BCC DS
RECEIVED
02/10/2026
APPLICATION REF
A007126337

Friday, 2 October 2026

Ref: 402176

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

Att: BCC

Email: DSPlanningSupport@brisbane.qld.gov.au

Dear DS Planning Support,

RE: MINOR CHANGE APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 14 LOTS) AND NEW ROAD (A006155822) AT 196 GRAHAM ROAD, BRIDGEMAN DOWNS, QLD, 4035 DESCRIBED AS LOT 2 ON RP70194

On behalf of our client, we hereby submit this request to Council for a minor change application for the above-mentioned property and approval.

The current development approval is a Reconfiguration of a Lot approval for the creation of fourteen (14) lots and a new road at 196 Graham Road, Bridgeman Downs, described as Lot 2 on RP70194. Council approved the development application (council reference: A006155822) on the 4 December 2025.

1.1. Requested Change

The originating application was lodged proposing 4 x 450m^2 lots at 14.25m x 31.39m dimensions. Council's information request required the proposal plan be amended accordingly:

> b) Provide an amended reconfiguration plan that shows lot sizes increased to be a minimum of 700m^2 at the Graham Road frontage and a minimum of 500m^2 for standard lots or 700m^2 for rear lots over the remaining proposed lots so as to result in an arrangement of lots that complement the streetscape, and local context and character for the locality in accordance with PO1 of the Subdivision code.

FIGURE 1: COUNCIL IR ITEM

With the following qualification:

> *It is acknowledged the subject site is zoned as "Rural zone" and the immediate locality is in transition from Rural use to that of a Low density residential use... However, the current subdivision and road layout does not facilitate orderly development of the surrounding neighbourhood and is not in accordance with the prevailing lot sizes*

Brisbane
L5, 16 Marie Street
PO Box 1104
Milton
QLD 4064
Australia

T 07 3666 4700
brisbane@veris.com.au
veris.com.au

Office Locations
Over 15 offices
across Australia

Veris Australia Pty Ltd
ABN 53 615 735 727

within the vicinity.

Accordingly, throughout the assessment process, the applicant amended the proposal plan to meet Councils requirements, as shown below in the approved plan.

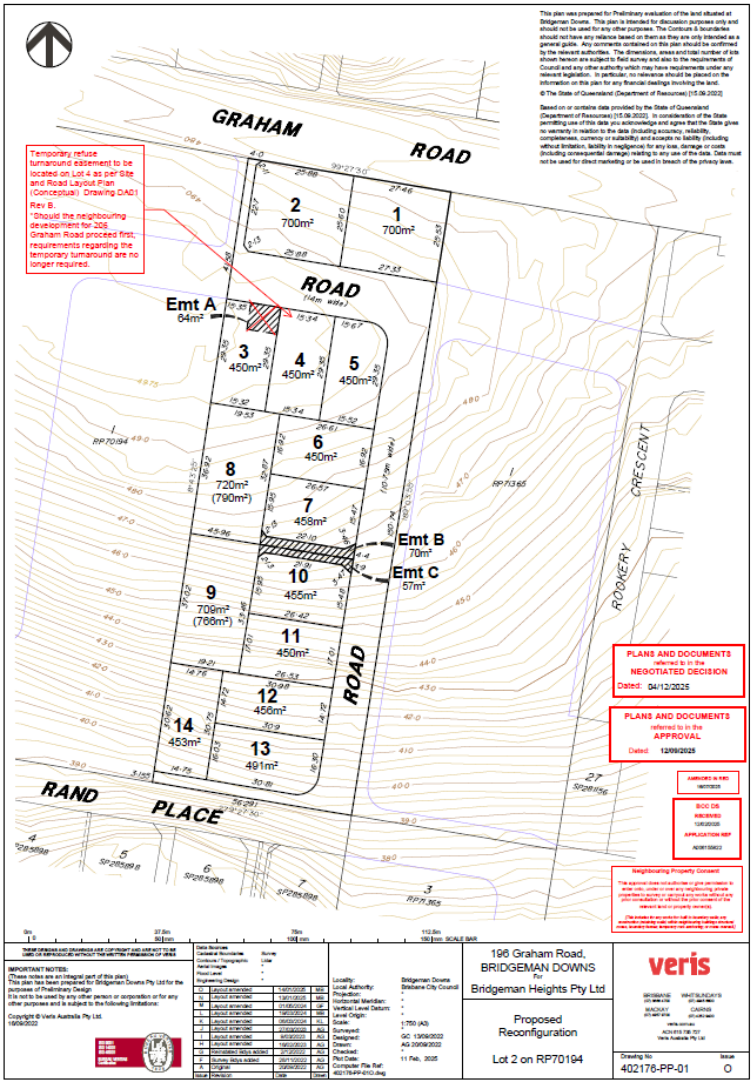

FIGURE 2: APPROVED PLAN

The 700m^2 lots fronting Graham Road at 196 Graham Road were specifically designed to reduce the perceived density and provide a low-density residential aspect from Graham Road commensurate with Lot 15 and 16 SP317388 – **in accordance with Council's requirements as proposed in the aforementioned IR** (i.e., "*in accordance with the prevailing lot sizes within the vicinity.*").

