

19 February 2026

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

Via Email: dalodgement@brisbane.qld.gov.au

Council Reference: A003240262

Dear Sir/Madam,

RE: Request to make a 'Minor Change' under Section 81 of the Planning Act 2016 to a Development Approval – Carry Out Building Work, Material Change of Use for a Multiple Dwelling (33 Units) at 46 and 50 Ronald Street, Wynnum

We write to Council (the responsible entity) with respect to the abovementioned approval issued over 46 and 50 Ronald Street, Wynnum. The original approval was issued on 19 September 2012 and granted approval for a Development Permit for Building Work, Material Change of Use for a Multiple Dwelling (33 Units) and Reconfiguring a Lot (2 into 2 Lot Boundary Realignment) (vide: A003240262). The approval has subsequently been extended and changed various times. The approval has been enacted noting that the use has commence and the originally approved Reconfiguring of a Lot component has been cancelled.

Following completion of the project two items have been raised by tenants; relating to security within the car park and amenity within the rooftop terrace. The applicant seeks a Minor Change, to the approval pursuant to Section 81 of the Planning Act 2016 ("The Act"), to the approval to:

1. Provide decorative screening to the car park, provided in a way to give additional security whilst not impacting ventilation or landscape provision; and
2. Provide additional roofing to the rooftop communal space to provide additional amenity to residents, noting that the original level of assessment of the application is such that the new works need not meet the Rooftop Garden definition that post dates the approval.

The changed proposal complies with the relevant assessment benchmarks having regard to the existing approval. We therefore request the approved plans and conditions are altered in accordance with Section 83 of the Act.

This request for a Minor Change to a Development Approval is accompanied by:

- Revised Architectural Plan prepared by ThinkTank Architects; and
- Planning Act Form 5 – Change Application Form.

Upon receipt of Council’s fee quote, payment of the relevant application fee shall be made.

This letter now sets out the changes proposed.

Site Details

The subject site, comprising of two lots, has a total area of 1,620 square metres and is formally identified as Lots 283 and 284 on RP33107. The site has 40.2 metres of frontage onto Ronald Street. Ronald Street is identified as a Neighbourhood Road under the Brisbane City Plan 2014.



Figure 1: Subject Site Aerial (Source: NearMap, image dated 5 November 2025)

The subject site is contained within Medium Density Residential MDR Zone and the Wynnum-Manly Neighbourhood Plan. The site is also located within the Wynnum Central Precinct –NPP-003 and the Western Residential Sub-precinct – NPP-003c.

Adjoining properties are included within the Medium Density Residential Zone, and on the opposite side of Ronald Street, the properties are contained within the High Density Residential HDR1 (Up to 8 Storeys) zone. The subject site is located approximately 200m from the Wynnum Train Station and Wynnum CBD. The site is also within close proximity to numerous areas of parkland along with numerous services and facilities.

