

14 July 2026

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



Via Online Lodgement

Dear Sir/Madam,

**MINOR CHANGE – S78 PLANNING ACT 2016 FOR DEVELOPMENT PERMIT FOR MATERIAL
CHANGE OF USE AND BUILDING WORK FOR OFFICE AT 48 MONTAGUE ROAD, SOUTH BRISBANE
BRISBANE CITY COUNCIL REF: A006687421**

On behalf of our client, MFIC Property Pty Ltd, we lodge herewith a change to the existing development approval (A006687421) under section 78 of the *Planning Act 2016*. The request relates to land located at 48 Montague Road, South Brisbane formally described as Lot 1 on SP118141 ('the site'). As described in this letter it is our opinion that the proposed changes fall within the 'Minor Change' definition and as such section 81 of the PA applies. The application is supported by:

- Attachment A - Amended Plans, prepared by Bureau Proberts; and
- Attachment B - Heritage Letter, prepared by Australian Heritage Specialists.

Background & Changes

On 4 July 2025, Brisbane City Council approved an application for a Development Permit for Material Change of Use and Building Works for an Office (Refurbishment of the former Coronation Hotel into an office building) in the Heritage and Flood overlay. The development involved internal renovations and refurbishments to the existing Coronation Hotel building to convert the building to an office use, to be operated as a single office tenancy. The existing building holds State heritage significance and, consequently, the application required referral to SARA. This original referral to the State (ref: 2502-44680 SRA) was approved with conditions on the basis that the proposal:

- protects the identified elements of the Queensland heritage place that are of cultural heritage significance by substantially reducing unavoidable impacts;
- where practical, restores the identified elements of the Queensland heritage place that are of cultural heritage significance; and
- aligns with the ongoing conservation management of the Queensland heritage place where adaptation is proposed.

Subsequent works undertaken by Australian Heritage Specialists have identified that the wall between Offices 7 and 8 (as identified on the Amended Plans), that was previously understood to hold heritage significance, does not form part of the original structure. Australian Heritage Specialists have prepared a letter in support of this determination, which is provided as **Attachment B**.

This wall was approved for partial removal through SARA's original Referral Agency Response, with nib walls to be retained at both ends of the span in acknowledgement of the building's original built form. This minor change seeks to alter the previously approved plans by removing the nib wall elements, to better support the functionality of the space as an office.

Note that a Minor Change will also be lodged with SARA to review the heritage value (and lack thereof) of the nib wall and change the approved plans and conditions to enable its removal. Council will be notified of this application once made, in accordance with s80(1)(b) of the *Planning Act 2016*.

The changes described above are shown in the plan excerpts below:

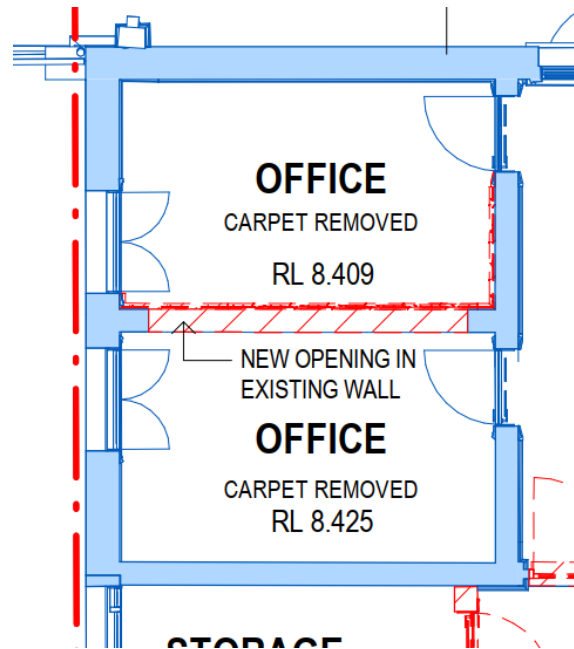


Figure 1 – Extract from Approved Plan AR2.13 - Demolition Plan – Level 1

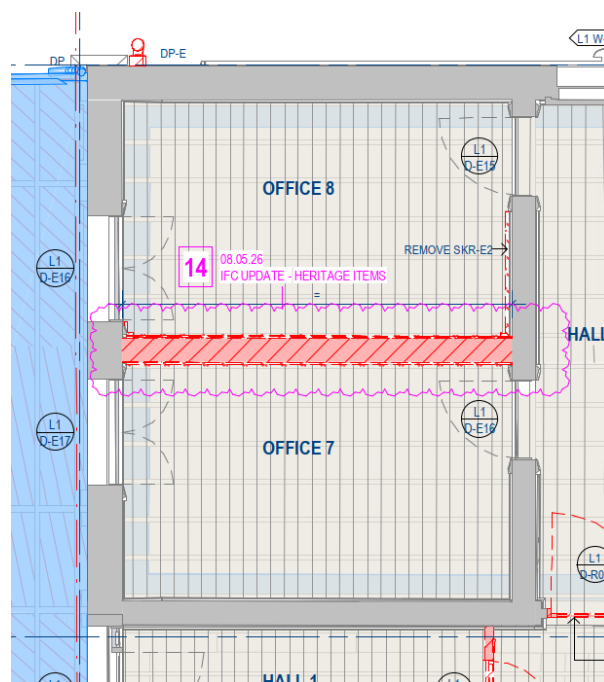


Figure 2 – Extract from Amended Plan AR 15.03 - Level 1 – Existing/Demolition

Minor Change

Minor changes are defined in the Schedule 2 of the *Planning Act 2016*. The proposed change is considered against that definition in [Table 1](#) below.

