

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Tunney Investments Pty Ltd (ACN 009 668 026)
Contact name <i>(only applicable for companies)</i>	Stewart Somers
Postal address <i>(P.O. Box or street address)</i>	PO Box 405
Suburb	Centenary Heights
State	Qld
Postcode	4350
Country	Australia
Email address <i>(non-mandatory)</i>	nexusconnections@hotmail.com
Mobile number <i>(non-mandatory)</i>	0400 539 942
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent - Is written consent of the owner required for this change application? Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application <input type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises <i>(complete 3.1 or 3.2, and 3.3) as applicable)</i>				
3.1) Street address and lot on plan				
<input type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed)</i> , or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed)</i> .				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		574-608	South Street	Glenvale
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4350	5	SP194434	Toowoomba
b)	Unit No.	Street No.	Street Name and Type	Suburb
		87-145	Euston Road	Glenvale
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4350	20	D133639 (part only)	Toowoomba



3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application
- Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

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PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
X Development permit <input type="checkbox"/> Preliminary approval	MCUI/2017/5690/C		TRC
X Development permit <input type="checkbox"/> Preliminary approval	RAL/2017/5693/E		TRC

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

To substitute "Figure 2- Preliminary Lot Layout Plan" with a plan that reduces the number of allotments from 64 to 59 and modifies the location of dual occupancy sites in Precinct 2 of the Variation Scheme approval (MCUI/2017/5690/C), being also Stage 2 in plan described as "Proposed Residential Subdivision" RAL/2017/5693/E. Condition 1A MCUI/2017/5690/C requires details updated and Conditions 1 and 10 of RAL/2017/5693/E requires details updated.

6.2) What type of change does this application propose?

- X Minor change application – proceed to Part 5
- Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and X Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application Yes
X Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application Yes
X Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application X Yes

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- X By making this change application, I declare that all information in this change application is true and correct.
- X Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Steven John Tunney

Director of the company mentioned below.

and I, Sharon Evelyn Tunney

Director of the company mentioned below.

Of

Tunney Investments Pty Ltd ACN 009 668 026

the company being the owner of the premises identified as follows:

574-608 South Street, Glenvale described on Title as Lot 5 SP194434

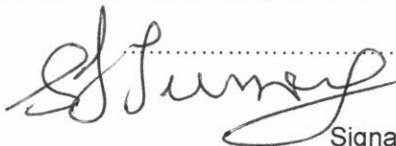
consent to the making of a development application under the *Planning Act 2016* by:

Stewart Somers C/- Nexus Urban Consultants

on the premises described above for:

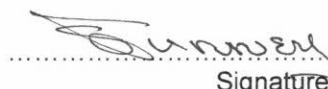
Change minor application to reduce the number of allotments on the proposed plan of subdivision and modify the housing forms as described in the MCUI/2017/5690/C and RAL/2017/5693/E and in the Variation Scheme.

Company Name and ACN: Tunney Investments ACN 009 668 026



Signature of Director

5.8.2024
Date



Signature of Director

5.8.2024
Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50670874	Search Date: 01/03/2024 14:40
Date Title Created: 28/06/2007	Request No: 47266321
Previous Title: 16530026	

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 194434

Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 719326788 26/03/2019

TUNNEY INVESTMENTS PTY LTD A.C.N. 009 668 026

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 19501154 (POR 21)
2. EASEMENT IN GROSS No 717410536 27/07/2016 at 12:54 burdening the land TOOWOOMBA REGIONAL COUNCIL over EASEMENT E ON SP283664
3. MORTGAGE No 719326789 26/03/2019 at 11:11 NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

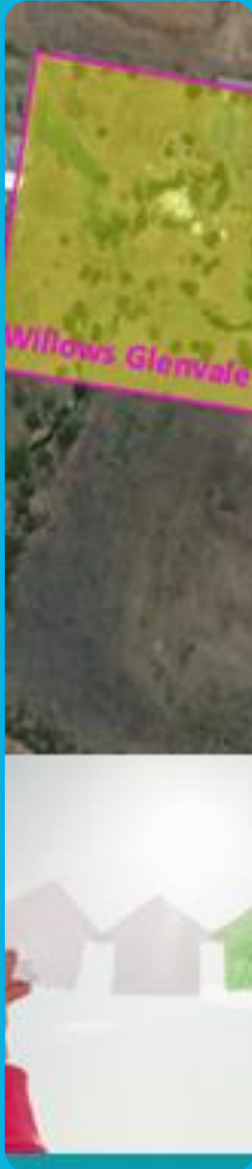
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

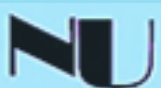


Cover Letter

Minor Change, Lot Reduction and
modification to Dual Occ. for
Willows Estate Glenvale

Application No: MCUI/2017/5690/C and
RAL/2017/5693/E

Location: 574-608 South Street, GLENVALE
QLD 4350



26 August 2024

Chief Executive Officer
 Toowoomba Regional Council
 PO Box 3021
 Toowoomba Qld 4350

Attention: Krys den Hertog, Development Services

Dear Krys,

Proposed Willows Estate Glenvale, Application for Minor Change, Lot Reduction and modification to Dual Occ. Sites: MCUI/2017/5690/C and RAL/2017/5693/E

Introduction

This letter provides background on the request for a Change minor application to enable a reduction in the number of separate lots in Stage 2 of the development. It is proposed to reduce the number of individual allotments from 64 down to 59 and to also reinstate the original spread of dual occupancy sites back to what was originally approved, except for a couple of minor alterations.

