

23 July 2026

Urbicus Ref: URB24-097
Primary Contact: Max Clayton

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

Dear Sir/Madam

Application No: A006163940
Property Details: 12 Rockfield Road, Doolandella QLD 4077
Property Description: Lot 20 on RP90234
Assessment: Minor Change

On behalf of our client, **Akshar Development Group**, we submit to Brisbane City Council (BCC) a Change Application under Section 78 of the Planning Act 2016. The Change Application is for a minor change to a development approval (the Approval) and will be assessed and decided under Section 81 of the PA 2016.

This Change Application relates to a Development Permit for a Reconfiguring a Lot (ROL) (1 into 9 lots and Access Easement) issued by Council on 7 May 2024 (Council Reference: **A006163940**) over **12 Rockfield Road, Doolandella** (the Site).

For this Change Application, BCC is the Responsible Entity. There are no affected entities.

In support of the application/s the following documentation is submitted:

- Appendix A – Amended Subdivision Plan
- Appendix B – Civil Services Layout Plan
- DA Form 5
- Signed Owners Consent
- BCC Approved Subdivision Plan
- BCC Approved Building Envelope and Development Footprint Plan
- BCC Decision Notice
- BCC Approved Conditions Package

1. Proposed Change

As a summary, the Approval consists of the following (see **Figure 1**):

- ROL Development Permit issued by BCC.
- 1 into 9 Residential Lots.
- Access and Services Easement over Proposed Lot 9 in favour of Proposed Lots 2-8.
- Right of Way Easement over Proposed Lot 9 for refuse collection.
- Building Envelopes and Environmental Covenants associated with Proposed Lots 1 & 9.
- Lot sizes ranging from 351m²-6,706m².
- Verge widening along Rockfield Road.
- BCC amendment in red notating the truncation at the corner of Proposed Lot 2 to be 2m x 2m.

