

MINOR CHANGE

The Assessment Manager

Brisbane City Council
PO Box 1434,
Brisbane QLD 4001

Via: *BCC Online Form*

Dear Sir/Madam,

**CHANGE TO DEVELOPMENT APPROVAL (s78) FOR –
BUILDING WORKS – PARTIAL DEMOLITION TO A HERITAGE PLACE
MATERIAL CHANGE OF USE – DWELLING HOUSE ON THE SITE OF A LOCAL HERITAGE PLACE
AT 57 MCLENNAN STREET, ALBION QLD 4010, FORMALLY DESCRIBED AS LOTS 2 ON RP40421.**

1.0 BACKGROUND

We are writing in respect of the Development Approval (A006569228) at 57 McLennan Street, Albion, approved on the 18 October 2024. In accordance with s81 of the *Planning Act 2016* and on behalf of *Anthony Doolin*, we wish to make a Minor Change to the Development Approval.

The following table provides the relevant site and planning details relating to the site:

SITE DETAILS	
Site Address	57 McLennan Street, Albion 4010
Real Property Description	Lot 2 on RP40421
Site Area	607m ²
PLANNING DETAILS	
Local Government	Brisbane City Council
Council Reference	A005868757 (approved under <i>Brisbane City Plan 2014 / v29 (01-Sep-2023)</i>)
Development Permit Type	DA - PA – Building Works – Partial Demolition to a Local Heritage Place DA - PA – Referral Agency for Building Works – Early referral agency response for Local Heritage Place (Design & Siting / Amenity & Aesthetic) DA – PA – Material Change of Use – Dwelling House to a Local Heritage Place

A description of the proposed Minor Change along with the relevant proposal information has been detailed in the subsequent sections.

1.1 SITE LOCATION

The site is located at 57 McLennan Street, Albion and has an area measuring 607m². The site has a frontage of approximately 15.0m to McLennan Street (refer to Figure 1). The site is not encumbered by any easements.



Figure 1: Aerial image of the application site (in red) and surrounding area. Source: Queensland Globe.



Figure 2: The existing Heritage Building. Source: realsate.com.au.

2.0 PROPOSED CHANGE TO DEVELOPMENT APPROVAL

It is proposed to reduce the extent of the extension in order to reduce the construction costs. As result, much of the approved demolition and extensions have been reduced as a result of this change application.

The proposed minor change retains the building in situ, reduces demolition, retains and adapts the 1954 porch element as part of the documented evolution of the place, and introduces a sympathetic entry treatment.

The work primarily relates to non-significant fabric, avoids building relocation, reduces demolition and maintains the building's street-facing presentation as a church/hall building.

The proposal also retains the 1954 porch as part of the evolution of the place and its long association with the Seventh Day Adventist Church in Brisbane. Importantly, the proposal retains the essential intent of the approved development while protecting the significant 1939 façade by avoiding unnecessary intervention and mitigating avoidable risk to fragile retained fabric.

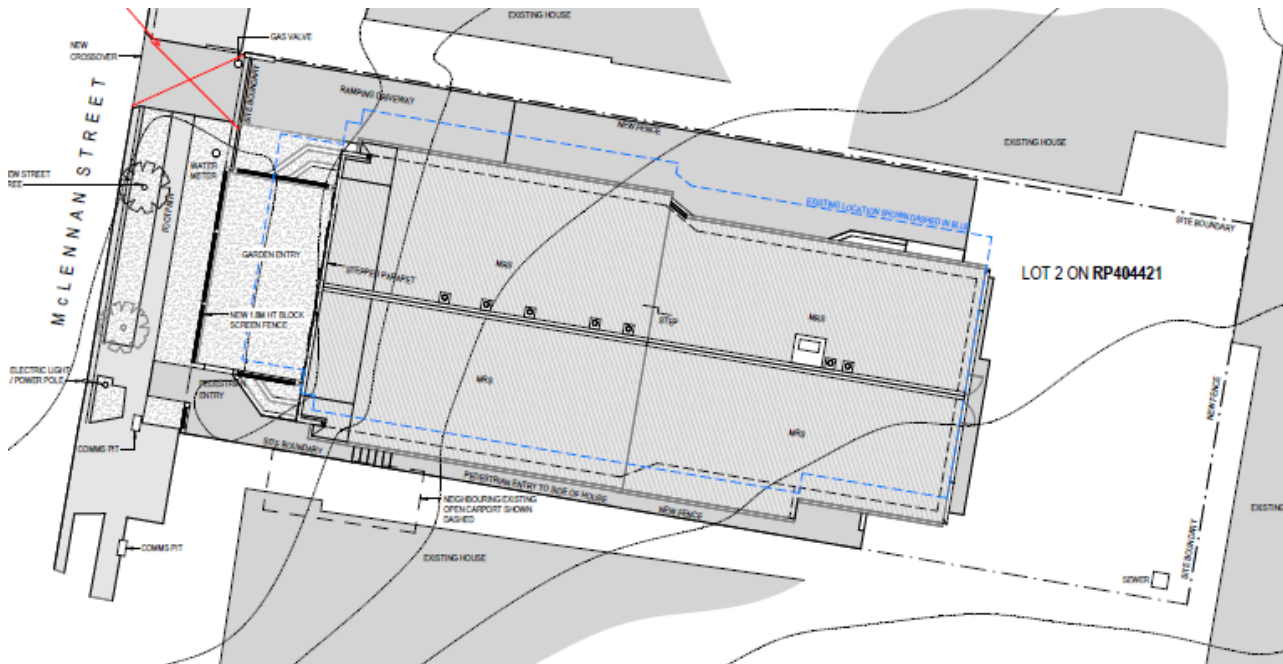
Specifically, by removing the need for porch demolition, façade reconstruction and building relocation, the proposal reduces the likelihood of further loss, damage or failure of the remaining 1939 fabric, which is already incomplete and affected by movement. As such, it is considered that the proposal provides a more conservative and lower-risk heritage outcome than the approved scheme and is appropriate for consideration as a minor change.

As the proposal is for the adaptive reuse of a building from a community building to residential, off-street parking will need to be provided. As part of this change, the driveway will be located through the centre of the site, and the existing opening of the 1954 porch will be increased to accommodate the new car accommodation.

