate the required PMT. Although there is a reduction in the PMT area, no additional clearing is required.
- Access and services easement from Redhead Street to the PMT to facilitate service connections and Energex access for maintenance purposes.

Snapshots of the above changes to the EPZ are provided below for convenience:



Approved Environmental Protection Zone (EPZ)



Proposed changes to EPZ with inclusion of PMT

Changes to Decision Notice & Conditions

To enable the proposed modification the following changes are requested. Proposed **insertions are formatted as shown**, with **proposed deletions** formatted as shown.

Condition No: 7

Proposed Amendment & Justification:

Notify all prospective purchasers of the site(s) that a 'Development Footprint Plan' has been approved on lots 12 and 13 as shown on the approved plan titled: Reconfiguration Plan, R1 Issue ~~GA~~, received 23 August 2024 as amended in ~~red~~ 12 September 2024.

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Reconfiguration Plan.

Condition No: 10(a)

Proposed Amendment & Justification:

The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the approved Tree Retention Plan, TR01 Issue ~~EA~~, received 23/08/2024 as amended in ~~red~~ 12/09/2024, relevant Brisbane Planning Scheme Code and include the following:

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Tree Retention Plan.

Condition No: 11

Proposed Amendment & Justification:

Retain, protect and maintain all ecological values within the approved Environmental Protection Zone shown on the approved Reconfiguration Plan, R1 Issue ~~GA~~, received 23/08/2024 and amended in red 12/09/2024.

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Reconfiguration Plan.

Condition No: 11(d)

Proposed Amendment & Justification:

Pet exclusion fencing must be erected to contain pets along the interface of the EPZ that adjoins the development footprint as shown on the approved Concept Rehabilitation Plan, B4321-687L A12-__DA14-L RC C[A] Page 1, received 23/08/2024 as amended in red 12/09/2024.

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Concept Rehabilitation Plan.

Condition No: 12

Proposed Amendment & Justification:

Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the identified ecological values within the Environmental Protection Zone identified on the approved Reconfiguration Plan, R1 Issue ~~GA~~, received 23/08/2024 and amended in red 12/09/2024.

The above amendment is sought to remove the reference to the previously approved plan and to instead refer to the updated Reconfiguration Plan.

Condition No: 12(e)

Proposed Amendment & Justification:

Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant.

The above amendment is sought to correct a typographic error.

Condition No: 13(a)

Proposed Amendment & Justification:

The plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience). The Rehabilitation Plan must be in the form of scaled drawings and supporting documentation that are generally in accordance with the approved Concept Rehabilitation Plan, B4321-687L A12-__DA14-L RC C[A] Page 1, received 23/08/2024 and amended in red 12/09/2024 and includes the following information for the area identified for rehabilitation (Environmental Protection Zone):

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Concept Rehabilitation Plan.

Condition No: 29**Proposed Amendment & Justification:**

Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWING Engineering Concept – Functional Traffic Layout drawing number CT01 Issue E ~~received 23/8/2024~~ in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTRROADS design standards:

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Engineering Concept Plan.

Condition No: 30**Proposed Amendment & Justification:**

Construct the following roadworks with any associated drainage, signs, pavement marking, footpath, pathways and services including street lighting as shown on the APPROVED DRAWING Engineering Concept - Functional Traffic Layout drawing number CT01 Issue E ~~received 23/8/2024~~ in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTRROADS design standards:

The above amendments are sought to remove the reference to the previously approved plan and to instead refer to the updated Engineering Concept Plan.

To facilitate the above changes, we seek the following amendments to the table of approved documents:

Approved Document	Proposed Amendment:
Engineering Concept – Road 1 Longitudinal and Cross Sections CT02 Issue E 23-AUG-2024 (Received)	Engineering Concept – Road 1 Longitudinal and Cross Sections CT02 Issue E dated March 2026
Engineering Concept – Earthworks Layout Plan CE01 Issue F 23-AUG-2024 (Received)	Engineering Concept – Earthworks Layout Plan CE01 Issue F dated March 2026
Engineering Concept – Earthworks Details Plan CE02 Issue D 23-AUG-2024 (Received)	Engineering Concept – Earthworks Details Plan CE02 Issue E dated March 2026
Engineering Concept – Earthworks Sections CE03 Issue D 23-AUG-2024 (Received)	Engineering Concept – Earthworks Sections CE03 Issue D dated March 2026
Engineering Concept – Services Layout Plan CS01 Issue E 23-AUG-2024 (Received)	Engineering Concept – Services Layout Plan CS01 Issue E dated March 2026
Engineering Concept – Stormwater Longitudinal Section CS02 Issue D 23-AUG-2024 (Received)	Engineering Concept – Stormwater Longitudinal Section CS02 Issue D dated March 2026
Tree Retention Plan TR01 Issue E (Amended In Red 12-SEP-2024) 23-AUG-2024 (Received)	Tree Retention Plan TR01 Issue A dated 19 March 2026
Reconfiguration Plan R1 Issue G (Amended In Red 12-SEP-2024) 23-AUG-2024 (Received)	Reconfiguration Plan R1 Issue A dated 20 August 2025
Concept Rehabilitation Plan B4321L A1-DA1-LC [C] Page 1 (Amended In Red 12-SEP-2024) 23-AUG-2024 (Received)	Concept Rehabilitation Plan B4687L A2_DA4 RC [A] Page 1 dated 18 March 2026
Engineering Concept – Functional Traffic Layout CT01 Issue E 23-AUG-2024 (Received)	Engineering Concept – Functional Traffic Layout CT01 Issue E dated March 2026

Assessment against the applicable provisions of the Act

In accordance with s.81 and Schedule 2 of the Act, please find below an assessment of the proposed change against the minor change criteria of the Act.