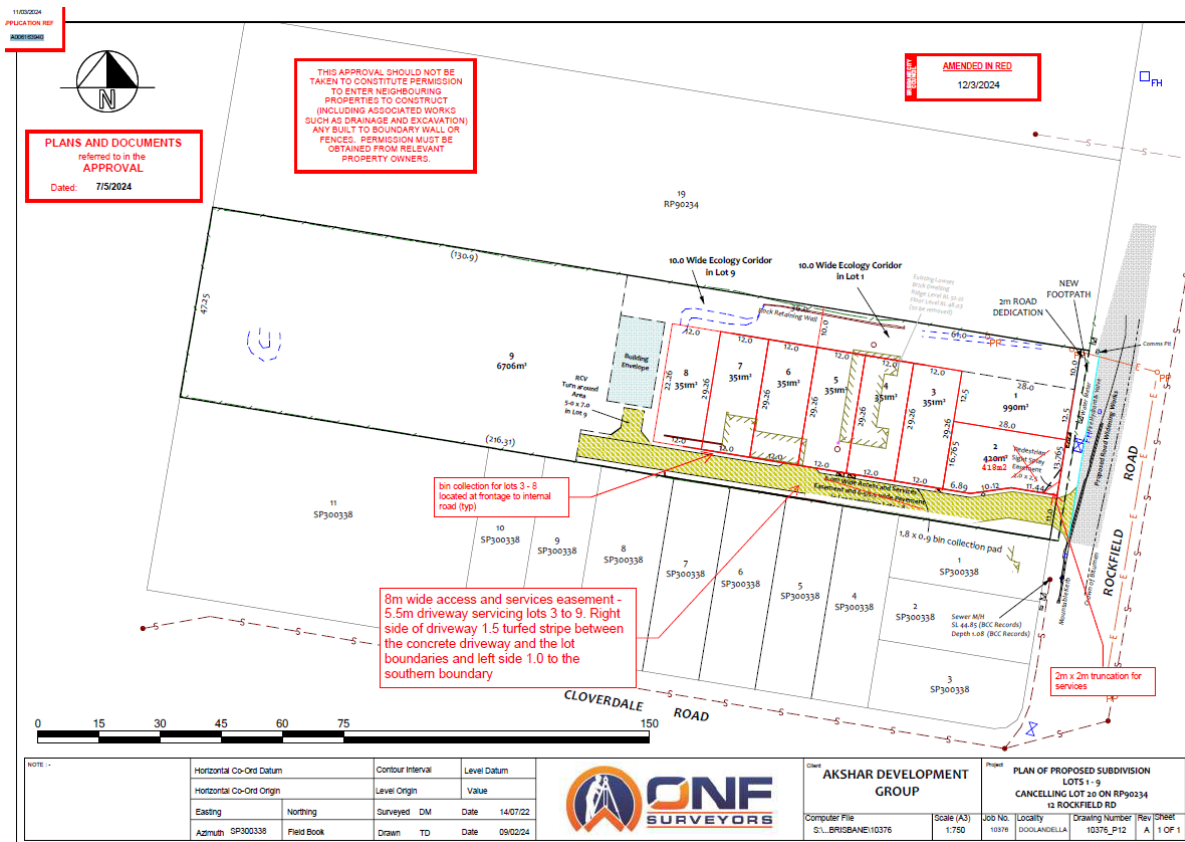


Figure 2 Approved Plans (Council Ref. A006163940)

Following BCC's issuing of the Approval (BCC Ref. A006163940):

- Several Operational Works (OW) applications have been approved by BCC, including:
 - Signs and Line Marking for Minor Roads (BCC Ref: A006850537);
 - Rehabilitation Plan (BCC Ref: A006585007);
 - Road Works and/or Stormwater Drainage (BCC Ref: A006579371);
 - Traffic Functional Layout for Major Roads (BCC Ref: A006579534);
 - Vegetation Management Plan (BCC Ref: A006579042); and
 - Filling and/ or Excavation (BCC Ref: A006579085).

- On-site work has been undertaken (see **Figure 2**), including,
 - Tree Clearing, in accordance with the Approval and the State Assessment and Referral Agencies (SARA) referral agency response (SARA Ref: 2302-33321).
 - The construction of the internal driveway (forming part of the access and services easement over Proposed Lot 9); and
 - The Construction of an Electrical Pillar within the BCC verge.



Figure 1 2026 (Current) Aerial of the Site (NearMaps)

Furthermore, we are familiar with the Approval and note that the proposed changes (Proposed Change) relate to the **BCC Approved Subdivision Plan**, specifically:

1. The truncation at the south-eastern corner of Proposed Lot 2, fronting Rockfield Road; and
2. Minor changes to the approved lot sizes (Proposed Lots 1, 2 and 9) because of new survey data obtained following the issue of the Approval.

Further information relating to the Proposed Change has been provided below:

- The Proposed Change includes a larger truncation (creating additional easement area over Proposed Lot 9) along the southeastern corner of Proposed Lot 2 to accommodate the individual water meters and an electrical pillar (required to be separated 1.1m from the proposed water meters) required to service Proposed Lots 2-9.
- The BCC Approved Subdivision Plan includes a 2m x 2m truncation to the southeastern corner of Proposed Lot 2 (amended in red by BCC). The revised layout amends the truncation to a 3.48m x 3.22m (approx.) widening the easement area over Proposed Lot 9. The larger truncation ensures no other services (i.e. water meters) are located within the required 1.1m clearance zone of the (already constructed) electrical pillar. Refer to the **Appendix A** and **Figures 1 & 3** for more detail. **Appendix B** and **Figures 4 & 5** provide additional information relating to the amended civil services layout plan, identifying the location of the electrical pillar and the individual water meters, located within the new truncation area.
- Furthermore, the Proposed Change is necessary to appropriately service the approved lots and does not alter the number, configuration, or intended use of the approved allotments. The changes to proposed lot sizes are minor and are necessary to address the civil servicing of the

approved lots. No changes to the intent, wording or functionality of the access and services easement over Proposed Lot 9. No changes are required to approved development footprint plans. No changes to any conditions of the Approval are required to facilitate the Change.