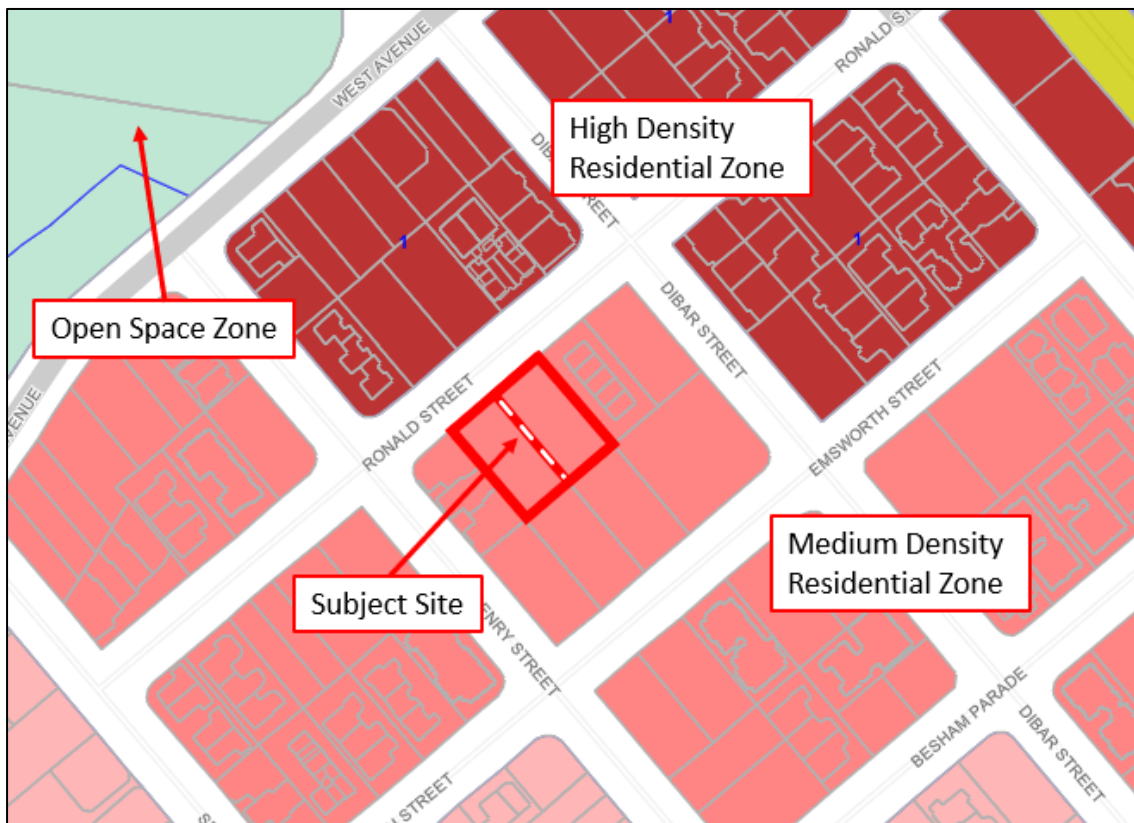


Figure 2: Zoning Context Map (Source: BCC Interactive Mapping)

Application History

The approval to which this Change relates was originally for a Material Change of Use, Reconfiguring of a Lot and Building Work for a Multiple Dwelling (33 Units) and 2 into 2 Lot Boundary Realignment. This approval was granted on 19 September 2012 (vide: A003240262). The application was assessed and approved under the Brisbane City Plan 2000 and the Sustainable Planning Act 2009.

It is noted that the Material Change of Use has been enacted, as such the currency period afforded to the application is no longer relevant. The Reconfiguring of a Lot component was cancelled through a subsequent change application.

Various change and extension applications have occurred since the original approval, similarly various compliance assessment applications have been lodged. All associated approvals have been resolved, noting that a plan sealing application, to which this Change does not impact, is still pending.

Proposed Changes

This section sets out the key changes to the approved plans which can be summarised at the addition of a roof terrace for increased open space area and the enclosure of the ground floor carparking area.

Ground Floor Screening and Roof

The proposed changes result in the enclosure of the ground floor carparking areas with permeable screening. The existing carparking is currently buffered from adjoining uses through landscaping and boundary fencing. The proposed changes incorporate screening along the carparking area boundaries to provide increased security for residents.

In addition to screening along the carparking boundaries, an additional roofed section over the rear line of carparking spaces is proposed to protect these spaces from weather. The roofing also assists in providing the desired security in removing ability for the proposed screening to be climbed over to access the car park.

The proposed additional screening ensures the carparking area will continue to operate as approved as the functionality of the parking spaces is not impacted. Similarly the permeable nature of the screening ensures natural ventilation is maintained and the location of the screening minimises any potential impact on landscaping.

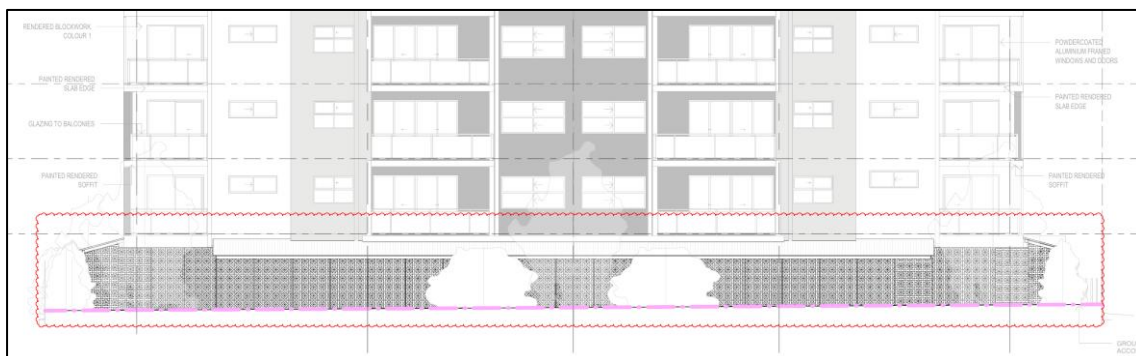


Figure 3: Southern Elevation – Extract (Source: ThinkTank Architects)

Roof Terrace

The proposal involves changes to the roof terrace in the form of additional roof over the existing roof terraces. The existing roof terrace area is used for communal open space for residents with the roofing sought to assist in ensuring the practical function of the space for year-round use. The provision of such roofing under a Minor Change is often problematic due to level of assessment impacts, however it is noted that the original approval to which this Change relates was Impact Assessable and the change at hand does not alter the overall building height nor introduce any new or increased negative impact.