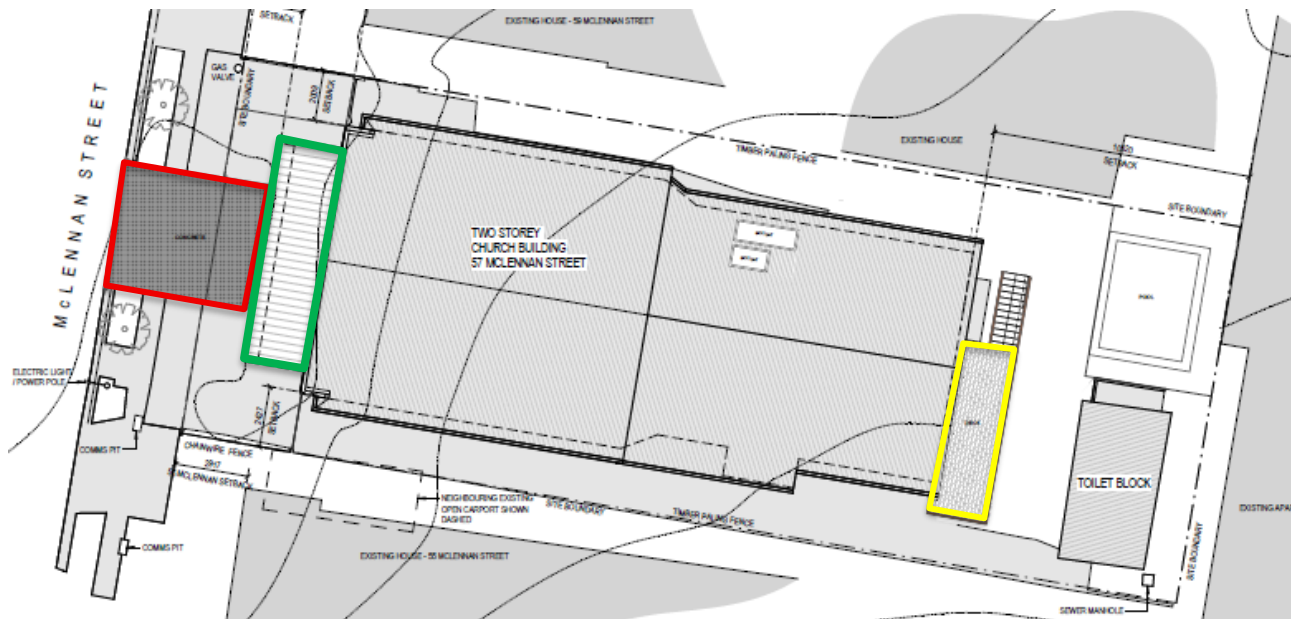
The location of the driveway may result in the removal of a street tree, which in this case is considered acceptable, given the original approval was granted for the removal of a street tree. Furthermore, the proposal will reduce on-street car parking demand and provide the new residential dwelling a carpark in line with the Dwelling House Code.

A comparison between the Approved Plans and Proposed Plans is provided below, which also outlines the proposed changes:

Approved East Elevation



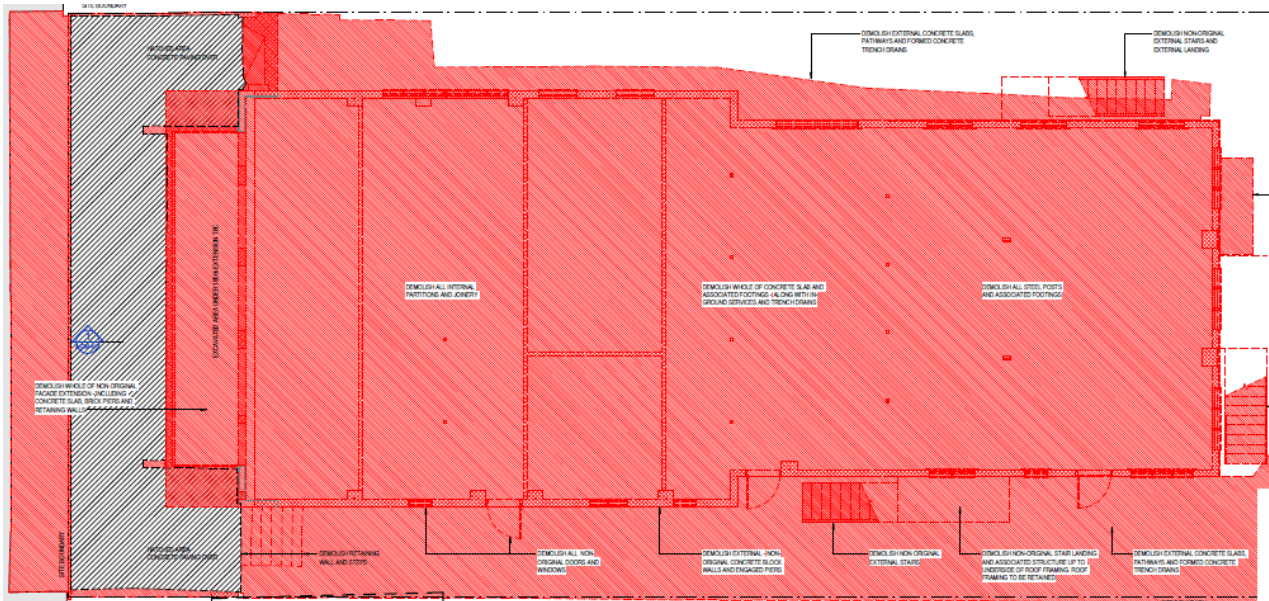
Proposed Site Plan



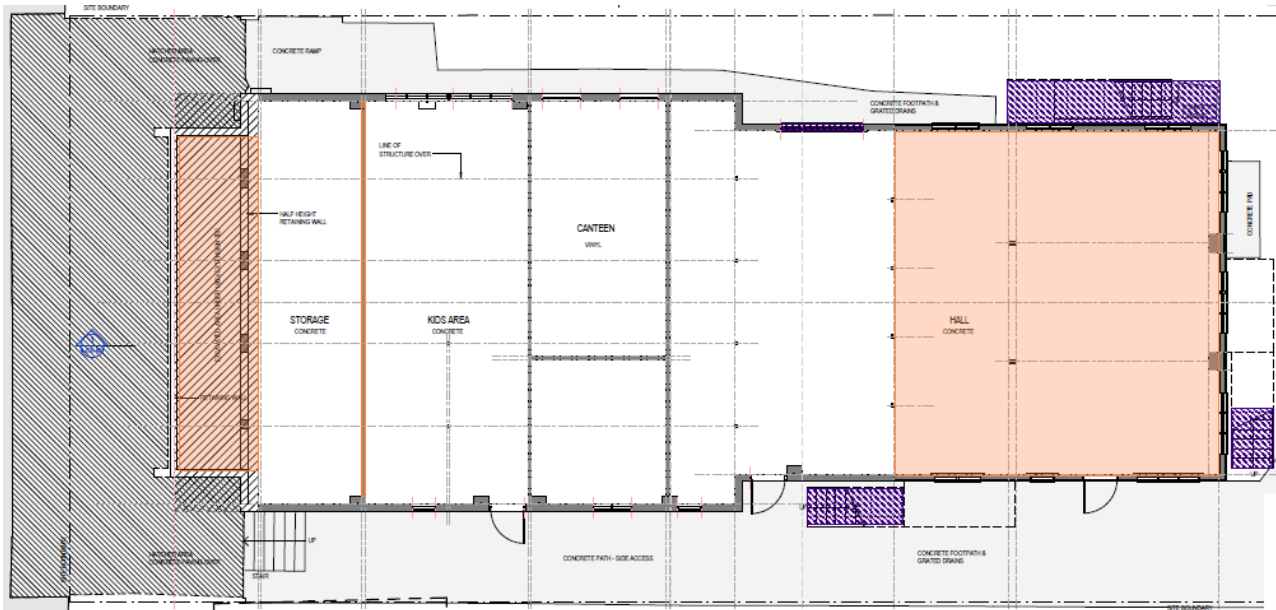
Proposed Changes

- New driveway location (in red).
- Retention of original 1954 extension to the front of the building (green box)
- New patio addition at the rear (yellow box).