The relevant **Application form** is attached to this letter, and I have summarised the primary elements relating to the application to simplify explanations and relevant information. Table 1 below is a summary of ownership and existing approvals applicable to the subject land. With respect to property ownership, I have attached a consent form signed by company directors.

Table 1

SUMMARY OF RELEVANT APPROVALS AND PROPERTIES AFFECTED BY CHANGE APPLICATION	
APPLICATION NUMBERS	MCUI/2017/5690/C and RAL/2017/5693/E
APPLICANT/OWNER	Tunney Investments Pty Ltd
LOCATION	574-608 South Street, GLENVALE QLD 4350
PROPER DESCRIPTION	Lot 5 SP194434
MAIN APPROVALS IN PLACE	Preliminary Approval, MCUI, RAL and OWs approvals
APPROVED USES	Low-medium density residential, open space/Low Density urban residential
ZONING/PRECINCT	Low-Medium Density Residential, Open Space/Urban Residential

Proposed Changes

Table 2 below sets out the proposed changes being requested in this application. **Appendix 1a** is the proposed replacement plan “**Proposed Residential Subdivision Plan**” showing the modified allotment layout, and **Appendix 1b** is the replacement plan for the Variation Scheme entitled “**Figure**

2- Preliminary Lot Layout Plan”. Appendix 5 includes a copy of the Variation Scheme (MCUI/2017/5690/C) and RAL/2017/5693/E, for your convenience.

Table 2

<p>Change minor Request: MCUI/2017/5690/C and RAL/2017/5693/E-To Modify one condition in the MCUI as well as Figure 2 - Preliminary Lot Layout Plan and Dual Occupancy lots Plan at Fig. 1a in the Dual Occupancy Code in the Variation Scheme, and to modify two conditions in the RAL and substitute the.</p>		
Condition number	Current wording in MCUI/2017/5690/C	Proposed re-wording
1A	<p>The development may be carried out generally in accordance with the Approved Plan listed below, subject to the conditions of this Development Approval and associated Development Approval RAL/2017/5693/D:</p> <p>Plan No: SK-01, Revision E</p> <p>Description: Site Plan - Proposed Residential Subdivision, prepared by AM Civil Consulting Engineers, dated 19/9/2022, and annotated to indicate possible built form in Precinct 2.</p> <p>Amendments: Nil</p>	<p>The development may be carried out generally in accordance with the Approved Plan listed below, subject to the conditions of this Development Approval and associated Development Approval RAL/2017/5693/E:</p> <p>Plan No: SK-01, Revision F</p> <p>Description: Site Plan - Proposed Residential Subdivision, prepared by AM Civil Consulting Engineers, dated 19/9/2022, 31/07/2024 and annotated to indicate possible built form in Precinct 2.</p> <p>Amendments: Nil</p>
	Variation Scheme	Substitute Plan
Append. A	Appendix A-Development Plans	New Plan showing 59 allotments entitle “Proposed Residential Subdivision” in Stage 2 (Lots 1- 59) and Stage 1 (Lots 60-70) Ref SK-01 Revision F, dated 31/07/2024.
AO1.1	Housing Choice , Glenvale Willows Dual Occupancy Code	New Plan to replace existing Figure 1a, showing 14 potential dual occupancy lots.
Condition number	Current wording in RAL/2017/5693/E	Proposed re-wording
1.	<p>This Development Approval is for Reconfiguring a Lot being Two (2) Lots into Seventy-Seven (77) Seventy-six (76) Lots, which will include:</p> <p>1.1. Sixty-Four (64) Community Title Lots and Common Property, subject to the following descriptions:</p> <p>1.1.1. Lots 1 – 64 are approved as “community title lots”;</p> <p>1.1.2. Lot described as “common facilities with land area of 931m2 ” is approved as “Common property lot”;</p> <p>and</p> <p>1.1.3. Area described as Road 2, Road 3, Road 4 and Private Open Space is approved as “common property lot”.</p>	<p>This Development Approval is for Reconfiguring a Lot being Two (2) Lots into Seventy-Seven (77) Seventy-six (76) (70) Lots, which will include:</p> <p>1.1. Sixty-Four (64) Fifty Nine (59) Community Title Lots and Common Property, subject to the following descriptions:</p> <p>1.1.1. Lots 1 – 64 59 are approved as “community title lots”;</p> <p>1.1.2. Lot described as “common facilities with land area of 931m2 ” is approved as “common property lot”;</p> <p>and</p> <p>1.1.3. Area described as Road 2, Road 3, Road 4 and Private Open Space is approved as “common property lot”.</p>