The proposed new roofed area is seen to be consistent with the level of amenity and privacy expected for a residential development. The proposed roofed area does not involve changes to overall building height and is located in a central area of the upper level, set back appropriately from building bounds to minimise impacts on the amenity of the development on surrounding uses. The proposed additional roofed area is also to be constructed of colorbond metal deck roofing, ensuring consistency with existing roof elements and the development roof façade as a whole.

The proposed additional roofed area over the roofed terrace seeks to improve the functionality of the open space area and provide protection from weather and sunlight, whilst continuing to allow breezes and natural light.

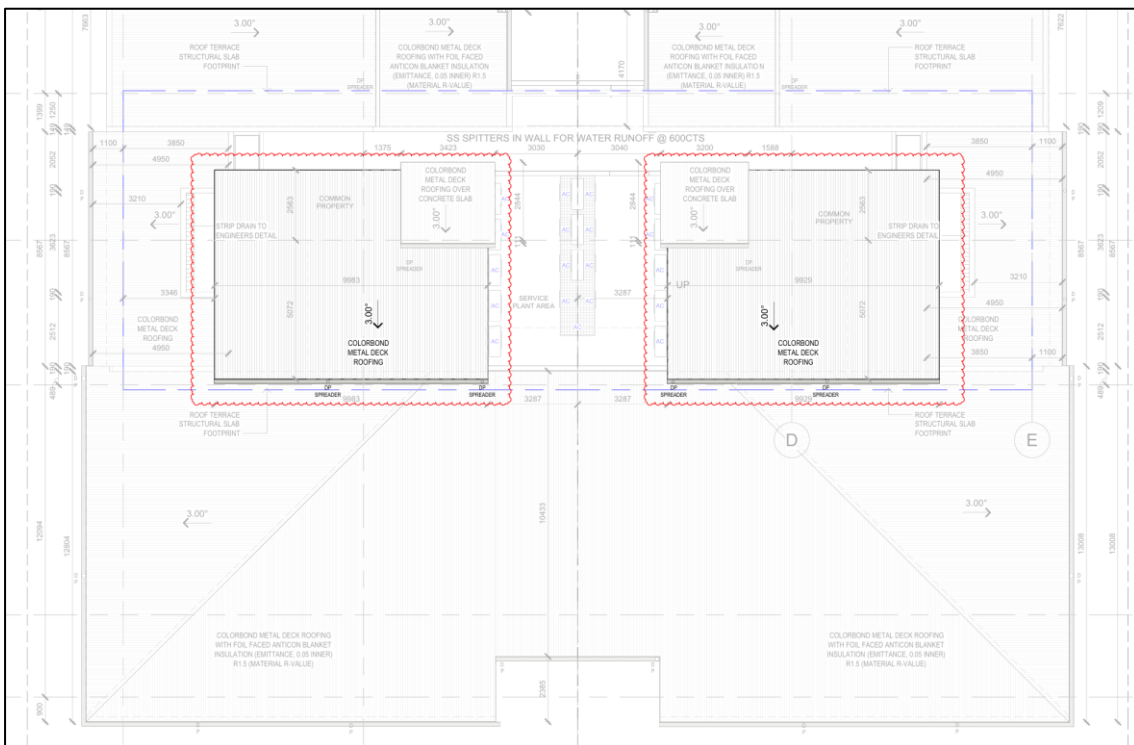


Figure 4: Roof Plan – Extract (Source: ThinkTank Architects)

Changes to Approved Drawings and Documents List

It is requested that the Drawings and Documents table and relevant conditions be updated as follows. For ease of reference the original relevant portion of Drawings and Documents table to be altered are 'struck through' with the replacement table provided beneath it in red.

Approved drawings:

Drawing or Document	Drawing/Plan No.	Date
Site Plan	1A Issue 2	14-SEP-2023 (Received)
Ground Level	2A Issue 2	14-SEP-2023 (Received)
Level 1 – 4	3A Issue 2 (Amended In Red 20-OCT-2023)	14-SEP-2023 (Received)
North & South Elevations	4A Issue 2	14-SEP-2023 (Received)
East & West Elevations	5A Issue 2	14-SEP-2023 (Received)
Sections	6A Issue 2	14-SEP-2023 (Received)
Area Calculations	8 Issue 2	14-SEP-2023 (Received)
Landscape Concept Plan – Ground Floor	Figure 2 (Amended In Red 16-OCT-2023)	21-OCT-2022 (Received)
Landscape Concept Plan – Roof Terrace	Figure 4	21-OCT-2022 (Received)
Environmental Noise Impact Report	11355a	09-DEC-2011

As amended by:

Drawing or Document	Drawing/Plan No.	Date
Site Plan	1A Issue DA-3	28 Jan 2026
Ground Level	2A Issue DA-3	28 Jan 2026
Level 1 – 4	3A Issue DA-3	28 Jan 2026
Roof Plan	4A Issue DA-3	28 Jan 2026
North & South Elevations	5A Issue DA-3	28 Jan 2026
East & West Elevations	6A Issue DA-3	28 Jan 2026
Sections	7A Issue DA-3	28 Jan 2026
Area Calculations	8 Issue DA-3	14-SEP-2023 (Received)
Roof Terrace	9A Issue DA-3	28 Jan 2026
Enclose Carpark	10A Issue DA-3	28 Jan 2026
Landscape Concept Plan – Ground Floor	Figure 2 (Amended In Red 16-OCT-2023)	21-OCT-2022 (Received)
Landscape Concept Plan – Roof Terrace	Figure 4	21-OCT-2022 (Received)
Environmental Noise Impact Report	11355a	09-DEC-2011

Conditions to be Altered

No direct condition changes are required however references to the approved drawings and documents are to be read to reflect those associated with the approval following the Minor Change.

Changes to Infrastructure Charges

No change is proposed to the unit breakdown and as such a revised infrastructure charge notice is not required. IN the use having commenced all infrastructure charges have been paid.

Statutory Requirements

Minor Change

In accordance with Section 81(2) of the Planning Act 2016, Council must decide upon a request for a Minor Change to a development approval having regard to:

- (a) *the information the applicant included with the application; and*
- (b) *if the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and*
- (c) *any pre-request response notice or response notice given in relation to the change application; and*
- (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
- (da) *if paragraph (d) does not apply— all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
- (e) *another matter that the responsible entity considers relevant.*

Further in accordance with Section 81(3) of the Planning Act, 2016, Council must in assessing the change application consider:

- (a) *a statutory instrument; or*
- (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*

In accordance with the definitions in Schedule 2 of the Planning Act 2016, a Minor Change to a Development Approval is a change that:

- “(b)
 - 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, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, 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 proposal meets each aspect of the Minor Change definition as described below.

Substantially Different Development

The following is an assessment of the proposed change against the relevant components of Schedule 1 – Substantially Different Development of the Development Assessment Rules.

Element from the Guideline	Changed Proposal
Does not involve a new use.	The proposed minor change does not include a new use.
Does not result in the approval applying to a new parcel of land.	The proposal remains relevant to the same parcel of land as originally approved.
Does not dramatically change the built form in terms of scale, bulk and appearance.	The bulk and scale of the proposal does not substantially differ from what was originally approved. No change is proposed to the overall building height and the changes to the roof terrace are well set in from boundaries.
Does not change the ability of the proposal to operate as intended.	The proposed changes do not compromise the ability for the site to operate as approved.
Does not remove a component that is integral to the operation of the development.	A component integral to the operation of the development is not removed as part of this change, rather the proposal makes changes to ensure the proposal meets contemporary expectations.
Does not significantly impact traffic flow and the transport network.	The proposed changes do not relate to traffic or the transport network.
Does not introduce new impacts or increase the severity of known impacts.	The proposed changes do not result in any new impacts or increased severity of known impacts.
Does not remove an incentive or offset component that would have balanced a negative impact of the development.	The proposed changes to the approved design do not remove an element which would be considered an offset component or one that balances a negative impact of the development.
Does not impact on the infrastructure provisions.	Infrastructure provisions are not affected as a result of the proposed changes.

Prohibited Development

The proposed development is not identified as being prohibited development.

Referral Agencies

The original approval did not trigger referral to any state agencies and the change proposed would not trigger any referral agencies.

Level of Assessment

When initially approved, the development was subject to Impact Assessment. The proposed changes would not alter the formal level of assessment for this application.

Public Notification

The original development application was subject to Impact Assessment and would continue to be subject to Impact Assessment.

Submissions

Section 81(2)(b) of the Planning Act states that the responsible entity must consider '... any properly made submissions about the development application... that was approved'.

Council's Response Decision Notice confirms no submissions were received during the statutory notification period.

Changes to Planning Instruments

Pursuant to Section 81(4) of the Planning Act 2016, the Council 'must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.'

The development was approved under Version of the Brisbane City Plan 2014 (effective) and as demonstrated remains consistent with the relevant planning instruments.

Conclusion

We write in relation to proposed alterations to the approved Carry Out Building Work, Material Change of Use for a Multiple Dwelling (33 Units) at 46 and 50 Ronald Street, Wynnum. We are of the opinion that the proposed alterations meet the criteria to constitute a Minor Change within the meaning of Schedule 2 of the Planning Act 2016. We therefore request that the change is assessed and decided pursuant to Section 83 of the Act.

Thank you for your consideration of this request. Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD



**Herbert Murphy
TOWN PLANNER**