

27 July 2026

Council Ref: A004974631

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

Via Online Portal

Dear Sir/Madam,

RE: REQUEST FOR A MINOR CHANGE TO A DEVELOPMENT APPROVAL - S78 OF THE PLANNING ACT 2016 – 479 WECKER ROAD, MACKENZIE QLD 4156

1. Overview

We act on behalf of our client, St George Indian Orthodox Church Brisbane (the applicant), with regard to the abovementioned development approval (Council Reference: A004974631, as changed under A005431163) and submit this Minor Change request in accordance with Section 78 of the Planning Act 2016. More specifically, the minor change has been made relative to the approved Place of Worship at 409 Wecker Road, Mackenzie, described as Lot 7 on SP333246.

The application to which this Change Request relates to in its entirety is as follows -

App No.	Aspect of Development	Nature of Development	Description of Proposal
A004974631	Material Change of Use	Development Permit	Place of Worship
A005431163	Change Application (s78)	Approved 9 November 2020	Repositioned church, reduced gross floor area and car parking, amended bushfire management area

This report has been prepared to address the town planning considerations relevant to the proposed changes. An assessment has been carried out in accordance with the Minor Change Test, including the Substantially Different Development Test, demonstrating that there are sufficient town planning grounds to warrant approval.

In support of this Change Application, the following documents have been attached:

- Appendix 1 - Change Application Form;
- Appendix 2 - Owners Consent
- Appendix 3 - Proposed Amended Plans prepared by Quantum Drafting Solutions (Project No. 260309, Revision A, dated 1 July 2026).

2. Proposed Changes

The proposed request for Minor Change seeks to accommodate a series of ancillary additions to the approved Place of Worship, together with the additional car parking required to service those additions. The changes are confined to the already developed and cleared portion of the site at the rear, and do not fundamentally alter the outcomes established by the development approval. Changes proposed are as follows -

Additions to the Approved Church Hall

The amended plans propose a series of ancillary additions to the approved church hall, being an extension to the existing forecourt (101m²), a new awning roof to both sides of the church hall, and associated access works comprising two (2) new ramps (18m² each) and a walkway (17m²). Minor internal reconfiguration provides a narthex (18m²) and vestibule (33m²). The additions result in an impervious area addition of 44m².

The additions are single storey, sit immediately adjacent to the approved church hall, and are consistent in scale, materials and appearance with the approved built form. The church hall itself (464m²) is otherwise unchanged.

Morning Tea Area, Meeting Room and Kitchen

The amended plans propose an undercover morning tea area, a meeting room and an enclosed kitchen and storage area within and adjoining the existing shed structures at the rear of the site. As identified within the Development Data Table on the amended plans, the works result in a total additional seating area of 151m², comprising -

- Proposed meeting room - 30m²; and
- Proposed morning tea area - 121m².

The works also include the enclosure of the existing shed, a kitchen and storage area (49m²), amenities (33m²) and storage (30m²). These components are ancillary to, and support the ongoing operation of, the approved Place of Worship.

No change is proposed to the approved hours of operation under Condition 7, being 7:00am to 8:00pm Monday to Sunday, and the maximum congregation accommodated on site is not increased by virtue of these works.

Car Parking

Condition 25 iii. of the approved development requires the provision of parking on site for fifty (50) visitor cars, including one (1) parking space for people with disabilities. The amended Parking Layout (drawing no. 004, Revision A) retains the approved forty-nine (49) standard spaces and one (1) space for people with disabilities, and provides an additional fifteen (15) standard spaces numbered 51 to 65, resulting in sixty-five (65) spaces in total.

The additional fifteen (15) spaces have been provided to meet in full the additional parking demand generated by the 151m² of additional seating area, as identified within the Development Data Table on the amended plans and calculated in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy. The additional spaces are located within the existing carpark envelope, are served by the existing access driveway, and require no change to the approved site access or manoeuvring arrangements. Condition 25 iii. is therefore requested to be amended to reflect sixty-five (65) visitor cars.

Environmental Protection Zone

To accommodate the additional car parking and forecourt extension, an area of 406m² of 'developable area' is proposed within the Environmental Protection Area. It should be noted however that the area in question is located in 'Non-habitat' Koala Planning Area, and will not involve the removal of trees to accommodate the extension.

