

Our Ref: BNE250111

25 June 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Development Assessment Team

Property Location:	1035-1037 Wynnum Road & 4 Dorothea Street, Cannon Hill QLD 4170
Property Description:	Lots 1-2 on RP84110 & Lot 23 on RP70990
Development:	Other Change to a Development Approval under section 78 of the <i>Planning Act 2016</i> – Development Permit for Material Change of Use for Multiple Dwelling (Council Reference: A005637070)
Client:	Genius Loci Property Pty Ltd

On behalf of our client, we seek approval for a Change Application under Section 78 of the *Planning Act 2016* (“the Act”). Specifically, we lodge an ‘Other Change’ application as per Section 82 to make amendments to the approved built form of the Development Permit for a Material Change of Use for Multiple Dwellings (50 Units) located at 1035-1037 Wynnum Road & 4 Dorothea Street, Cannon Hill (Council Reference: A005637070).

The application involves amendments to the approved development to increase the yield to 64 units (contained within the approved 7-storey building height) and rationalise on-site car parking, including the removal of one basement level. Compliant on-site car parking is provided in accordance with the rates for “key locations” under Council’s recently adopted Citywide planning scheme amendment, *More Homes, Sooner – Car parking for multiple dwellings*. The amendment recognises that reduced parking rates are appropriate in well-located areas, where excessive car parking can increase development costs and constrain housing delivery. The proposed changes will support delivery of the project and contribute much-needed housing in an accessible location.

The proposed modifications to the development approval achieve a high level of compliance with the assessment benchmarks including key performance indicators of the *Brisbane City Plan 2014*.

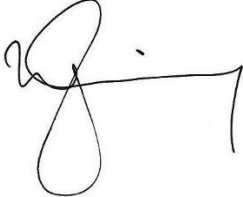
In accordance with section 51 (1) - (2) and section 78 of the Act, please find attached the following documentation to support the development application:

- Duly Executed DA Application Forms 1 & 5;
- Other Change Planning Report prepared by DTS Group Qld;
- Code Assessment prepared by DTS Group Qld, attached under **Appendix A**;
- Architectural Plans prepared by Red Door Architecture, attached under **Appendix B**;
- Landscape Concept Plan prepared by O2 Landscape Architecture, attached under **Appendix C**;
- Traffic Impact Assessment prepared by L+R, attached under **Appendix D**;
- Operational Waste Management Plan prepared by L+R, attached under **Appendix E**;

- Air Quality Assessment prepared Katestone Environmental, attached under **Appendix F**;
- Acoustic Report prepared by Colliers, attached under **Appendix G**.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours sincerely,



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