

## Notice about change to development application

Section 52(1) of the Planning Act 2016

<b>A006067610</b>	[application reference number]
<b>Bi Yun Chen &amp; Qld International Investment Pty Ltd C/- Nexus Urban Consultants</b>	[applicant's name]
<b>Stewart Somers</b>	[contact address/email address]
<b>0400 539 942</b>	[contact number]
<b>14/12/2025</b>	[notice date]
<b>Joel Wake Brisbane City Council</b>	[assessment manager's name]
<b>GPO Box 1434, Brisbane, Qld, 4001</b>	[assessment manager's address]

**RE:** Development application for: **RAL for residential allotments at:**  
**12, 18 & 26 Cloverdale Road, Doolandella, Qld, 4077**  
**Lots 100 -103 on RP90234**

Dear Joel,

**BCC DS**  
**RECEIVED**  
19/12/2025  
**APPLICATION REF**  
A006067610

In accordance with section 52(1) of the *Planning Act 2016*, I would like to advise that I am changing the development application identified above. The change is as described below:

To substitute in 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 18,322m<sup>2</sup>) and a residual lot of 45,030m<sup>2</sup> 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 13098m<sup>2</sup> footprint lot (area between the proposed public road and the major drainage easement) for a subsequent development application to BCC involving a CTS of mixed development of detached dwellings (mainly along the southside of the public road) and attached townhouse style residential dwelling houses.

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.

I believe this change should be considered as: *[tick applicable box]*

- a minor change in accordance with the Planning Act
- a change in response to an information request
- a change in response to a further advice notice
- a change in response to a properly made submission
- another change as described below

For the following reasons: (Refer to table below)

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

**Refer to attached report prepared by Nexus Urban Consulting.**

Please find attached to this notice further information and documentation about the change, including:

**Brief planning report covering this application- Attachment 1**  
**Copy of submitted Engineering Reports- Attachment 2**  
**Copy of submitted Ecological and Bushfire Reports- Attachment 3**  
**Copy of most recent Preliminary Subdivision Plan discussed with BCC- Attachment 4.**  
**Copy of Owners Consent- Attachment 5**  
**Copies of Title for each lot- Attachment 6**

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

**Stewart Somers C/- Nexus Urban Consulting,**



**14/12/2025**

**Note Re: Ownership.** Qld International Investment Pty Ltd is now the owner of all three (3) lots that constitute the development site. Bi Yun Chen is still an applicant, but no longer an owner of any of the properties. Refer to recent Title Certificates.