

30 October 2025

Job Ref: B4726P-A1-DA1

Brisbane City Council
Planning Services South
GPO Box 1434
Brisbane QLD 4001

Att: Development Assessment

Via email: DSPlanningSupport@brisbane.qld.gov.au

Re: Request to Change Development Approval Under S.78 Of The Planning Act 2016

Street Address: 685 Wynnum Road, Morningside QLD 4170

RPD: Lot 1 on RP13317

Council Ref: A006579406

Dear Sir/Madam,

This Minor Change request is related to a recent development permit issued over the above site on 21 November 2024. The relevant approval was for the following:

1. *Material Change of Use (Multiple Dwelling 6 units).*

The proposed changes are considered minor in nature and will not affect the approval's function as a Multiple Dwelling. The changes address inconsistencies or minor amendments identified as part of the detailed design phase.

Changes to Approved Plans

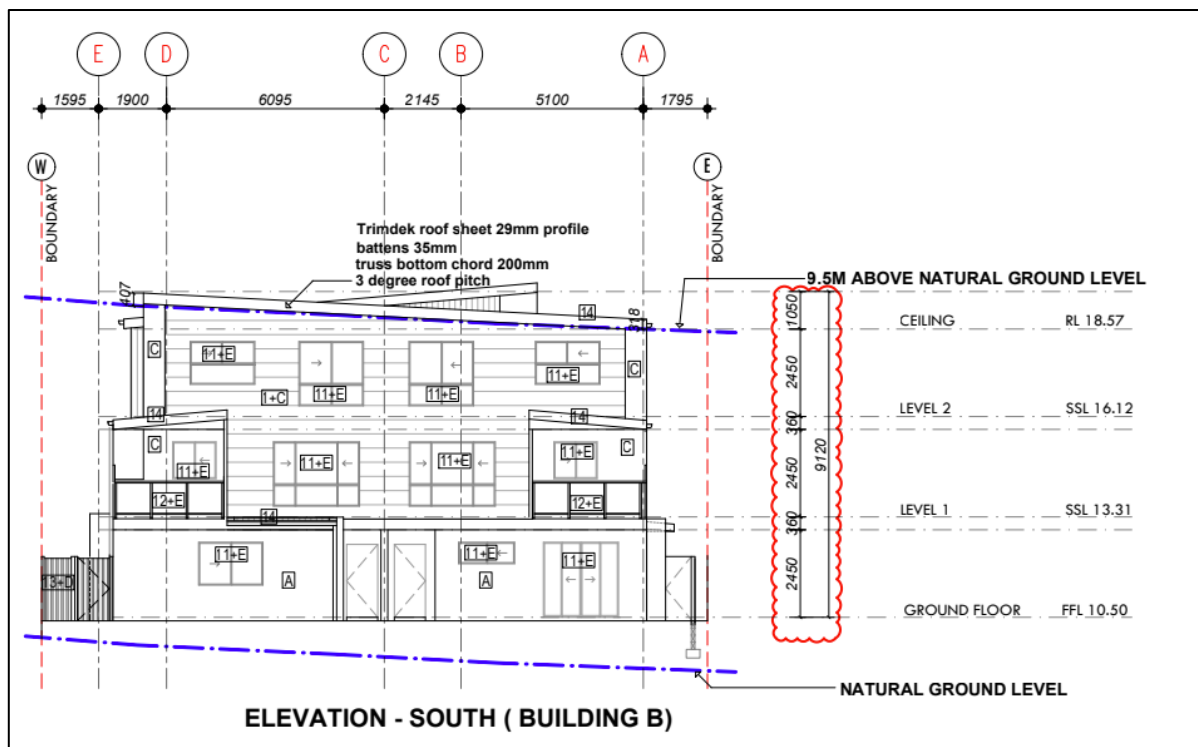
Since the approval was issued, detailed design for the site has progressed. This has necessitated changes to the approved design. The proposed amendments represent a series of minor design refinements that do not materially alter the approved development's form, function, or intent.