Criteria	Response
Minor change means a change that— (b) for a development approval—	
(i) would not result in substantially different development; and	Complies – Please refer to the table below.
(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	Complies – The proposed amendments do not introduce a prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Complies – The proposed amendments do not require the development to be referred to any additional referral agencies nor additional matters prescribed by a regulation under s. 55(2).
(C) referral to extra referral agencies, other than to the chief executive; or	Complies – The proposal will not require additional referral agencies
(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	Not Applicable – No referral agencies are involved.
(E) public notification if public notification was not required for the development application.	Complies – The proposed amendments are minor in nature and do not impact on the operation or function of the approval nor its impact on adjoining uses and therefore would be unlikely to result in additional submissions against the proposal. It is noted that the proposed change will not prejudice the issues raised in submissions for the original proposal.

Further to item (b)(i) in the above table, please find below an assessment of the proposed changes against the ‘substantially different’ criteria as defined by Schedule 1 of the Development Assessment Rules:

Substantially Different Criteria	Response
A change may be considered to result in a substantially different development if the proposed change:	
(a) involves a new use; or	Complies – The proposed amendments do not seek to introduce a new use.
(b) results in the application applying to a new parcel of land; or	Complies – The proposed amendments do not seek the introduction of a new land parcel to the development.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies – Given the changes are limited to additional common property area to accommodate a required pad-mounted transformer (PMT) and associated minor reductions in the areas of Lot 12 and the Environmental

Protection Zone (EPZ), the proposed amendments will not dramatically alter the built form of the proposal.

(d) changes the ability of the proposed development to operate as intended; or

Complies – The proposed amendments will not adversely impact on the development’s operation as a residential development with a maximum overall site density of 18.6 dwellings per hectare being maintained in accordance with the original approval.

(e) removes a component that is integral to the operation of the development; or

Complies – The proposed amendments do not remove a component of the approval which is integral to the operation of the development.

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

Complies – The change is limited to the addition of a PMT, which is an Energex requirement. No additional lots and/or dwellings are proposed. Any additional traffic to the site will be limited to the occasional Energex maintenance vehicle so there will be little change in the traffic flows to the site.

(g) introduces new impacts or increase the severity of known impacts; or

Complies – The changes are limited to 39m² of additional common area to accommodate a PMT at the expense of Lot 12 as well as associated access and services easements within the common property. No other changes to the approved development are proposed. Therefore, the change will not introduce new impacts or increase the severity of known impacts in and outside of the site.

(h) removes an incentive or offset component that would have balanced a negative impact of the development; or

Complies – The proposed amendments will not result in the removal of an incentive / offset component of the development.

(i) impacts on infrastructure provisions.

Complies – The proposed amendments will not adversely impact on infrastructure provision, location or demand with a maximum overall site density of 18.6 dwellings per hectare in accordance with the original approval.

Affected Entities

As no referrals were triggered as a result of the original application, this request does not trigger referral to any affected entities.

Amendments to Infrastructure Charges Notice

We note that no amendments are required to the Infrastructure Charges Notice as a result of the above amendments.

Amendments to Currency Period of Approval

It is noted that no change to the currency period of this approval is sought as a result of this request.

Summary

As demonstrated above, the proposed modification represents a minor change under s.78 of the *Planning Act 2016* and Schedule 1 of the Development Assessment Rules, as the outcome would not result in a 'substantially different' development, require additional referral agencies or change in the level of assessment were the application to be re-logged. The changes would not likely cause a person to make a properly made submission objecting to the proposed change if the circumstances allowed.

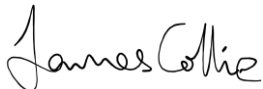
The applicable fee for this application, calculated in accordance with Council's current resolution of fees and charges is **\$3,432**. The relevant fee will be paid prior to the application being properly made.

In support of our request, please find enclosed the following:

- Attachment A.** DA Form 5
- Attachment B.** Title Search
- Attachment C.** Condition Amendments Table prepared by JFP Urban Consultants
- Attachment D.** Updated Reconfiguration Plan prepared by JFP Urban Consultants
- Attachment E.** Updated Engineering Concept Plans prepared by JFP Urban Consultants
- Attachment F.** Updated Tree Retention Plan prepared by JFP Urban Consultants
- Attachment G.** Updated Concept Rehabilitation Plan prepared by JFP Urban Consultants

We look forward to receiving Council's modified approval package for the application within DA timeframes. Should you require any clarification on any of the above issues please do not hesitate to contact me.

Yours faithfully,



JAMES COLLIE

TOWN PLANNER

JFP URBAN CONSULTANTS PTY LTD

Cc: Applicant via email