More specifically, the excision represents approximately 1.7% of the approved Environmental Protection Zone and is located at the interface with the existing cleared and developed portion of the site, rather than within the intact vegetated area to the north and east.

The balance of the Environmental Protection Zone, and each of the requirements under Conditions 14(a) to 14(d), will continue to apply and be complied with in full. Condition 14 is requested to be amended only to reference the amended drawing.

An updated Vegetation Management Plan can be provided if deemed necessary to reflect the change.

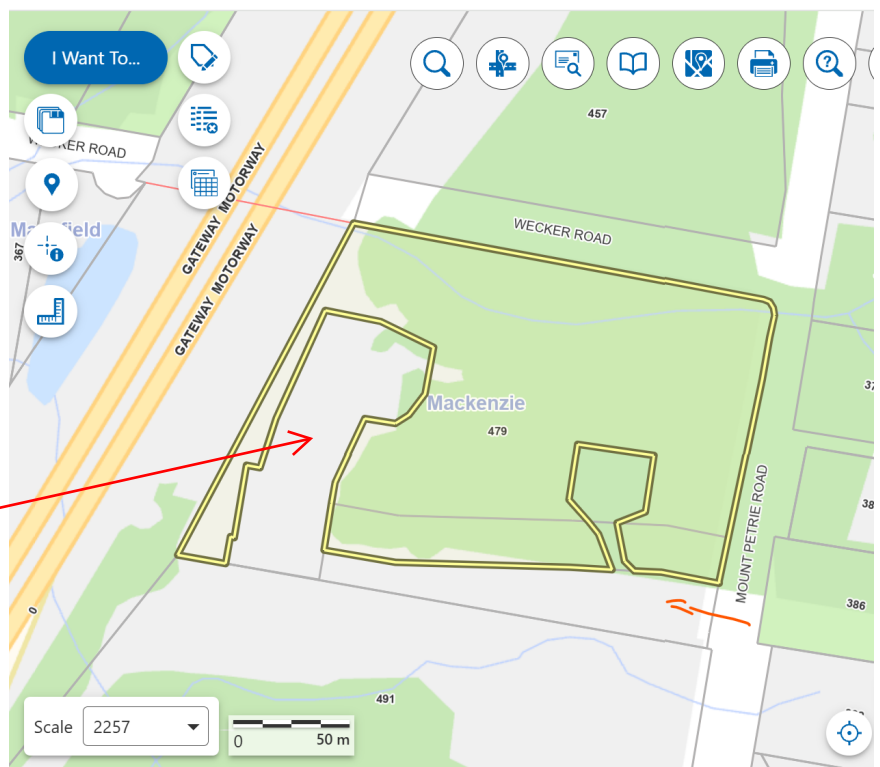
Bushfire Management Zone

An extension to the approved Bushfire Management Zone is proposed as shown on the Bushfire Management Zone Amendment Plan (drawing no. 005, Revision A), to ensure the extended built form continues to sit clear of the 10kW/m² radiant heat exposure contour. The extension has been derived from, and remains consistent with, the Bushfire Management Plan prepared by LEC Land and Environment Consultants dated 5 October 2018 which supported the original approval. Assembly areas and building exits are nominated on the amended plan.

The bushfire management measures required under Conditions 16(a) and 16(b), including the closure of the facility on days of Severe, Extreme or Catastrophic Fire Danger Rating and the construction standards under AS3959-2018, continue to apply unchanged. Condition 16 is requested to be amended only to reference the amended drawing.

An updated Vegetation Management Plan/Bushfire Management Plan can be provided if deemed necessary to reflect the change.

sonia attachment the yellow line is the area outside of the env zone ?? for building



3. Changes to Approval Conditions

The following conditions have been identified within the below table requiring amendment as part of this Change Application. Conditions considered 'complete' or irrelevant to the changes being requested have not been identified as requiring amendment or removal.