As part of the detailed design and construction phase, amendments have been made to the approved building height. Specifically, the actual height of Building B (comprising Units 5 and 6) at the rear of the development, is now slightly over the approved 9.5 m building line as shown on the endorsed Architectural Plans. This minor variation is the result of unforeseen site conditions encountered during construction, including the following:

Building Height

- The Ground Floor RL was raised to RL 10.50 (from RL 10.45) to address on-site sewer and stormwater civil constraints;
- The structural floor framing depth was increased from 300 mm to 360 mm; and
- The minimum structural floor-to-ceiling height of 2,450 mm has been maintained.

As such, there has been a minor increase in overall building height, however the variation is attributed exclusively to technical compliance requirements and inherent site conditions, and does not generate any additional amenity, privacy, or overshadowing impacts.



Extract A: Building B South Elevation (Source: AEC Australia)

The table below depicts the minor changes to floor level for each Unit at each floor level.

Table 1: Proposed changes to floor levels

Approved Plan	Proposed Plan
GROUND FLOOR PLAN	
Unit 1 RL 10.00	Unit 1 RL 10.30
Unit 2 RL 10.15	Unit 2 RL 10.30
Unit 3 RL 10.20	Unit 3 RL 10.40
Unit 4 RL 10.30	Unit 4 RL 10.40
Unit 5 RL 10.45	Unit 5 RL 10.50
Unit 6 RL 10.45	Unit 6 RL 10.50
LEVEL ONE FLOOR PLAN	
Unit 1 RL 13.15	Unit 1 RL 13.21
Unit 2 RL 13.15	Unit 2 RL 13.21
Unit 3 RL 13.15	Unit 3 RL 13.21
Unit 4 RL 13.15	Unit 4 RL 13.21
Unit 5 RL 13.20	Unit 5 RL 13.31
Unit 6 RL 13.20	Unit 6 RL 13.31

LEVEL TWO FLOOR PLAN

Unit 1 RL 16.10	Unit 1 RL 16.12
Unit 2 RL 16.10	Unit 2 RL 16.12
Unit 3 RL 16.10	Unit 3 RL 16.12
Unit 4 RL 16.10	Unit 4 RL 16.12
Unit 5 RL 15.95	Unit 5 RL 16.12
Unit 6 RL 15.95	Unit 6 RL 16.12

As evidenced above, only minor changes are proposed, noting that other parts of the approved development were already exceeding 9.5m.

Driveway Crossover

Additionally, the driveway crossover width has been revised to 4.8 m to avoid existing infrastructure, including a Telstra pit and an electrical pole. This adjustment ensures a safer and more practical access arrangement without changing the approved access location or layout. Please refer to the enclosed Traffic Engineering Report, prepared by PTT, for more information.

Balcony/Windows

Additional architectural refinements include minor adjustments to the balcony and window configuration of Building A, including an extension to the east wall of the balcony and corresponding reductions to the height of the Level 2 Bedroom 3 windows. These amendments are purely architectural in nature and do not affect setbacks, privacy, or visual bulk.

Overall, the proposed modifications are considered minor in nature as they do not result in a substantially different development, nor do they introduce new impacts or change the intent of the approval. The changes remain consistent with the approved design outcomes and Planning Scheme provisions.

To facilitate the above changes, we seek the following amendments to the table of approved documents:

Table 2: List of requested approved document amendments

Approved Document	Proposed Amendment:
Ground Floor Plan DA-3.00 E (Amended In Red 19-NOV-2024)	Ground Floor Plan A-MC-3.00 1 (22/10/2025)
Plan - Level One A-DA-3.01 D (Amended In Red 19-NOV-2024)	Floor Plan Level 1 A-MC-3.01 1 (22/10/2025)
Plan - Level Two A-DA-3.02 D	Floor Plan Level 2 A-MC-3.02 1 (22/10/2025)
Roof Plan A-DA-3.03 C	Roof Plan 1 A-MC-3.03 (22/10/2025)
Elevations North&East&Material Palette A-DA- 4.00 C (Amended In Red 19-NOV-2024)	Elevations – North & East 1 A-MC-4.00 (22/10/2025)
Elevations South&West&Material Palette A-DA- 4.01 C (Amended In Red 19-NOV-2024)	Elevations – South & West 1 A-MC-4.01 (22/10/2025)
Elevations Internal Street&Material Palette A-DA- 4.02 B	Elevations – South & North 1 A-MC-4.02(22/10/2025)
Cross Sections A-DA-4.03 C	Cross Sections – A-MC-4.03 1 (22/10/2025)

The plan amendments above will result in a number of amendments to approved conditions, as follows.

Changes to Decision Notice & Conditions

Condition Amendments

To enable the proposed modification the following changes are requested to the conditions of approval:

Approved Drawings and Documents

Proposed Amendment & Justification: Amend approved documents

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
SITE SURVEY	A-DA-1.03 B (Amended In Red 19-NOV-2024)	02-OCT-2024 (Received)
LANDSCAPE CONCEPT PLAN	24.140 1 E	02-OCT-2024 (Received)
PROPOSED PLANTING SCHEDULE	24.140 2 E	02-OCT-2024 (Received)
PROPOSED PLANTING SCHEDULE	24.140 3 E	02-OCT-2024 (Received)
GROUND FLOOR PLAN	A-DA-3.00 E (Amended In Red 19-NOV-2024)	02-OCT-2024 (Received)
PLAN - LEVEL ONE	A-DA-3.01 D (Amended In Red 19-NOV-2024)	02-OCT-2024 (Received)
PLAN - LEVEL TWO	A-DA-3.02 D	02-OCT-2024 (Received)
ROOF PLAN	A-DA-3.03 C	02-OCT-2024 (Received)
ELEVATIONS NORTH&EAST&MATERIAL PALETTE	A-DA- 4.00 C (Amended In Red 19-NOV-2024)	02-OCT-2024 (Received)
ELEVATIONS SOUTH&WEST&MATERIAL PALETTE	A-DA- 4.01 C (Amended In Red 19-NOV-2024)	02-OCT-2024 (Received)
ELEVATIONS INTERNAL STREET&MATERIAL PALETTE	A-DA- 4.02 B	02-OCT-2024 (Received)
CROSS SECTIONS	A-DA-4.03 C	02-OCT-2024 (Received)
CAR TURNING TEMPLATE PLAN & DRIVEWAY & FENCE DETAIL	A-DA-4.05 E (Amended In Red 19-NOV-2024)	02-OCT-2024 (Received)
ROAD WIDENING PLAN 685 WYNNUM ROAD	RC16004 ISSUE 1	29-JUL-2024 (Received)

Amend the list of approved documents to include reference to the revised Architectural Plans enclosed as part of this application. The above amendments are sought to ensure the list of approved drawings and documents reflect the enclosed and updated Architectural Plans, prepared by AEC Australia.

Condition 41 - Permanent Driveway Crossover

Proposed Amendment & Justification: Amend condition

41) Permanent Driveway Crossover

Provide a 5.1m wide permanent driveway crossover to the Wynnum Road frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.

Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree)

At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.

Note: Footpath permit or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.

Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

ijenkins 10:52 AM [Reply](#)
Proposed amendment - reduce driveway width and clearance to the adjacent power poles. 4.8m wide crossover proposed. Please refer to the PTT Traffic Engineering Report for more information and justification.

Current Condition: Provide a 5.1m wide permanent driveway crossover to the Wynnum Road frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.

Proposed Condition: Provide a ~~5.1m~~ 4.8m wide permanent driveway crossover to the Wynnum Road frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.