Table 1 – Assessment against Minor Change Criteria (Planning Act 2016, Schedule 2)

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change , for a development approval, means a change that would not—		
(i) result in a substantially different development; or	✓	The proposed change does not result in a substantially different development, as the proposed change only involves the removal of two small segments of wall that do not hold heritage value. A separate application to SARA will be made to affirm their lack of heritage value. Refer to Table 2 which addresses the substantially different development guidance material.
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	✓	The proposed change will not include 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; or	✓	The proposed change will not introduce any additional referral agencies.
(C) referral to extra referral agencies, other than to the chief executive; or	✓	The proposed change will not introduce any additional 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; or	✓	The proposed change will not cause a referral agency to assess the application against new matters.
(E) public notification if public notification not required for the development application.	✓	The application was subject to code assessment. The proposed changes do not change the level of assessment.

The *Development Assessment Rules 2017 (Schedule 1)* provide guidance material in relation to ‘substantially different development’. The proposed change is assessed against these criteria in **Table 2**.

Table 2 – Assessment against Development Assessment Rules 2017 (Schedule 1)

SUBSTANTIALLY DIFFERENT DEVELOPMENT CRITERIA	COMPLIES	RESPONSE
A change may be considered to result in a substantially different development if the proposed change:		
(a) involves a new use	✓	The proposed changes do not involve a new use.

SUBSTANTIALLY DIFFERENT DEVELOPMENT CRITERIA	COMPLIES	RESPONSE
(b) results in the application applying to a new parcel of land	✓	The proposed change does not apply to a new parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance	✓	The proposal does not change the built form.
(d) changes the ability of the proposal to operate as intended	✓	The proposed development will continue to operate as intended following the completion of the interior renovation.
(e) removes a component that is integral to the operation of the development	✓	The proposed change does not remove any integral components of the operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	✓	The proposed change to the approval does not impact on the flow of traffic or the transport network.
(g) introduces new impacts or increases the severity of known impacts	✓	The development is exposed to flood hazard impacts, with appropriate mitigation strategies in place through the existing approval. The proposed change does not introduce new, or increase the severity of existing, impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development	✓	There are no incentives or offsets associated with the development.
(i) impacts on infrastructure provision.	✓	The proposed change does not impact the infrastructure requirements of the development. The existing development is connected to the full range of reticulated infrastructure, and the approved development will connect to these existing services.

Changes to Approved Plans

The sole change requested as part of this application is the removal of two approved plans and the addition of three amended plans to the list of drawings and documents. These plans are the demolition and floor plans which include the nib wall that is to be removed through this application. The three amended plans are provided as **Attachment A**.

A revised list of drawings and documents is included below, with removals and additions noted in **BOLD**.

Drawing or Document	Number	Plan Date
Car Parking Plan	AR 1.04 Rev 3 (Amended In Red 10-JUN-2025)	09-JUN-2025 (Received)
Detail Section - Hope St Interface 02 (Proposed)	AR 5.04 Rev 1	18-MAR-2025 (Received)
Detail Section - Backyard Interface Detail 01 (Demolition)	AR 5.05 Rev 1	18-MAR-2025 (Received)