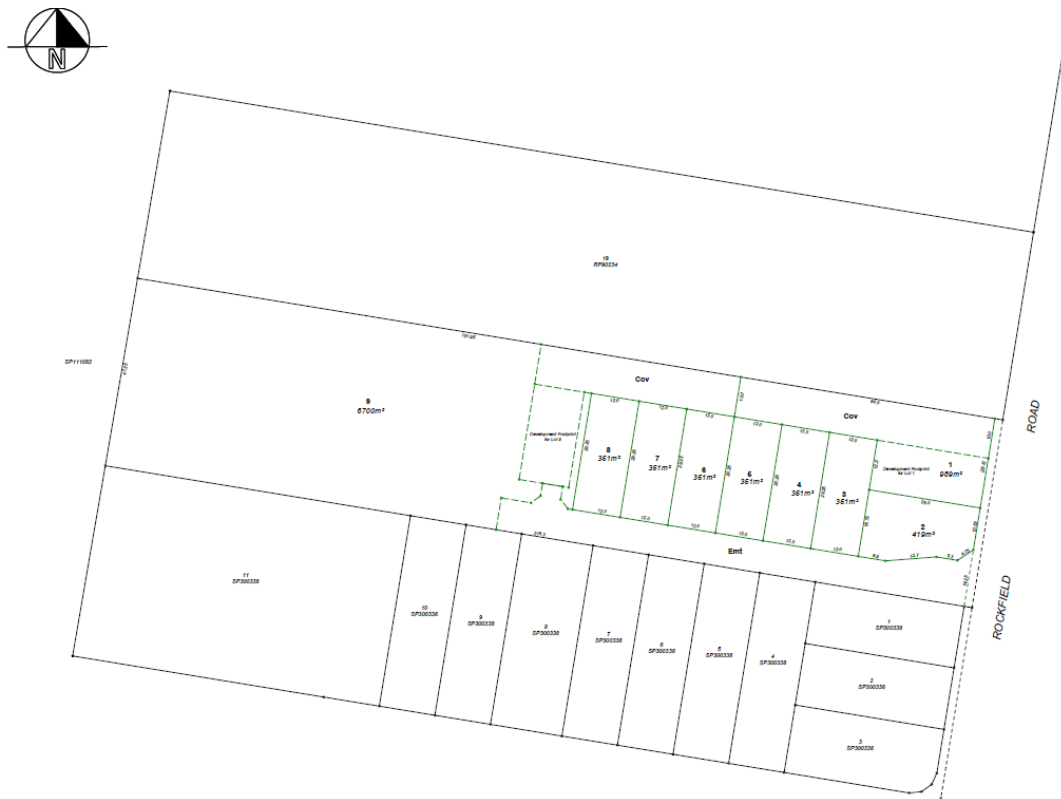


Figure 3 Amended Subdivision Plan

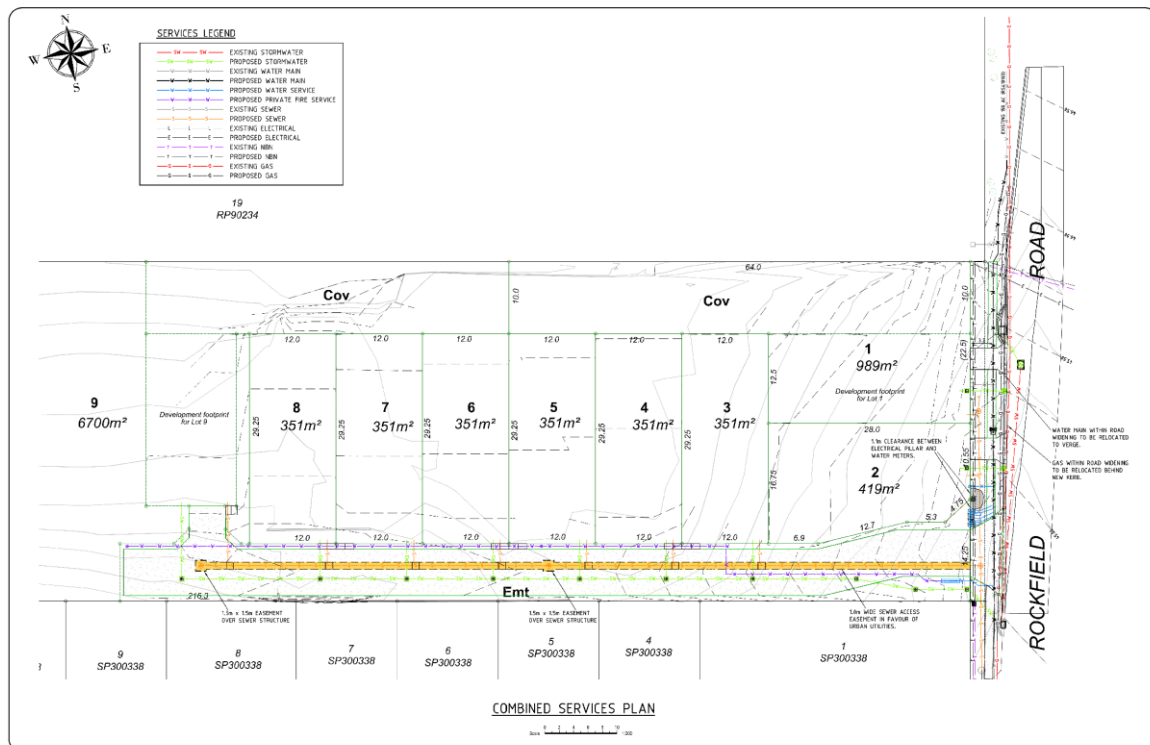


Figure 4 Civil Engineering Services Plan

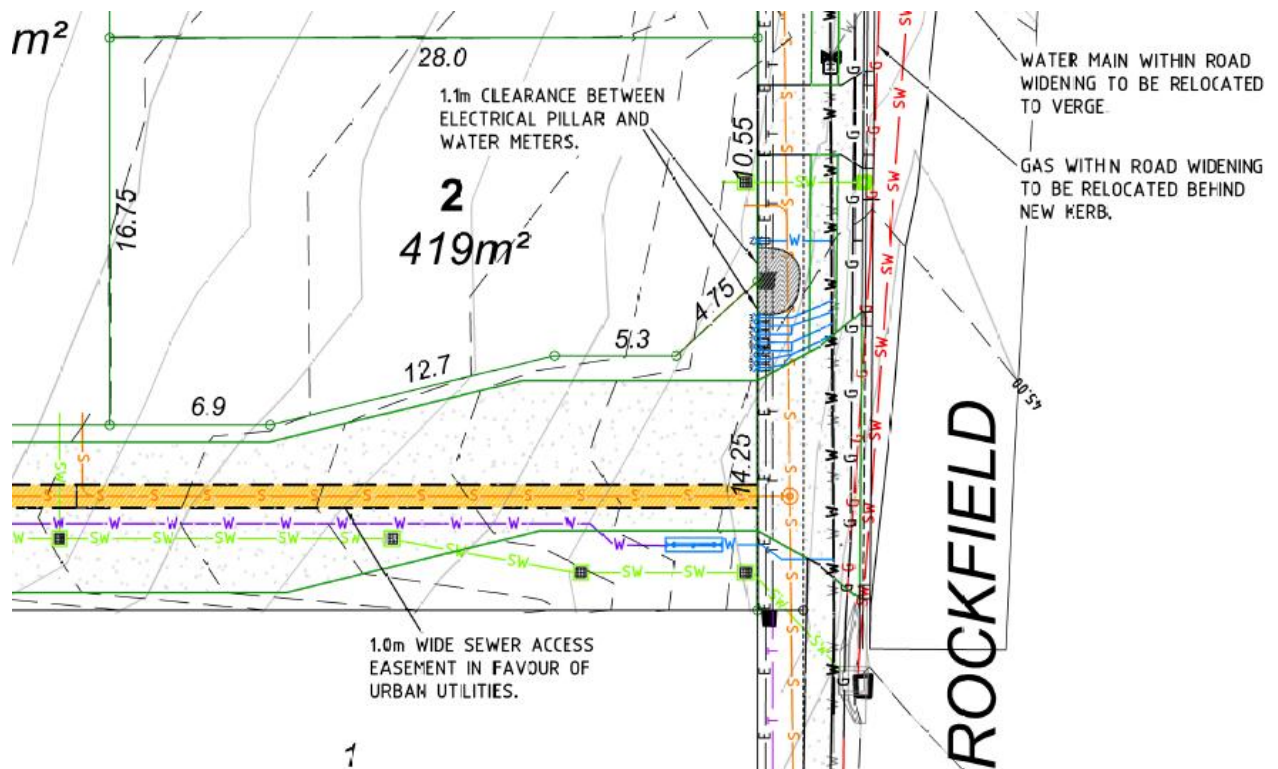


Figure 5 Proposed Lot 2 - Civil Engineering Services Plan

2. Minor Change

Under Schedule 2 – Planning Act 2016 Definitions **minor change** means a change that—

(b) 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.

We are of the opinion the Proposed Change is a Minor Change in accordance with the definition of Minor Change within Schedule 2 – Dictionary of the Planning Act 2016 for the following reasons:

1. The Proposed Change does not result in substantially different having regard to Schedule 1 Item 4 of the Development Assessment Rules, because the Proposed Change does NOT:
 - Introduce a new use – the Proposed Change relates to an ROL development approval.
 - Involve a new parcel of land – The Site is **12 Rockfield Road, Doolandella**.
 - Dramatically change the built form in terms of scale, bulk, and appearance – Refer to **Section 1**. The Proposed Change relates to an ROL development approval.
