

Change of Application Request

Proposed RAL Development at 26 Cloverdale Road Doolandella

BCC DS
RECEIVED
19/12/2025
APPLICATION REF
A006067610

1.0 In Brief

I refer to discussions with BCC Officers to substitute a plan showing nine (9) standard format residential lots, future CTS development footprint and a public road that provides access to the adjoining property to the east (total area of 18,322m²) and a residual lot of 45,030m² that contains the bushland area and a drainage easement in a location agreed to by BCC engineering and environmental officers.

The intention is to prepare and design the 13098m² footprint lot (area between the proposed public road and the major drainage easement) for a subsequent development application to BCC involving a mixed development of detached dwellings (mainly along the southside of the public road) and attached townhouse style residential dwelling houses to be approved as a CTS.

The primary intent is to create a feasible arrangement where the Body Corporate in the CTS can **sustainably** maintain the drainage easement and bushland areas south of this easement to a standard satisfactory to BCC.

Site Details

Application Reference	A006067610
Applicant Name	Bi Yun Chow & Qld International Investment Pty Ltd C/- Nexus Urban
Street Address	12,18 and 26 Cloverdale Road Doolandella Qld 4077
Title Details	Lots 101 – 103 RP90234
Total Site Area	63,359 m ²
Developable site Area (north of Easement)	18,322m ²
Date of Lodgement of RAL Application	Confirmation Notice 30/08/2022
RFI Date	06/09/2022, Resp. 09/06/2023
Date of Public Notice	15/06/2023
Revised Plans	Many -

2.0 Site History

Initial Prelodgement discussions were held with BCC planners and others in 2016. Details and notes are on the BCC files relating to these meetings. Options were discussed ranging

from a mix of detached and attached dwellings through to standard suburban detached dwellings on minimum 500m² allotments.

Development constraints, mainly in terms of inundation and ecological values associated with the bushland located on the southerly portion of the site, have taken up most of the discussions and investigations associated with the site and the various options discussed over the period since lodgement.

Various technical reports were done on the bushland, especially in association with the drainage easement, and Oska Consulting undertook preliminary engineering studies of the hydraulic, bulk earthworks and infrastructure services in the locality. Oska also undertook a traffic study of the proposal in its modified form. These studies, as they appear in the BCC files, have been attached to this request for your convenience.

3.0 Current Proposal for combined Standard Format Subdivision and CTS

The current proposal arose following concerns expressed by BCC engineering staff about the level of maintenance that Council would normally undertake in the drainage easement areas as well as the retention basin. This issue affected the fire setbacks and imposed further constraints on development potential on the areas north of the proposed drainage easement.

To overcome the concerns expressed above, a proposal to move from a standard format subdivision to a combination of standard format and Community Title Scheme. The reasoning for the CTS was that the Body Corporate would take on the longer-term maintenance responsibilities for the drainage easement and the bushland areas south of the easement.

The attached proposed substitution plan indicates how the above strategy will be implemented by the owners in the 'Staging' notes contained on the plan. The text below is an enlargement of the text on the map inserted as Figure 1.

STAGE 1

STANDARD FORMAT PLAN incorporating:

- Lots 1-9
- New Road
- Balance Lot 9000, including area for drainage easement in Gross and the bushland area south of the drainage easement.

STAGE 2

COMMUNITY TITLES SCHEME (CTS) PLAN incorporating:

- Lot 9000 as a Townhouse Development site.
- The drainage easement and bushland area included in the CTS as "Common Property" for management and maintenance.

The intent is to create via standard format titling an opportunity to create freehold dwelling lots and the mandated public road access to Lot 6 that abuts the site's easterly boundary; as well as create a 'balanced parcel' on which the CTS development footprint can be applied for with the easement and bushland constituting 'common property' in the CTS plan of development.

On the plan at Figure 1, the development footprint for the CTS is that part of Lot 9000, north of the easement.