Approved Demolition Plan – Ground Level



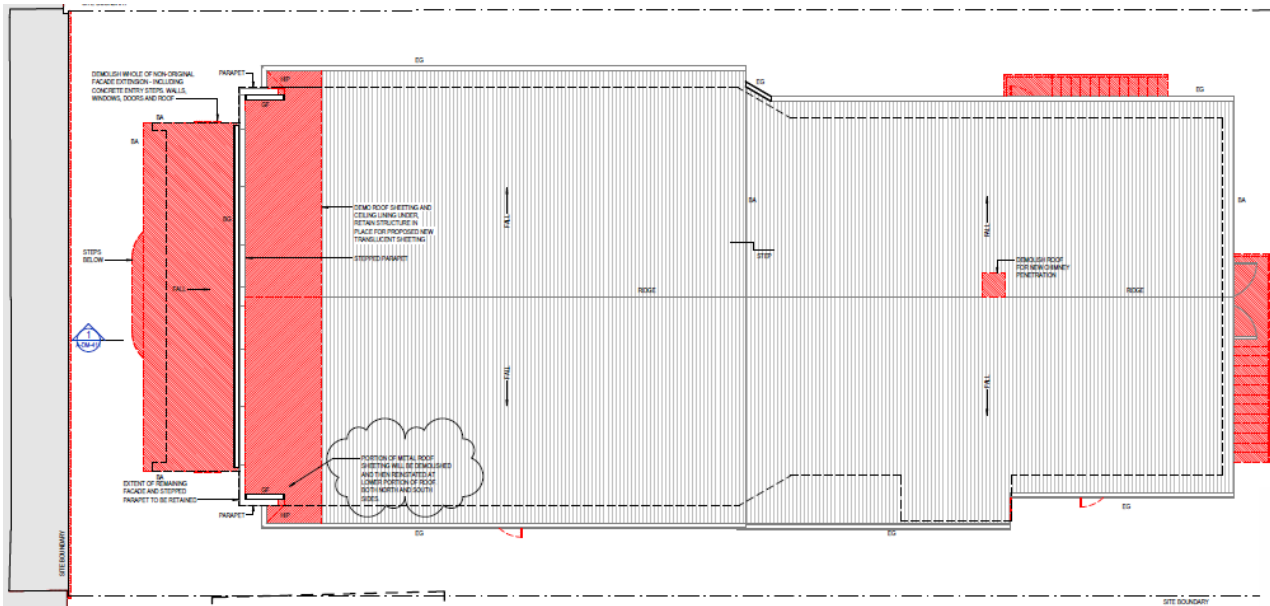
Proposed Demolition Plan – Ground Level



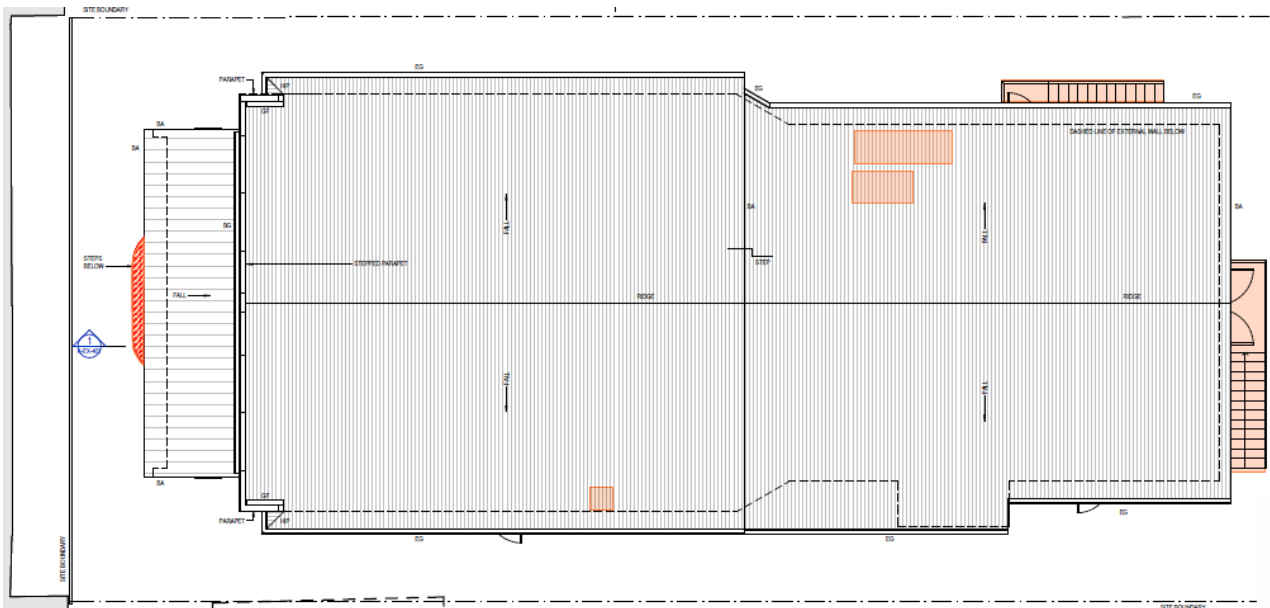
Proposed Changes

- Reduction in the extent of demolition at ground level.

Approved Demolition Plan - Roof



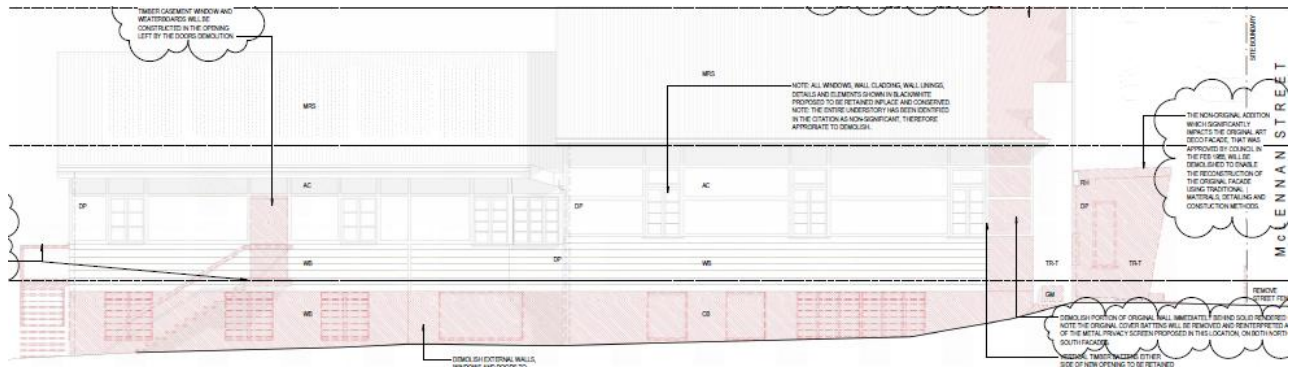
Proposed Demolition Plan - Roof



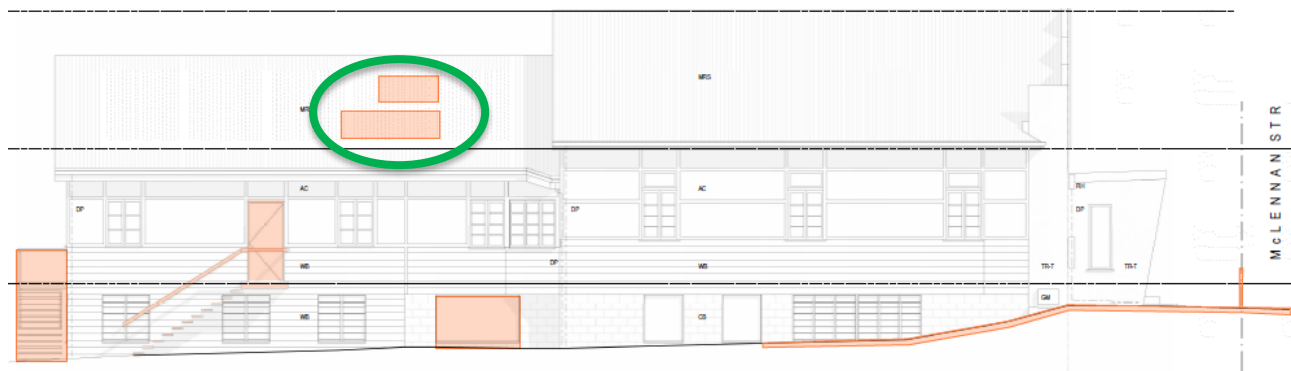
Proposed Changes

- Reduction in the demolition of the roof area, particularly to the front area (refer to Heritage Statement for further information).
- The new 'cut outs' in the roof relate to skylights.