15/08/2025

The recently approved development at 206 Graham Road, Bridgeman Downs (A006724928) provides three lots of 450m2 and one of 473m2 with frontages of 10.2m, 11.8m, 14.7m and 18.1m respectively – clearly demonstrating a shift in Council position regarding a desired low density residential aspect to Graham Road.

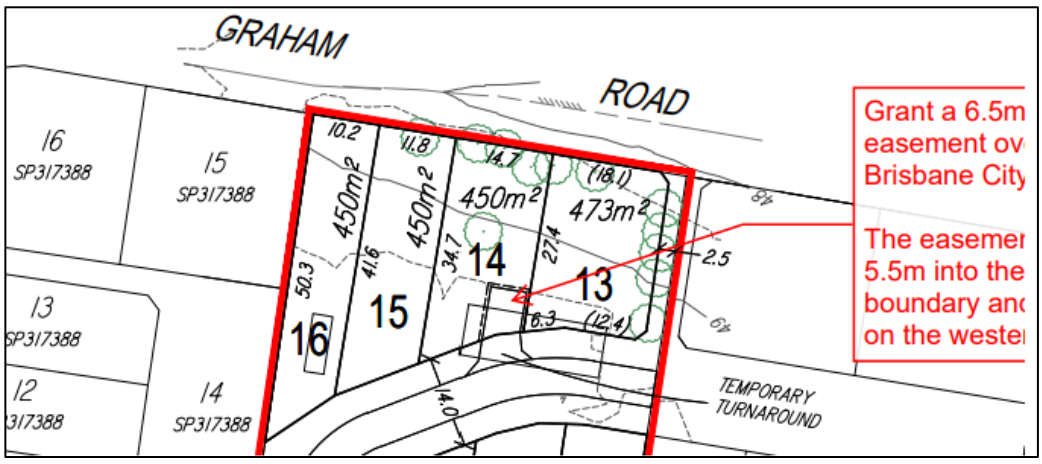

FIGURE 3: NEIGHBOURING DEVELOPMENT FRONTING GRAHAM ROAD

The applicant seeks to change the approved Reconfiguration Plan (Drawing No 402176-PP-01 - Issue O) to allow for the creation of an additional (1) lot. The proposal is to subdivide the approved Lot 1 and Lot 2 into three equal size lots (with an area of 467m2 and frontages of 18.23m), as shown below.

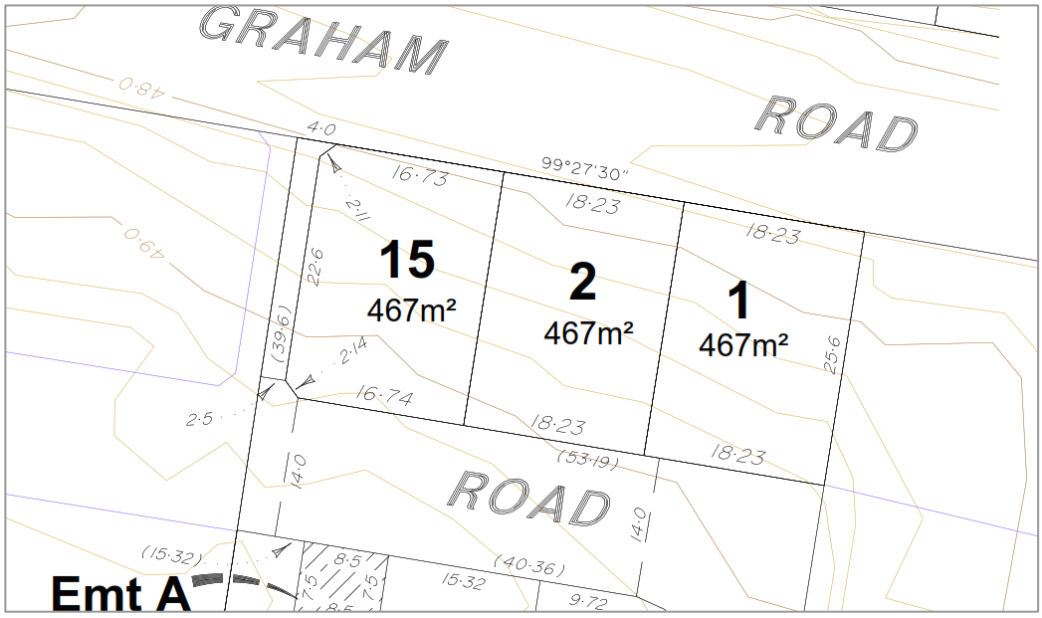

FIGURE 4: PROPOSED SUBDIVISION OF LOT 1 & 2

Table 1 provides details of the change in dimensions of three lots.