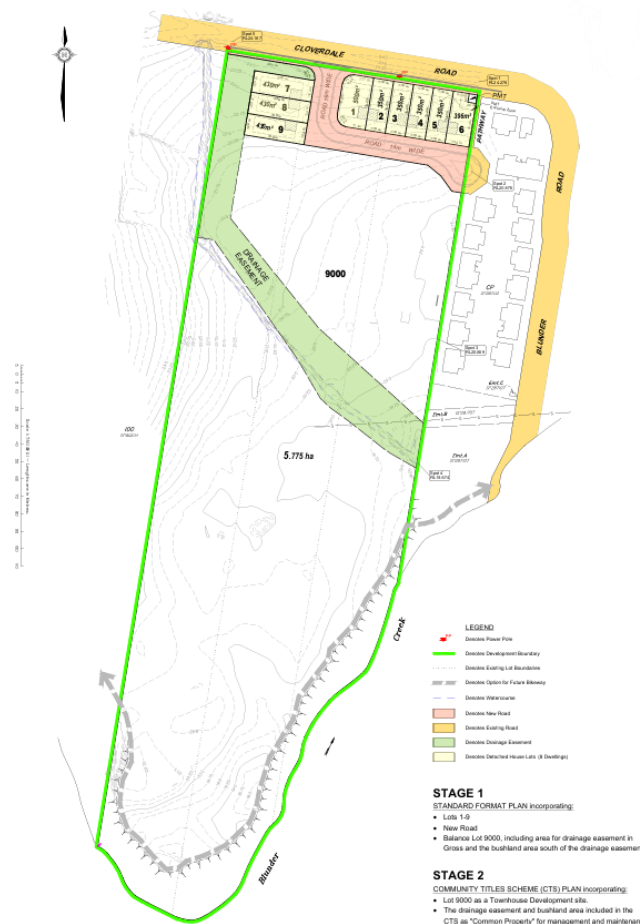


Figure 1 Proposed Stages for the Two (2) stage RAL Change Application request.

4.0 Change of Application -Sect 52 (1) of the Planning Act 2026

In a phone conversation with Joel Wake, he indicated that BCC was inclined to agree that this application is a minor change to the original application described above. The following analysis table provides additional support for this minor change status.

Table 1 *Defining Minor Change Status*

Defining Substantially Different Development	
a) involves a new use;	Does not involve a new use
(b) results in the application applying to a new parcel of land	Does not include new land parcel
(c) dramatically changes the built form in terms of scale, bulk and appearance;	Will not change the scale bulk or appearance of the development
(d) changes the ability of the proposed development to operate as intended;	Will not prevent the residential use of the site.
(e) removes a component that is integral to the operation of the development; or	Does not remove an integral component of the development
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	Will not negatively impact traffic flows to or from the site.
(g) introduces new impacts or increase the severity of known impacts;	Will not increase the severity of known impacts on the site.
(h) removes an incentive or offset component that would have balanced a negative impact of the development	No incentives or off-sets involved in this development.
(i) impacts on infrastructure provisions.	No negative impacts on infrastructure provision to the site.

5.0 Technical Support Reports

No new technical support reports have been produced as part of this request. There have been considerable reports done and re-done as discussions proceeded over the last few years.

The most recent hydraulic, infrastructure and bulk earthworks reports by Oska Consulting have been attached. Ecological and bushfire reports by S5 Environmental Consultants have also been attached to this request.

The requested changes to the application (stage 1) has reduced the overall scale from that originally applied for. It is believed that the technical reports still provide sufficient and current information to support this reduced development as represented in stage 1, whilst still meeting the obligation of providing a public road access to the existing townhouse development adjoining the easterly boundary of the site.

Moreover, the development still presents to Cloverdale Road as a lower-density suburban residential development consistent with the spirit of BCC's local plan for Doolandella.

6.0 Fee Calculation & Request for Invoice

The fee calculated using the information on the BCC website for a 9-lot plus residual lot (10-lots) amounts to \$12,870. For a change application this amount is divided by 4, to establish the 25% figure of **\$3,217**, that is charged for minor change of application requests.

It would be appreciated if this figure can be confirmed and an invoice forwarded in due course.

7.0 Conclusion

This request to change the current application is driven by the need to create a development that will be unique due to an integrated approach to using different titling approaches whilst also involving on-going maintenance of key hydraulic infrastructure transecting the site. This drainage easement and forest area can be effectively and efficiently maintained by a body corporate structure that will be conditioned with the role and function for the longer-term.

The first stage of the development includes nine (9) **standard format** residential lots, a future CTS development footprint and a public road that provides access to the adjoining property to the east (total area of 18,322m²) and a residual lot of 45,030m² that contains the bushland area and drainage easement in a location agreed to by BCC engineering and environmental officers.

The second stage involves a **CTS** consisting of a mixed development of detached dwellings (mainly along the southside of the new public road) and attached townhouse style dwelling houses. This second stage will be the subject of a detailed development application immediately following the approval and registration of the lots in stage one.

We request that BCC approve this request for a **change** to the current RAL application (**A006067610**) and that the modified proposal be reviewed and approved with relevant and reasonable conditions.

Please ring me on the number below should you have any questions.

A handwritten signature in black ink, appearing to read 'Stewart Somers'.

Stewart Somers
Principal Consultant

16/12/2025