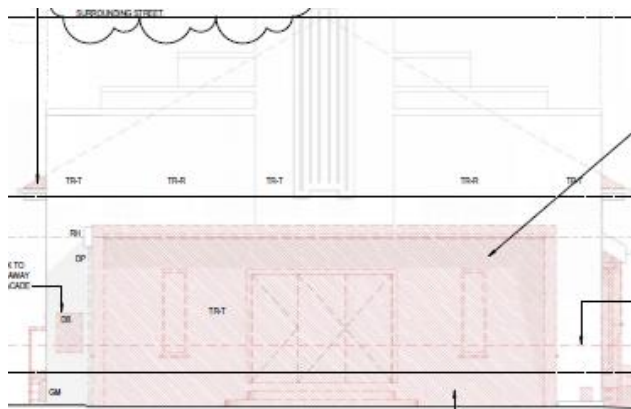
Approved Demolition Elevation (North)



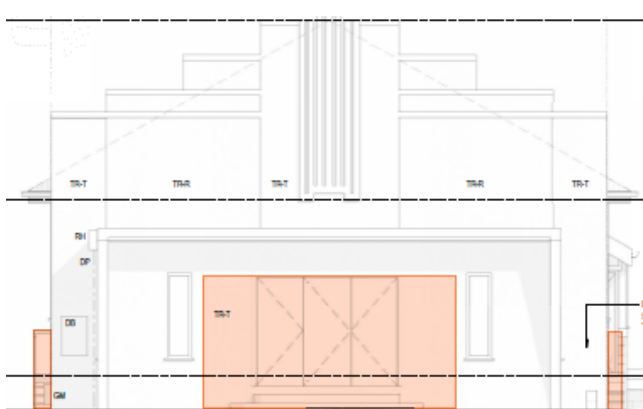
Proposed Demolition Elevation (North)



Approved Demolition Elevation (West)



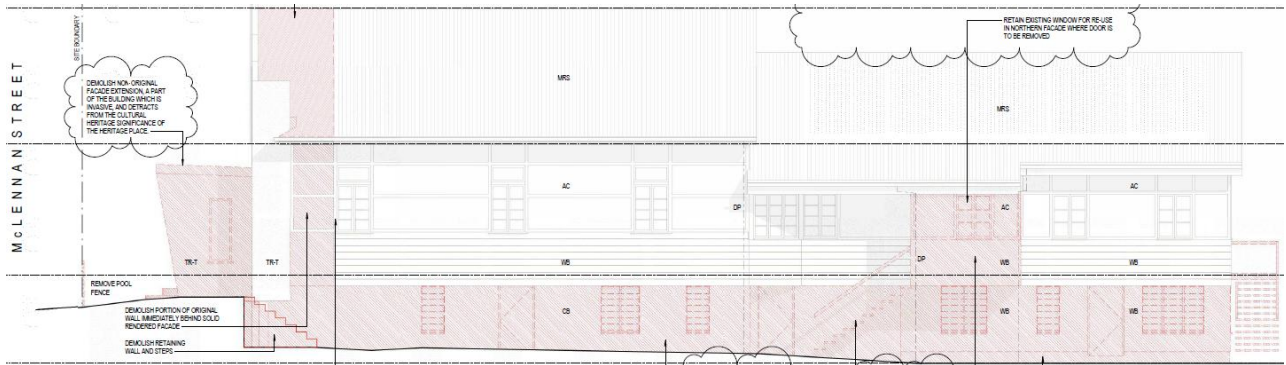
Proposed Demolition Elevation (West)



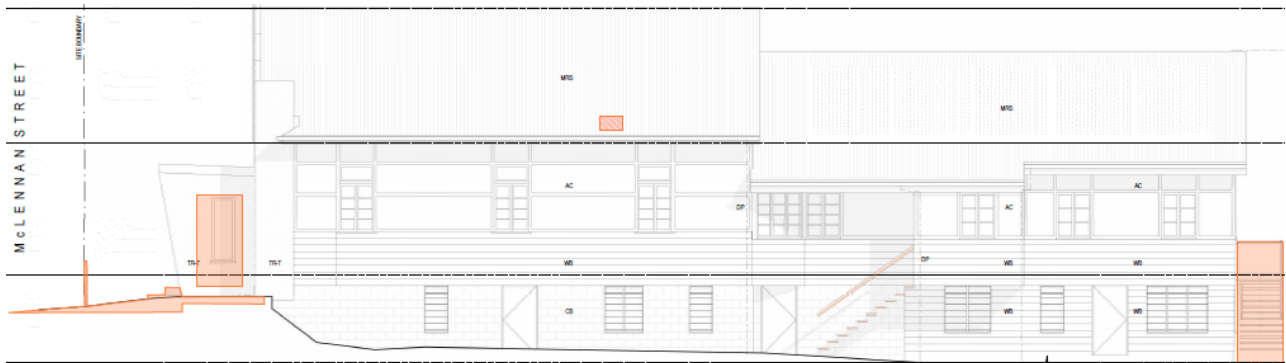
Proposed Changes

- The demolition on the north elevation is consistent with the approved demolition apart from where the future skylights will be located (green circle).
- Demolition to the west (front) elevation is limited to increasing the opening of the 1954 extension
- It is noted that the front extension was approved to be completely removed on the approved plans.

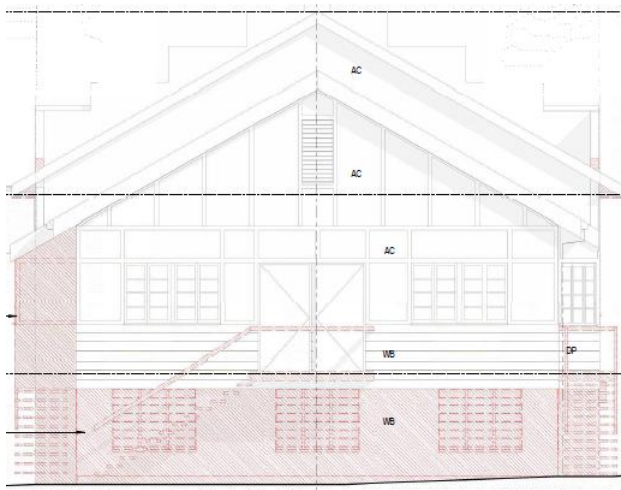
Approved Demolition Elevation (South)



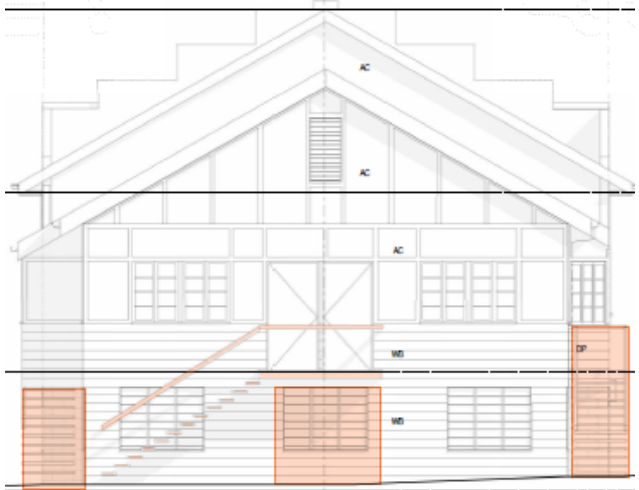
Proposed Demolition Elevation (South)



Approved Demolition Elevation (West)