This condition amendment is requested to reflect the revised Architectural Plans which now proposed a driveway crossover width of 4.8m to avoid existing infrastructure, including a Telstra pit and an electrical pole. This adjustment ensures a safer and more practical access arrangement without changing the approved access location or layout. The proposed width remains consistent with the requirements for Category 1 driveways accessed from a major road (i.e. Wynnum Road) with a capacity for 1-25 parking spaces where AS2890.1 requires a 3.0 to 5.5m wide combined crossover. This amendment will not result in a significant adverse impact on the operation, safety and amenity of Wynnum Road. Please refer to the Traffic Engineering Report, prepared by PTT, for further justification.

No other condition amendments are required or proposed.

Assessment against the applicable provisions of the Act

In accordance with s.81 and Schedule 2 of the Act, please find below an assessment of the proposed change against the minor change criteria of the Act.

Criteria	Response
Minor change means a change that— (b) for a development approval—	
(i) would not result in substantially different development; and	Please refer to table below.
(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	Complies. The proposed amendments do not introduce a prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Complies. The proposed amendments do not require the development to be referred to any additional referral agencies nor additional matters prescribed by a regulation under s. 55(2).
(C) referral to extra referral agencies, other than to the chief executive; or	The proposed amendments do not introduce any new referrals.
(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.	Complies. The proposed amendments are minor in nature and do not impact on the operation or function of the approval nor its impact on adjoining uses therefore would be

unlikely to result in additional submissions against the proposal.

Further to item (b)(i) in the above table, please find below an assessment of the proposed changes against the 'substantially different' criteria as defined by Schedule 1 of the Development Assessment Rules:

Substantially Different Criteria	Response
A change may be considered to result in a substantially different development if the proposed change:	
(a) involves a new use; or	Complies. The proposed amendments do not seek to introduce a new use.
(b) results in the application applying to a new parcel of land; or	Complies. The proposed amendments do not seek the introduction of a new land parcel to the development.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies. The proposed amendments will not dramatically alter the built form of the proposal, noting that other parts of the approved building are already exceeding 9.5m.
(d) changes the ability of the proposed development to operate as intended; or	Complies. The proposed amendments will not adversely impact on the development's operation as a residential development.
(e) removes a component that is integral to the operation of the development; or	Complies. The proposed amendments do not remove a component of the approval which is integral to the operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies. The proposed amendments will not adversely impact on traffic flow or the adjoining transport network.
(g) introduces new impacts or increase the severity of known impacts; or	Complies. The proposed amendments will not introduce any new impacts or increase the severity of known impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies. The proposed amendments will not result in the removal or an incentive / offset component of the development.
(i) impacts on infrastructure provisions.	Complies. The proposed amendments will not adversely impact on infrastructure provision, location or demand.

Affected Entities

As no referrals were triggered as a result of the original application, this request does not trigger referral to any affected entities.

Summary

As demonstrated above, the proposed modification represents a minor change under s.78 of the *Planning Act 2016* and Schedule 1 of the Development Assessment Rules, as the outcome would not result in a 'substantially different' development, require additional referral agencies or change in the level of assessment were the application to be re-lodged. The changes would not likely cause a person to make a properly made submission objecting to the proposed change if the circumstances allowed.

The applicable fee for this application, calculated in accordance with Council's current resolution of fees and charges is **\$4,576.00**. This fee will be paid upon receipt of Council's invoice.

In support of our request, please find enclosed the following:

- Attachment A.** DA Form 5;
- Attachment B.** Owners Consent & Certificate of Title;
- Attachment C.** Amended Plans, prepared by AEC Australia;
- Attachment D.** Changes to conditions, prepared by JFP Urban Consultants;
- Attachment E.** Traffic Engineering Report, prepared by PTT.

We look forward to receiving Council's modified approval package for the application within DA timeframes. Should you require any clarification on any of the above issues please do not hesitate to contact me.

Yours faithfully,



ISLA JENKINS
UNDERGRADUATE TOWN PLANNER
JFP URBAN CONSULTANTS PTY LTD

Cc: Client via email