	1.2. Standard format lots residential lots (described as Lots 65- 76 75) and as modified by the conditions of this approval;	1.2. Standard format lots residential lots (described as Lots 65-76-75 60 – 70) and as modified by the conditions of this approval;
10.	Approved Plans	
	<p>Plan No: C-SK0103 Revision E</p> <p>Description: Preliminary Lot Layout prepared by RMA Engineers and dated 9/10/2018</p> <p>Amendments: As per Condition 18, 101, 102, and 110 and 128. Amend to reflect lot layout of Lots 65 to 76, public open space, drainage reserve and Road 1 as defined on Plan SK01 Revision B.</p> <p>Notate lot areas on the plan.</p>	<p>Plan No: C-SK0103 Revision E SK-01 Revision F</p> <p>Description: Preliminary Lot Layout prepared by RMA Engineers AM Civil Consulting Engineers and dated 9/10/2018 31/07/2024</p> <p>Amendments: As per Condition 18, 101, 102, and 110 and 128. Amend to reflect lot layout of Lots 65 to 76, 60 – 70, public open space, drainage reserve and Road 1 as defined on Plan SK01 Revision B. F dated 31/07/2024.</p> <p>Notate lot areas on the plan.</p>
	<p>Plan No: SK01 Revision B</p> <p>Description: Preliminary Site Plan prepared by AM Civil and dated 24/10/2019</p> <p>Amendments: As per Condition 19. Exclude Lots 1 to 64 from this plan as these are defined on Plan C-SK0103 Revision E. Amend the north-western boundary of Lot 65 by increasing the adjacent open space width to ensure sight distance and lateral clearance to enable a cyclist to see approaching path users and stop and avoid a collision with a pedestrian or cyclist.</p>	<p>Plan No: SK01 Revision B F</p> <p>Description: Preliminary Site Plan prepared by AM Civil and dated 24/10/2019 31/07/2024.</p> <p>Amendments: As per Condition 19. Exclude Lots 1 to 64 59 from this plan as these are defined on Plan C- SK0103 Revision E. Amend the north-western boundary of Lot 65 60 by increasing the adjacent open space width to ensure sight distance and lateral clearance to enable a cyclist to see approaching path users and stop and avoid a collision with a pedestrian or cyclist.</p>
	<p>Plan No: SK02 Revision B</p> <p>Description: Future Shared Path Preliminary Layout Plan prepared by AM Civil and dated 24/10/2019</p> <p>Amendments: Amend the north-western boundary of Lot 65 by increasing the adjacent open space width to ensure sight distance and lateral clearance to enable a cyclist to see approaching path users and stop/ avoid a collision with a pedestrian or cyclist.</p>	<p>Plan No: SK02 Revision B F</p> <p>Description: Future Shared Path Preliminary Layout Plan prepared by AM Civil and dated 24/10/2019 31/07/2024.</p> <p>Amendments: Amend the north-western boundary of Lot 65 60 by increasing the adjacent open space width to ensure sight distance and lateral clearance to enable a cyclist to see approaching path users and stop/ avoid a collision with a pedestrian or cyclist.</p>

Supporting Advice for Statutory Provisions

We have reproduced various statutory and advisory information relating to the tests that apply to whether an application is for a minor change, or if it fails and should be processed as a Change Other. Table 3 below provides a summary of the tests applied and our responses to those tests. As demonstrated therein, there should be no doubt that the requested changes are of a minor nature and easily accord with the statutory tests applied in the Planning Act 2016 and in the DA Rules.

These tests need to be read in relation to the change components listed in Table 2 above.