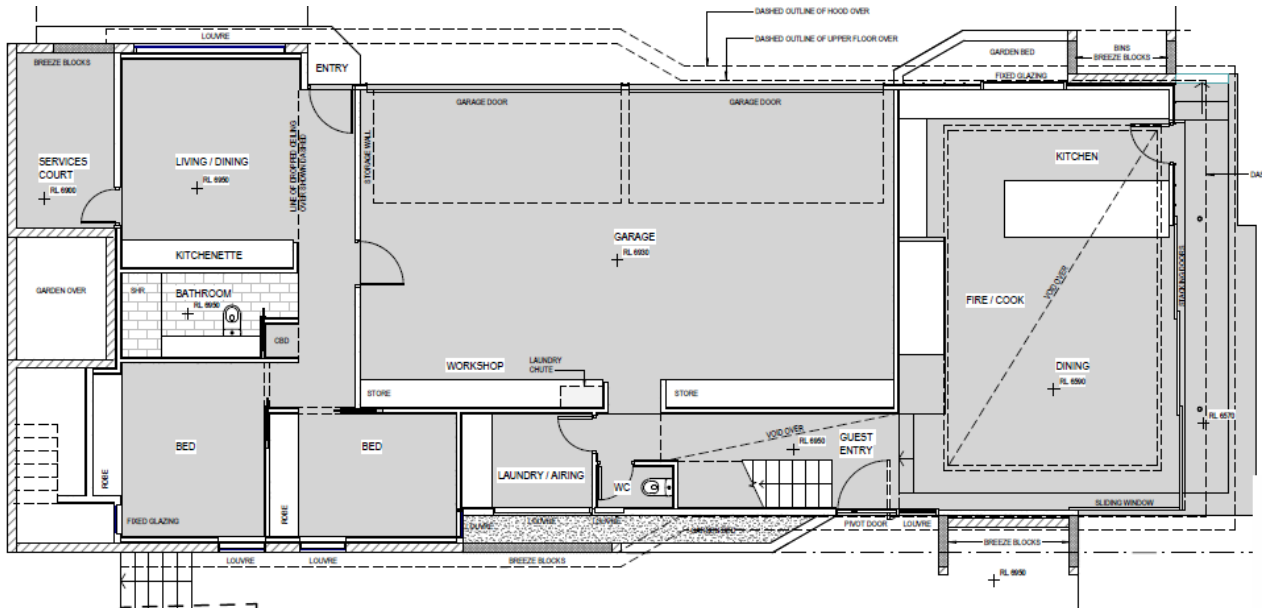
Proposed Demolition Elevation (West)



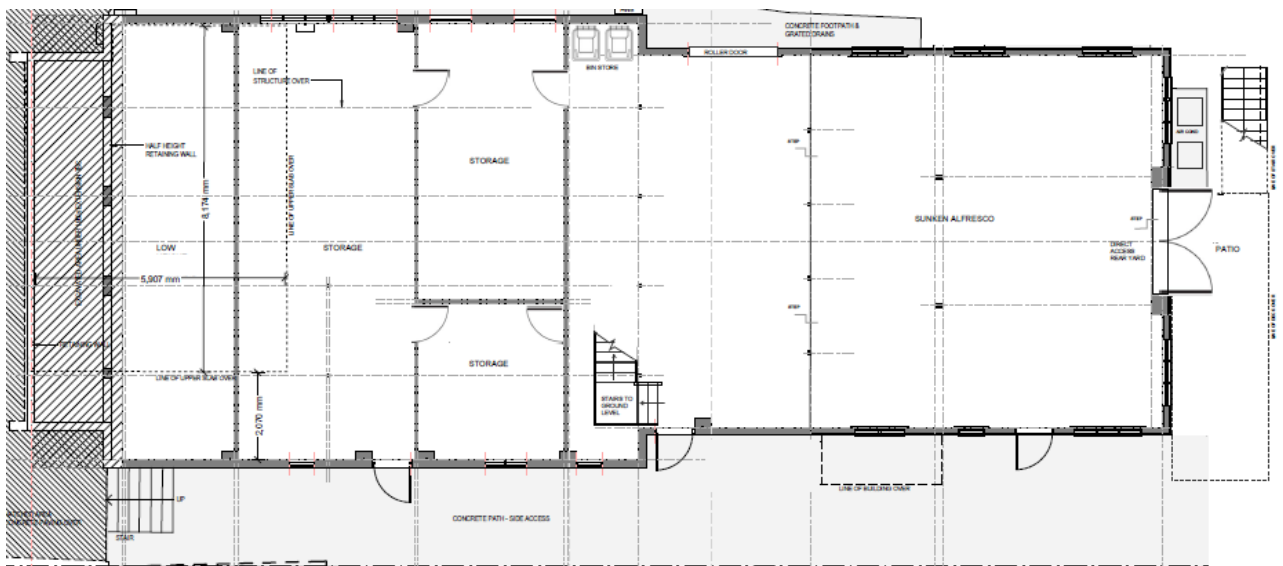
Proposed Changes

- The demolition on the south and west elevations is consistent with the approved demolition plans.