Detail Section - Backyard Interface Detail 01 (Proposed)	AR 5.06 Rev 1	18-MAR-2025 (Received)
Detail Section - Backyard Interface Detail 02 (Demolition)	AR 5.07 Rev 1	18-MAR-2025 (Received)
Detail Section - Backyard Interface Detail 02 (Proposed)	AR 5.08 Rev 1	18-MAR-2025 (Received)
1.3 Site Analysis	24133 LC-01 [B] Page 6 (Amended In Red 03-JUN-2025)	10-FEB-2025 (Received)
Ground Level	24133 LC-01 [B] Page 10 (Amended In Red 03-JUN-2025)	10-FEB-2025 (Received)
Level 1	24133 LC-01 [B] Page 11	10-FEB-2025 (Received)
Section A	24133 LC-01 [B] Page 12	10-FEB-2025 (Received)
Section B	24133 LC-01 [B] Page 13	10-FEB-2025 (Received)
Ground Level	24133 LC-01 [B] Page 16	10-FEB-2025 (Received)
Level 1	24133 LC-01 [B] Page 17	10-FEB-2025 (Received)
Planting	24133 LC-01 [B] Page 18	10-FEB-2025 (Received)
Finishes and Furniture	24133 LC-01 [B] Page 19	10-FEB-2025 (Received)
Landscape Care	24133 LC-01 [B] Page 20	10-FEB-2025 (Received)
Site Plan - Existing	AR 1.01 Rev 3	18-MAR-2025 (Received)
Site Plan - Proposed	AR 1.02 Rev 3	18-MAR-2025 (Received)
Existing Plan - Basement	AR 2.01 Rev 3	18-MAR-2025 (Received)
Existing Plan - Ground	AR 2.02 Rev 3	18-MAR-2025 (Received)
Existing Plan - Level 1	AR 2.03 Rev 4	18-MAR-2025 (Received)
Existing Plan - Roof Level	AR 2.04 Rev 2	18-MAR-2025 (Received)
Demolition Plan - Basement	AR 2.11 Rev 3	18-MAR-2025 (Received)
Demolition Plan - Ground	AR 2.12 Rev 4	18-MAR-2025 (Received)
Demolition Plan - Level 1	AR 2.13 Rev 4	10-JUN-2025 (Received)
Demolition Plan - Level 1	AR 15.03 Rev 15	8-MAY-2026
Demolition Plan - Roof Level	AR 2.14 Rev 2	18-MAR-2025 (Received)
Proposed Plan - Basement	AR 2.21 Rev 4	18-MAR-2025 (Received)
Proposed Plan - Ground	AR 2.22 Rev 6 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Proposed Plan - Level 1	AR 2.23 Rev 5 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Level 1 - Post Demolition	AR 15.07 Rev 6	8-MAY-2026
Level 1 RCP - Post Demolition	AR 15.15 Rev 5	8-MAY-2026
Proposed Plan - Roof Level	AR 2.24 Rev 4 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Existing Elevation - North West (Montague Rd)	AR 3.01 Rev 3	18-MAR-2025 (Received)
Existing Elevation - South West (Hope St)	AR 3.02 Rev 3	18-MAR-2025 (Received)
Existing Elevation - North East	AR 3.03 Rev 3	18-MAR-2025 (Received)
Existing Elevation - South East	R 3.04 Rev 3	18-MAR-2025 (Received)

Demolition Elevation - North West (Montague Rd)	AR 3.11 Rev 3	18-MAR-2025 (Received)
Demolition Elevation - South West (Hope St)	AR 3.12 Rev 3	18-MAR-2025 (Received)
Demolition Elevation - North East	AR 3.13 Rev 4	18-MAR-2025 (Received)
Demolition Elevation - South East	AR 3.14 Rev 3	18-MAR-2025 (Received)
Proposed Elevation - North West (Montague Rd)	AR 3.21 Rev 3 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Proposed Elevation - South West (Hope St)	AR 3.22 Rev 3 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Proposed Elevation - North East	AR 3.23 Rev 4 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Proposed Elevation - South East	AR 3.24 Rev 3 (Amended In Red 03-JUN-2025)	18-MAR-2025 (Received)
Existing - Section A	AR 4.01 Rev 3	18-MAR-2025 (Received)
Existing - Section B	AR 4.02 Rev 3	18-MAR-2025 (Received)
Existing - Section C	AR 4.03 Rev 3	18-MAR-2025 (Received)
Existing - Section D	AR 4.04 Rev 3	18-MAR-2025 (Received)
Existing - Section E	AR 4.05 Rev 3	18-MAR-2025 (Received)
Existing - Section F	AR 4.06 Rev 3	18-MAR-2025 (Received)
Demolition - Section A	AR 4.11 Rev 4	18-MAR-2025 (Received)
Demolition - Section B	AR 4.12 Rev 3	18-MAR-2025 (Received)
Demolition - Section C	AR 4.13 Rev 3	18-MAR-2025 (Received)
Demolition - Section D	AR 4.14 Rev 3	18-MAR-2025 (Received)
Demolition - Section E	AR 4.15 Rev 3	18-MAR-2025 (Received)
Demolition - Section F	AR 4.16 Rev 3	18-MAR-2025 (Received)
Proposed - Section A	AR 4.21 Rev 4	18-MAR-2025 (Received)
Proposed - Section B	AR 4.22 Rev 3	18-MAR-2025 (Received)
Proposed - Section C	AR 4.23 Rev 3	18-MAR-2025 (Received)
Proposed - Section D	AR 4.24 Rev 3	18-MAR-2025 (Received)
Proposed - Section E	AR 4.25 Rev 3	18-MAR-2025 (Received)
Proposed - Section F	AR 4.26 Rev 3	18-MAR-2025 (Received)
Detail Sections - Montague Rd Interface	AR 5.01 Rev 1	18-MAR-2025 (Received)
Detail Sections - Hope St Interface 01	AR 5.02 Rev 1	18-MAR-2025 (Received)
Detail Section - Hope St Interface 02 (Demolition)	AR 5.03 Rev 1	18-MAR-2025 (Received)

Conclusion

The assessment above demonstrates that the proposed change complies with the minor change criteria outlined in the *Planning Act 2016* and Development Assessment Rules and does not result in substantially different development.

We look forward to Council's favourable consideration of this application, and we trust the information provided in this request is sufficient for your purposes. If you have any questions or require clarification of any of the abovementioned matter, please feel free to contact me on (07) 3217 5771.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Reynolds', written in a cursive style.

James Reynolds | Senior Planner
REEL PLANNING PTY LTD.