Table 3

Statutory Tests for Compliance with Change Minor in regards to a Development Approval	
Relevant Statutory Conditions to Meet	Comments
<p>S78 Planning Act 2016: Change applications.</p> <p>For a change application to be considered a minor change, the change to the development approval must meet the definition of a minor change as set out in schedule 2 of the Planning Act. This definition includes the requirement that the proposed change would not result in ‘substantially different development’. Schedule 1 of the DA Rules contains further information about substantially different development.</p>	<p>The proposed change will not result in substantially different development therefore meeting this requirement.</p>
<p>Extract from Planning Act 2016, Schedule 2:</p> <p>(b) for a development approval—</p> <p>(i) would not result in substantially different development; and</p> <p>(ii) if a development application for the development, including the change, were made when the change application is made would not cause—</p> <p>(A) the inclusion of prohibited development in the application; or</p> <p>(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</p> <p>(C) referral to extra referral agencies, other than to the chief executive; or</p> <p>(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or</p> <p>(E) public notification if public notification was not required for the development application.</p>	<p>The proposed change will not result in substantially different development therefore meeting this requirement.</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
<p>Schedule 1: DA Rules</p> <p>3. In determining whether the proposed change would result in substantially different development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.</p> <p>4. A change may be considered to result in a substantially different development if any of the following apply to the proposed change:</p> <p>(a) involves a new use; or</p> <p>(b) results in the application applying to a new parcel of land; or</p> <p>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</p>	<p>Noted and Complies</p> <p>Doesn't involve new use.</p> <p>Doesn't involve new parcel of land.</p> <p>Doesn't change built form in terms of scale bulk or appearance.</p>

<p>(d) changes the ability of the proposed development to operate as intended;29or (e) removes a component that is integral to the operation of the development; or (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or (g) introduces new impacts or increase the severity of known impacts; or (h) removes an incentive or offset component that would have balanced a negative impact of the development; or (i) impacts on infrastructure provisions. the change application is for a minor change to a development condition that a referral agency imposed – in which case the responsible entity is the referral agency,</p>	<p>Doesn't change ability to operate as intended. Doesn't remove a component that is integral to proposal. Doesn't impact on traffic flows. Doesn't increase severity of known impacts. Doesn't remove an incentive or off-set. Doesn't impact on infrastructure provisions. Doesn't change a condition imposed by a referral agency.</p>
<p>After making the change application to the responsible entity, the person making the application must give the application to affected entities. Affected entities are provided with the opportunity to assess the change application and provide a response to the responsible entity. This can either take the form of a pre-request response notice before the change application is made or can be given as a response notice after the change application is made. Sections 81 and 81A of the Planning Act sets out how a responsible entity must assess and decide a change application for a minor change, the period in which to decide the change and the period in which to give a decision notice about the change.</p>	<p>As the requested changes are well within the anticipated activities and impacts of the original approval, there is no requirement to notify referral agencies.</p>

Conclusion

Attached as appendices are documents that will assist planning officers in considering the Change application. Namely:

Appendix 1 is the **Development Application Form 5**

Appendix 2 is the **Proposed Residential Subdivision Plan**

Appendix 3 is the **Figure 2- Preliminary Lot Layout Plan**

Appendix 4 is the **Figure 1a in Dual Occupancy Code AO1.1**

Appendix 5 is the title certificate for Tunney Investments Pty Ltd

Appendix 6 is the Owners Consent Form signed and dated.

Appendix 7 is a copy of Decision Notices.

Appendix 8 is a copy of the approved **Variation Scheme**.

The change application relates to a proposal to reduce the number of individual allotments from 64 down to 59 in Stage 2 (Precinct 2 in Variation Scheme) and to also reinstate the original spread of dual occupancy sites back to what was originally approved, except for a couple of minor differences. The changes will not alter the use, extent, impact or character of the existing approvals that are currently in place. This covering letter/report provides an analysis of the tests that apply in Schedule 2 of the Act as well as in the DA Rules.

An estimate of Councils planning assessment fees currently shown in the Schedule of fees and charges at page 31 for **Change minor** applications adopted by TRC for the period between 2024 and 2025 is a base fee [REDACTED].

Your favourable and prompt consideration of the proposed changes to the existing approvals **MCUI/2017/5690/C** and **RAL/2017/5693/E** applying to the subject land would be appreciated. Should you require any further information or advice please contact the phone number listed below.



Stewart Somers
Principal Consultant

M. 0400 539 942

E. nexusconnections@hotmail.com



abn: 27168235283

Application for Minor Change

FOR LOT AMALGAMATION



574-608 SOUTH STREET, GLENVALE (WILLOWS GLENVALE ESTATE)



NEXUS URBAN | nexusconnections@hotmail.com

August 2024

Content:

 **Cover Letter**

 **Appendices**

- ❖ **Change Application- Planning Act Form 5**
- ❖ **Proposed Residential Subdivision Plan**
- ❖ **SK-01(F) Amalgamation of Lots**
- ❖ **Figure 1a in Dual Occupancy Code AO1.1**
- ❖ **Current Title certificate for Tunney Investments Pty Ltd**
- ❖ **Owners Consent Form**
- ❖ **Decision Notices**
- ❖ **Approved Amended Variation Scheme**



Appendices

1. Change Application- Planning Act Form 5
2. Proposed Residential Subdivision Plan
3. SK-01(F) Amalgamation of Lot
4. Figure 1a in Dual Occupancy Code AO1.1
5. Current Title certificate for Tunney Investments Pty Ltd
6. Owners Consent
7. Decision Notices
8. Approved Amended Variation Scheme