Approved Ground Floor Plan



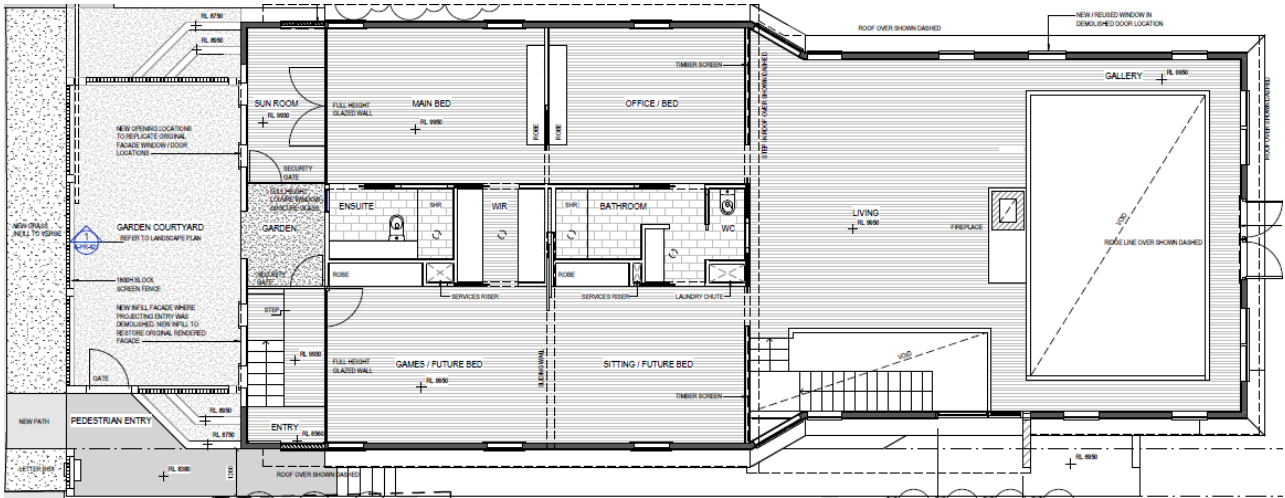
Proposed Ground Floor Plan



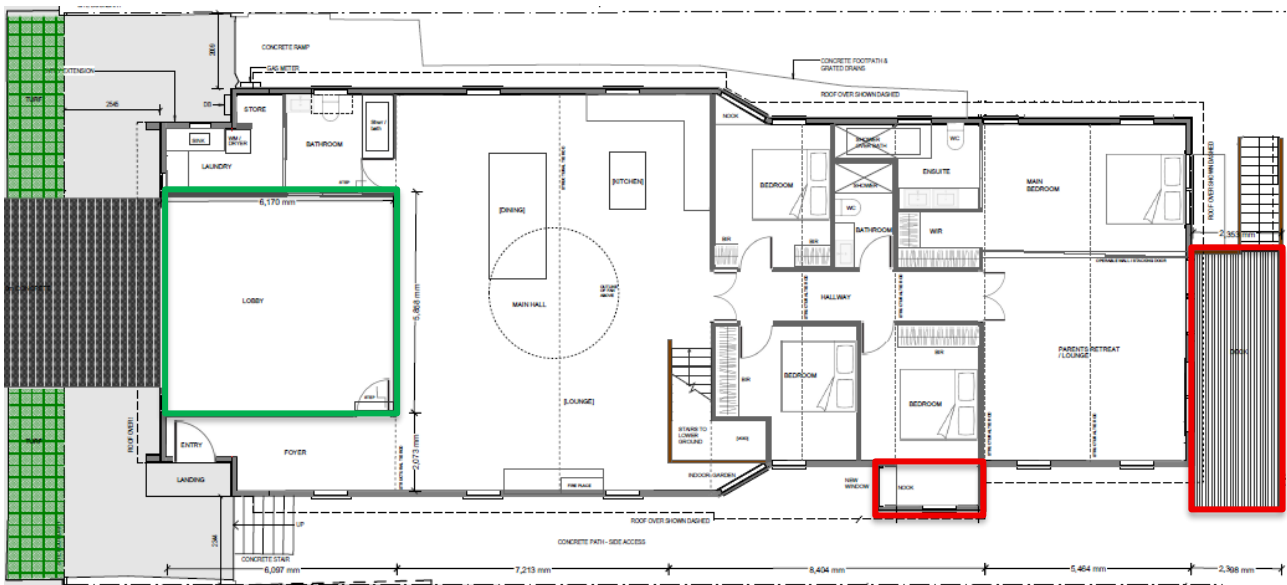
Proposed Changes

- The ground floor area has been reduced in scale with improvements maintained towards the rear of the building.

Approved First Floor Plan



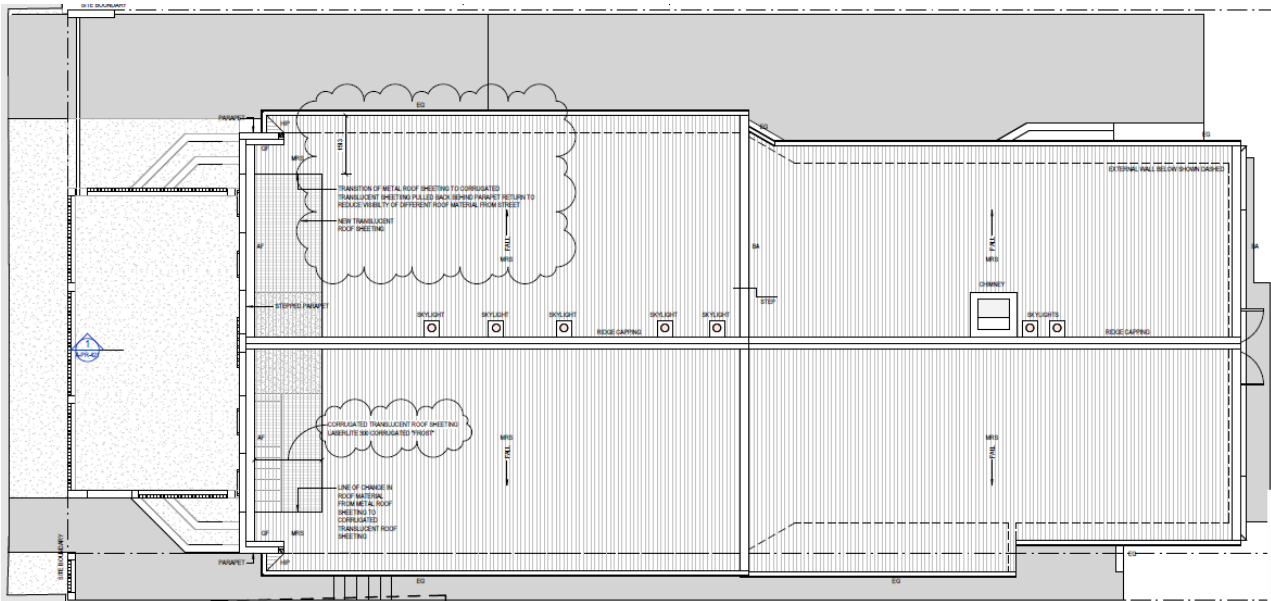
Proposed First Floor Plan



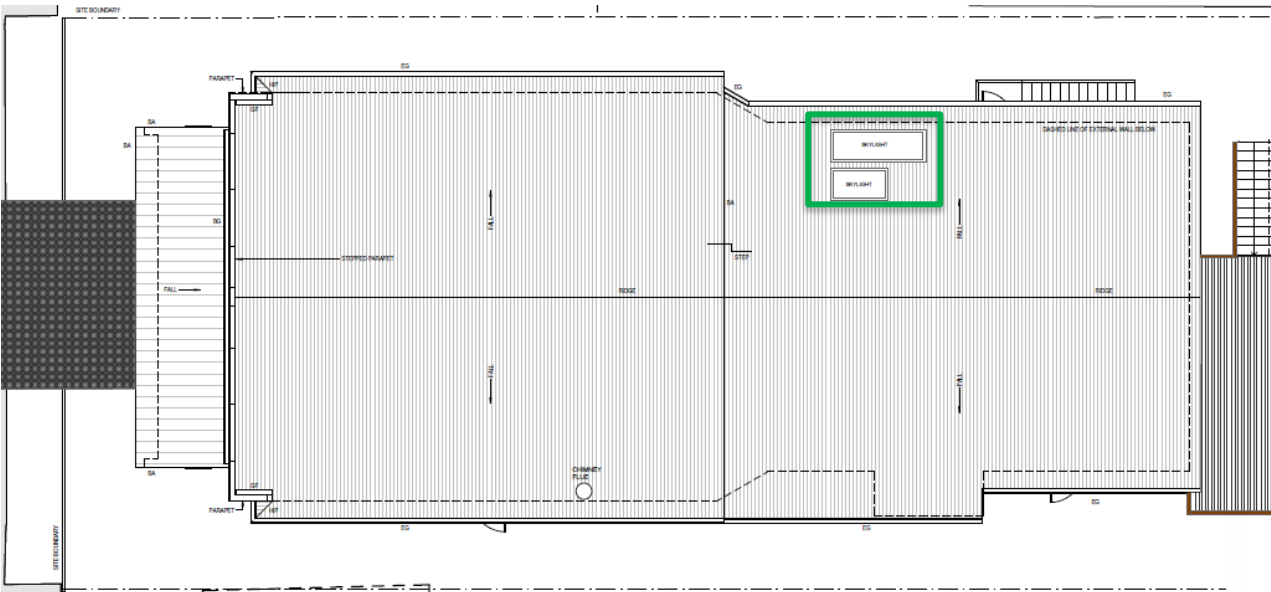
Proposed Changes

- Much of the building footprint remains as existing, with the exception of the additions on south elevation and east elevation (rear) (refer to red boxes).
- Carparking has been moved to the centre of the building, and the existing 1954 extension will largely be retained as part of this proposal (refer to green box).