Council Conditions

Condition 1 – Approved Drawings and Documents
<i>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</i>
Amendment The list of approved DRAWINGS AND DOCUMENTS is to be amended to include the following plans prepared by Quantum Drafting Solutions, Project No. 260309, Revision A, dated 1 July 2026 - Site Plan (001); Site Plan Proposed (002); Environmental Area (003); Parking Layout (004); Bushfire Management Zone Amendment Plan (005); Church Hall Plan (100); Morning Tea Area Plan (101); Shed Hall Plan (102); Kitchen Plan (103); Elevations - Church Hall (200); Elevations - Shed Hall (201); Perspectives (202). The superseded plans to which the above drawings relate are to be removed from the approval.
Condition 14 – Environmental Protection Zone
<i>Retain, protect and maintain all vegetation and ecological features within the approved Environmental Protection Zone shown on approved drawing no. 00-101, dated 02/11/2020 (amended in red); except where otherwise approved for removal for bushfire management purposes in Bushfire Management Zone B as shown on the approved Bushfire Setback Plan, drawing no. 00-105 REV 7, received 9/10/2020, amended in red 22/10/2020.</i>
Amendment Reference to approved drawing no. 00-101 is to be replaced with the Environmental Area plan, drawing no. 003, Revision A, dated 1 July 2026, prepared by Quantum Drafting Solutions. Conditions 14(a), 14(b), 14(c) and 14(d) remain unchanged and continue to apply to the amended Environmental Protection Zone.
Condition 16 – Bushfire Management
<i>Manage bushfire risk within the Bushfire Management Zones A and B shown on the approved Bushfire Setback Plan, drawing no. 00-105 REV 7, received 9/10/2020, amended in red 22/10/2020.</i>
Amendment Reference to the approved Bushfire Setback Plan, drawing no. 00-105 REV 7, is to be replaced with the Bushfire Management Zone Amendment Plan, drawing no. 005, Revision A, dated 1 July 2026, prepared by Quantum Drafting Solutions. Conditions 16(a) and 16(b) remain unchanged and continue to apply to the amended Bushfire Management Zones.
Condition 25 – Access, Grades, Manoeuvring, Carparks, Signs and Line Marking
<i>Construct access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</i>

<i>iii. Parking on the site for fifty (50) visitor cars including one (1) parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site</i>
Amendment iii. Parking on the site for sixty-five (65) visitor cars including one (1) parking space for people with disabilities and for the loading and unloading of vehicle(s) within the site. Parts i., ii. and iv. of Condition 25, and Condition 25(a), remain unchanged.
<i>Conditions 11, 12 and 13 – Environmental Offset Delivery (Koala), Fauna Management and Vegetation Management</i>
<i>Conditions 11, 12 and 13 require the delivery of an environmental offset for the loss of non-juvenile koala habitat trees, the engagement of a licensed Fauna Spotter Catcher, and the submission and implementation of a Vegetation Management Plan.</i>
No Change (provided for ease of reference only) The conditions continue to apply in full. Any additional vegetation removal arising from this Change Application will be addressed through the Vegetation Management Plan submitted under Condition 13 and the offset delivered under Condition 11.
<i>Condition 7 – Hours of Operation of the Development</i>
<i>Limit the hours of operation of the approved development to between 7:00am to 8:00pm Monday to Sunday.</i>
No Change (provided for ease of reference only)

With the exception of the amendments identified above, the conditions of the development approval are to remain unchanged and will continue to be complied with in full.

4. Minor Change Assessment

Section 78 of the Planning Act 2016 allows for the Change of an existing development approval. The following assessment demonstrates that this proposal can be considered a 'Minor Change' as prescribed within Schedule 2 of the Planning Act 2016. A "Minor Change" is defined in Schedule 2 of the Planning Act 2016 as follows:

For a development approval—

- (i) *would not result in substantially different development;*

Substantially Different Development (Schedule 1 of the DA Rules)	
Criteria	Response
Involves a new use; or	No new use is proposed. The site will continue to operate as the approved Place of Worship, with the additional areas being ancillary to that use.
Results in the application applying to a new parcel of land; or	No new parcels of land are involved. The change applies wholly to Lot 79 on RP207863.
Dramatically changes the built form in terms of scale, bulk and appearance; or	The additions are single storey, ancillary and located adjacent to the approved church hall and existing shed structures within the developed portion of the site. The scale, bulk and appearance of the approved Place of Worship is not dramatically changed.
Changes the ability of the proposed development to operate as intended; or	The proposed minor change will not impact on the ability of the development to operate as intended. The additional areas support the ongoing operation of the approved use.
Removes a component that is integral to the operation of the development; or	No components considered integral to the approved development will be removed.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	No significant impact on traffic flow or the transport network arises. The additional car parking demand is accommodated in full on site, and the approved access and manoeuvring arrangements are unchanged.
Introduces new impacts or increase the severity of known impacts; or	No new impacts or increased severity of known impacts will occur. The approved hours of operation are unchanged and ecological/bushfire risk continues to be managed in accordance with the approved Vegetation Management Plan & Bushfire Management Plan.
Removes an incentive or offset component that would have balanced a negative impact of the development; or	No incentive or offset component is removed.
Impacts on infrastructure provisions.	The proposed minor change does not impact infrastructure provisions.