 - Change the ability of the proposed development to operate as intended – Refer to **Section 1**. The Proposed Change does not alter the approved number of lots (i.e., 1 into 9 lot subdivision and Access Easement), lot configuration, lot sizes, and/ or development footprint plans.
 - Remove a component that is integral to the operation of the development.
 - Significantly impact on traffic flow and the transport network.
 - Introduce new impacts or increase the severity of known impacts.
 - Remove an incentive or offset component that would have balanced a negative impact of the development.
 - Impact upon the scale & intensity of the approved use nor infrastructure, location or demand within the surrounding area.
2. The Proposed Change does not cause the inclusion of prohibited development in the application.
3. The Proposed Change does not require the Application to be referred to a referral agency.
 - The previous ROL application was referred to the State Assessment and Referral Agency (SARA - Department of Environment and Science) because of the proposed tree clearing in core Koala Habitat Areas, required to facilitate the development proposal.
 - The Proposed Change does not result in additional clearing or any change to the approved conditions of SARA's referral agency response, and therefore we do not believe that referral of this minor change application is required.
4. The original Application was **Impact Assessable**, however, we are of the view that the

Proposed Change is minor. Refer to **Section 1**.

Having regard to the circumstances expressed above, we are of the opinion that the Proposed Change is a "minor change" for the purposes of compliance with section 81 of the *Planning Act 2016* and Schedule 1 item 4 of the Development Assessment Rules.

With regard to Section 81(3) of the PA 2016, we are not aware of any changes to BCP2014, since the original development application was made, that would apply to the Change Application for the Changes.

3. Conditions

This Minor Change will require amending/ adding to the ***Approved Drawings and Documents*** referenced within the conditions package of the Approval, specifically:

- Amending the BCC Approved Subdivision Plan;
- Removal/ Replacement of BCC Approved Building Envelope and Development Footprint Plan with **Appendix A** (Amended Subdivision Plan); and
- Inclusion of the new Civil Services Layout Plan.

No changes to any conditions of the Approval are required.

Should you have any queries please contact our office.

Yours sincerely



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