Approved Roof Plan



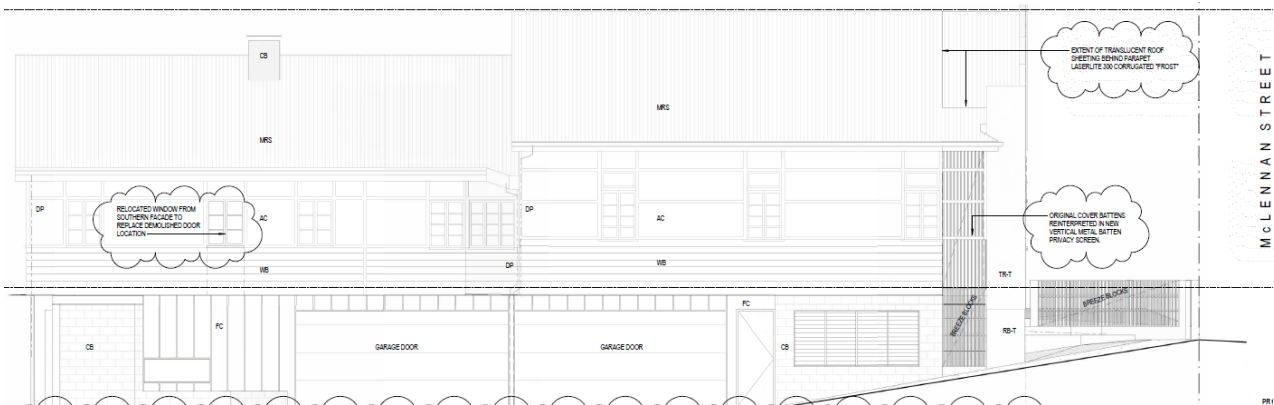
Proposed Roof Plan



Proposed Changes

- The retention of the existing 1954 extension is the most notable feature.
- The new additions only relate to the skylights (refer to green box).

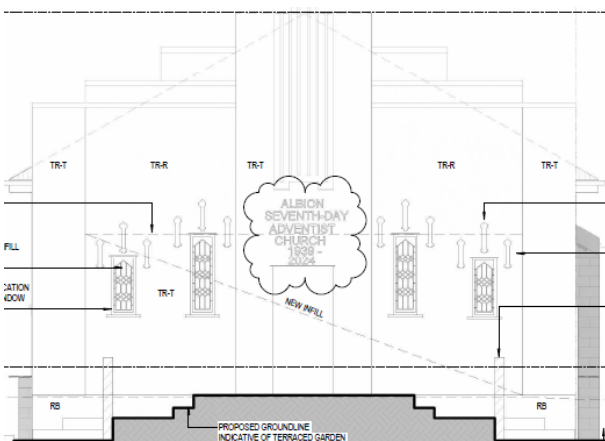
Approved North Elevation Plan



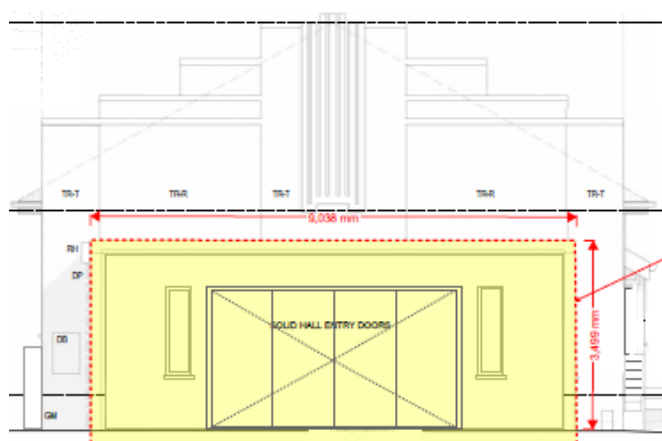
Proposed North Elevation Plan



Approved West Elevation



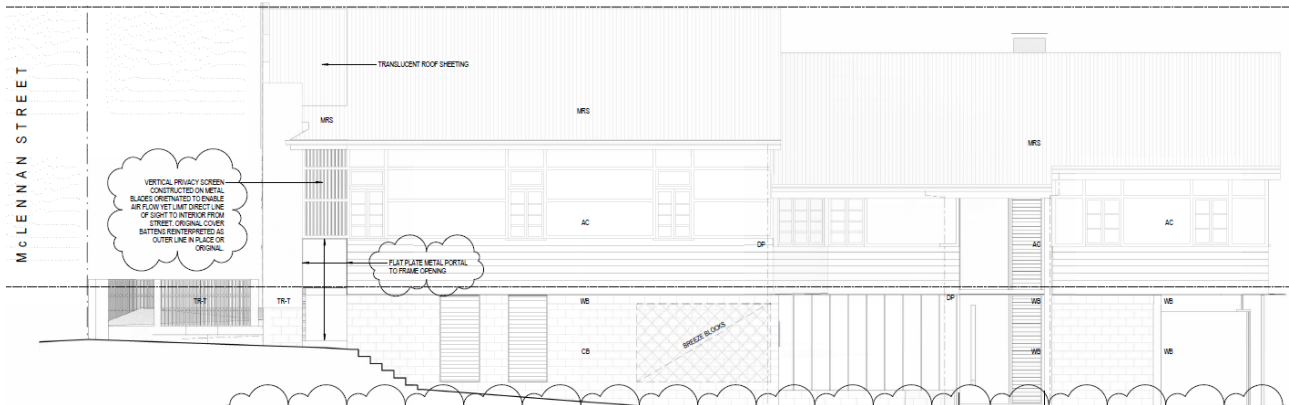
Proposed West Elevation



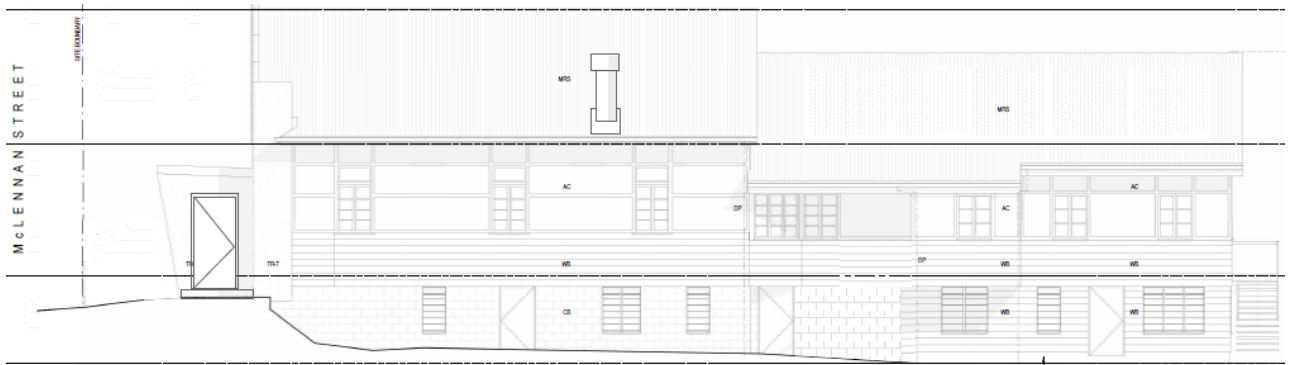
Proposed Changes

- Only minor alterations are proposed on the northern elevation (largely remains as approved)
- It is proposed to increase the door openings on the west (front) elevation, although the new doors will match the existing.