- (ii) *if a development application for the development, including the change, were made when the change application is made would not cause—*

Minor Change Criteria	Response
(A) <i>the inclusion of prohibited development in the application; or</i>	The proposed change does not constitute 'prohibited development'.
(B) <i>referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	The original application was referred to SARA.
(C) <i>referral to extra referral agencies, other than to the chief executive; or</i>	No additional referral agencies are triggered as a result of this Minor Change.
(D) <i>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</i>	No additional prescribed matters arise. The original application was referred under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 of the Planning Regulation 2017 (State transport corridors and future State transport corridors) and assessed against State Code 1: Development in a state-controlled road environment. The proposed changes are located at the rear of the site, do not alter the site access, and do not change the relationship of the development to the state-controlled road.
(E) <i>public notification if public notification was not required for the development application.</i>	The original application was Impact Assessable and public notification was carried out as required..

Based on the above assessment/tests set out by the Act, the proposed changes do not result in a Substantially Different Development and therefore constitutes a Minor Change.

5. Assessing and Deciding Applications for Minor Changes

Section 81 of the Planning Act 2016 outlines aspects to which the responsible entity must have regard to when assessing the minor change; this includes:

Properly made submissions about the development application or another change that was approved

The original application was Impact Assessable and was publicly notified in accordance with the requirements of the Planning Act 2016. The changes now proposed are ancillary in nature, are confined to the already developed portion of the site well removed from adjoining residential properties, and retain the approved hours of operation. The changes would not drastically impact on the development or raise additional or unanticipated concerns beyond those considered at the time of the original application.

Any pre-request response notice or response notice given in relation to the change application

The original application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning (SARA) under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 of the Planning Regulation 2017. SARA issued a referral agency response of 'no requirements' dated 19 September 2018 (reference 1808-6819 SRA), on the basis that the development complies with State Code 1 and will not create a safety hazard or compromise the efficiency of the state-controlled road.

The proposed changes are located at the rear of the site, do not alter the approved site access, and do not change the basis upon which that response was given. A pre-request response notice was not deemed necessary in this development scenario.

All matters the responsible entity would or may assess against or have regard to if the change application were a development application.

The proposed change will remain consistent with the outcomes sought by the relevant benchmark criteria. More specifically, the relevant Codes at the time of the assessment of the original development application, including the Environmental Management Zone Code, the Rural Zone Code, the Bushfire Overlay Code, the Biodiversity Areas Overlay Code and the Transport, Access, Parking and Servicing Code, remain relevant to the proposed changes as part of this proposal and continue to be satisfied.

6. Summary

This Minor Change request has been assessed against the relevant sections of the Planning Act 2016. The assessment demonstrates that the Minor Change is in accordance with the relevant State and Local Government requirements, including the following -

- The proposed development satisfies the Minor Change criteria, as outlined by Section 78 of the Planning Act 2016;
- The proposed changes will not result in Substantially Different Development;
- The additions proposed are ancillary to the approved Place of Worship and do not introduce a new use or dramatically change the approved built form;
- The additional car parking demand is accommodated in full on site through the provision of sixty-five (65) spaces;
- The Environmental Protection Zone, bushfire management and vegetation management conditions continue to apply and will be complied with in full;
- The proposed changes do not alter the basis of the referral agency response issued by SARA on 19 September 2018; and
- The proposed changes will continue to meet all relevant provisions of the Brisbane City Plan 2014.

We trust Council has all the required information to assess the proposed Minor Change. We look forward to receiving a favourable decision and allow the approved development to proceed in a timely manner.

Should you require any further clarification on this matter please contact the undersigned on 0405 218 738 or nick.condoleon@condocorp.dev

Yours faithfully

A handwritten signature in black ink, appearing to be 'N Condoleon', written over a horizontal line.

Nicholas Condoleon
Director