TABLE 1: PROPOSED LOT DIMENSIONS

Lot No.	Approved Area	Proposed Area	Approved Frontage	Proposed Frontage
Lot 1	700m^2	467m^2	27.33m	18.23
Lot 2	700m^2	467m^2	25.88m	18.23m
Lot 15	-	467m^2	-	16.74m

Table 2 provides the dimensions for the neighbouring lots to the west for ease of comparative analysis.

TABLE 2: NEIGHBOURING APPROVAL

Lot No.	Approved Area	Proposed Area	Approved Frontage	Proposed Frontage
Lot 13	473m^2	-	18.1m	-
Lot 14	450m^2	-	14.7m	-
Lot 15	450m^2	-	11.8m	-
Lot 16	450m^2	-	10.2m	-

Areas proposed are consistent with neighbouring development with frontages exceeding those approved at 206 Graham Road.

No further changes are proposed to the approved layout.

1.2. Review of infrastructure charges

An updated infrastructure charge notice is required.

1.3. Review of approved drawings and documents

To assist Council, we have reviewed the proposed changes against the approved Drawings and Documents below.

Drawing or Document	Number	Plan Date	Proposed Changed Plans
Proposed Reconfiguration	402176-PP-01 Issue O (Amended In Red 16-JUL-2025)	12-FEB-2025 (Received)	402176-PP-01 Issue Q(3-NOV-2025)
Vegetation Management Plan	11000 E pages 01 - 05 and Appendix 196 VMP F (Amended In Red 16-JUL-2025)	07-JUN-2025 (Received)	No changes
Earthwork and Retaining Wall Sections Sheet 2 of 2 (Conceptual)	DA04 Rev B (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes
Site and Road Layout Plan (Conceptual)	DA01 Rev B (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes

Earthworks Plan (Conceptual)	DA02 Rev B (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes
Earthwork and Retaining Wall Sections Sheet 1 of 2 (Conceptual)	DA03 Rev B (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes
Roadworks & Stormwater Drainage Layout Plan (Conceptual)	DA05 Rev C (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes
Road 1 and Road 2 Longitudinal Section (Conceptual)	DA06 Rev C (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes
Pre Development Drainage Catchment Plan (Conceptual)	DA07 Rev B	07-JUN-2025 (Received)	No changes
Post Development Drainage Catchment Plan (Conceptual)	DA08 Rev C (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes
Stormwater Channel Plan and Details (Conceptual)	DA11 Rev A (Amended In Red 02-JUL-2025)	07-JUN-2025 (Received)	No changes

Refer to Appendix A – Proposed Reconfiguration enclosed in this application.

We confirm that there are no other changes on these plans.

1.4. Minor change review

In accordance with the Planning Act, the proposed change meets the 'Minor change' definition, as detailed below.
A "Minor Change" is defined in Schedule 2 of the Planning Act and means:

for a development approval—

- *(i) would not result in substantially different development; and*
- *(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*
  - *(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
  - *(C) referral to extra referral agencies, other than to the chief executive; or*
  - *(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*
  - *(E) public notification if public notification was not required for the development application.*

The requested change, in the context of the above definition, is detailed in the table below.

(i) Substantially Different Development (Schedule 1 of the DA Rules)	
Criteria	*Response*
Involves a new use; or	Complies. The proposed amendment to subdivide the approved Lot 1 and Lot 2 into three allotments does not involve a new use.
Results in the application applying to a new parcel of land; or	Complies. No new parcels of land are involved. The proposed subdivision is within the approved land parcel for Lot 1 and Lot 2.
Dramatically changes the built form in terms of scale, bulk and appearance; or	Complies. There are no significant changes to the built form because of this minor change request.
Changes the ability of the proposed development to operate as intended; or	Complies.
Removes a component that is integral to the operation of the development; or	Complies. No components of the development have been removed.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies. The proposal for an additional lot will not have insignificant impact to traffic flow.
Introduces new impacts or increase the severity of known impacts; or	Complies. The purpose of the change is simply to allow for an additional lot in accordance with approved character of the area.
For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – • Introduces new social impacts or increase the severity of known social impacts; or	Complies
Removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies.
Impacts on infrastructure provisions.	Complies. The proposed minor change does not impact infrastructure provisions.
(ii) if a development application for the development, including the change, were made when the change application is made would not cause	
Criteria	*Response*
A. the inclusion of prohibited development in the application; or	Complies. No prohibited development is included as part of the proposed minor change.
B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Complies. No new referrals are being triggered with the proposed minor change.

C. referral to extra referral agencies, other than to the chief executive; or	Complies. No new referrals are being triggered with the proposed minor change.
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	Complies. No new referrals are being triggered with the proposed minor change
E. public notification if public notification was not required for the development application.	Not applicable.

On the basis of the foregoing, we request that Council approve this minor change to the development approval as soon as possible.

Please do not hesitate to contact the undersigned should that be required.

Yours sincerely,



Will Miller
Service Leader – Advisory
W.Miller@veris.com.au
M +61 487 599 340