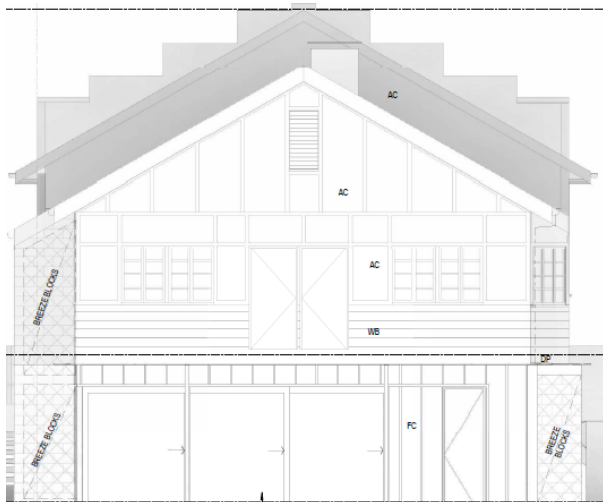
Approved South Elevation Plan



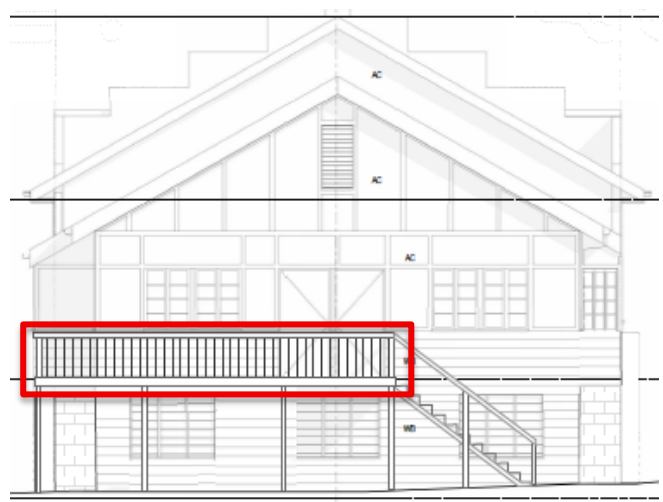
Proposed South Elevation Plan



Approved East Elevation



Proposed East Elevation



Proposed Changes

- As evident the proposal remains largely as existing, noting there is no extension beneath the dwelling.
- A new patio addition is proposed on the East (rear) Elevation (refer to red box).

2.1 DRAWINGS AND DOCUMENTS

The proposed changes to the development approval will require the following plans to be updated:

Delete the following referred in the Condition package as “Drawings and Documents”:

DRAWING OR DOCUMENT TITLE	DRAWING NO.	DATE
Demolition Site Plan	A-DM-121 Issue C	04-SEP-2024 (Received)
Demolition Plan – Ground Level	A-DM-211 Issue C	04-SEP-2024 (Received)
Demolition Plan – Level 1	A-DM-212 Issue D	04-SEP-2024 (Received)
Demolition Plan – Roof	A-DM-213 Issue D	04-SEP-2024 (Received)
Demolition Elevations	A-DM-311 Issue D	04-SEP-2024 (Received)
Demolition Elevations	A-DM-312 Issue D	04-SEP-2024 (Received)
Demolition Sections	A-DM-411 Issue D	04-SEP-2024 (Received)
Proposed Site Plan	A-PR-131 Issue C (Amended In Red 10-OCT-2024)	04-SEP-2024 (Received)
Proposed Plan – Ground Level	A-PR-221 Issue C	04-SEP-2024 (Received)
Proposed Plan – Level 1	A-PR-222 Issue D	04-SEP-2024 (Received)
Proposed Plan – Roof	A-PR-223 Issue D	04-SEP-2024 (Received)
Proposed Elevations	A-PR-321 Issue D	04-SEP-2024 (Received)
Proposed Elevations	A-PR-322 Issue D	04-SEP-2024 (Received)
Proposed Sections	A-PR-421 Issue D	04-SEP-2024 (Received)

Insert with the following amended drawings in the “Drawings and Documents” section:

DRAWING OR DOCUMENT TITLE	DRAWING NO.	DATE
Demolition Site Plan	SK01	08-JUN-2026
Demolition Plan - Ground Level	SK02	08-JUN-2026
Demolition Plan - Level 1	SK03	08-JUN-2026
Demolition Plan - Roof	SK04	08-JUN-2026
Demolition Elevations	SK05	08-JUN-2026
Demolition Elevations	SK06	08-JUN-2026
Demolition Sections	SK07	08-JUN-2026
Proposed Site Plan	SK08	08-JUN-2026

Proposed Plan - Ground Level	SK09	08-JUN-2026
Proposed Plan - Level 1	SK10	08-JUN-2026
Proposed Plan - Roof	SK11	08-JUN-2026
Proposed Elevations	SK12	08-JUN-2026
Proposed Elevations	SK13	08-JUN-2026
Proposed Sections	Sk14	08-JUN-2026

2.2 CONDITION CHANGES

No changes to the conditions are requested.

3.0 MINOR CHANGE CRITERIA

As outlined in Schedule 2 of the *Planning Act 2016*, the definition of a minor change for a development approval is as follows:

A minor change is defined as follows:

“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.*

The proposed change meets each of the criteria in this definition as demonstrated below:

(A) the inclusion of prohibited development in the application;

In respect to part (b)(ii)(A) of the definition of Minor Change, the proposed Minor Change will not introduce or involve any prohibited development.

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application;

A referral to a referral agency, other than the chief executive is not triggered as a result of the change.

(C) referral to extra referral agencies, other than to the chief executive;

The minor change does not result in referral to any extra referral agencies.

(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;

A referral agency is not triggered as a result of the minor change.

(E) public notification if public notification was not required for the development application

The original application was Impact Assessable. However, public notification would not be required because of the proposed changes.

3.1 SUBSTANTIALLY DIFFERENT DEVELOPMENT

In respect to part (b)(i) of the definition of Minor Change and what constitutes a Substantially Different Development; Schedule 1 of the Development Assessment Rules (DA Rules) outlines the Substantially Different Development 'test'. An assessment of the Substantially Different Development criteria is provided in the table below:

Criteria	Response
(a) involves a new use;	The proposed change does not involve a new use.
(b) results in the application applying to a new parcel of land;	The proposed change does not involve any new land parcels.
(c) dramatically changes the built form in terms of scale, bulk and appearance;	The proposed change does not dramatically change the built form, scale and appearance of the proposal. The proposed changes are minor in nature.
(d) changes the ability of the proposed development to operate as intended;	There is no change in terms of the ability of the proposal to operate as intended. The proposed changes will not limit the sites ability to appropriately operate as a Dwelling House.
(e) removes a component that is integral to the operation of the development;	The proposed change does not alter the integral operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site;	The change will not have any impact on traffic flow and the transport network.
(g) introduces new impacts or increase the severity of known impacts;	The change will not introduce new impacts or increase the severity of the known impacts.
(f) removes an incentive or offset component that would have balanced a negative impact of the development;	No incentives or offsets are being removed.
(i) impacts on infrastructure provisions	The change will have no impact on the approved infrastructure provision, location or demand.

The above assessment demonstrates that the proposed changes will not result in a Substantially Different Development.

4.0 CONCLUSION

In summary, it is considered that the proposed change will not result in a Substantially Different Development. Specifically, it is considered that the proposed changes are commensurate with the approved development and consistent with the expectations of the Zone and surrounding development.

We have assessed the minor change against the relevant sections of the *Planning Act 2016*. This assessment demonstrates that the minor change does not offend any State or Local Government requirements and complies with the provisions of the *City Plan 2014*. As such, the proposed change can be considered a minor change to the approval under the *Planning Act 2016*.

In conclusion, and based on the facts and circumstances presented herein, it is recommended that the proposed minor change be approved by Council.

If you have any further queries or questions, please do not hesitate to contact the undersigned.

Kind Regards,



Zoc Pankaluic

Aspect Town Planning Pty Ltd

e. zoc@aspect-tp.com.au

p. 0435 812 611

Enc. DA Form 5
Appendix 1 - Proposed Plans
Appendix 2 - Approved Plans
Appendix 3 - Heritage Impact Statement