

Ref: 22-0500P/02

07/04/2026

Chief Executive Officer

Brisbane City Council

GPO Box 1434, Brisbane Qld 4001

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

RE: Fee Reduction Request
2371 Moggill Road, Brookfield QLD 4069 – A006988666

Dear Sir/Madam,

Introduction

On behalf of the applicant, BGC McLay Pty Ltd ATF SR Family Trust, Therefor Group hereby lodges a request for fee reduction to Brisbane City Council (Council) for a proposed minor change to a development approval over land at 2371 Moggill Road, Brookfield, more formally described as Lot 7 on RP234239 (**the site**).

Background

The site is subject to a number of historic development approvals relating to the use of the site as a Garden centre, Restaurant and Function facility. Most recently, a Minor change to the development approval was made to refine design and construction elements, which was ultimately approved on 20 November 2024 (ref: A006632373) (**existing approval**).

The minor change application that this fee reduction request accompanies is made in regard to the existing approval and is limited to a revised roof form and roofline. The changes are made in order to respond to detailed design and to provide an approval that is more readily deliverable.

The proposed changes do not affect the functionality of the garden centre itself, nor will the change impose any adverse built form or amenity outcomes. There is no requirement for changes to the existing approval's conditions. The extent of changes to approved drawings and documents are limited to the revised roofline, consequential amendments to perspective plans and updated plan dates.

Application fees and requested variation

In accordance with Council's Schedule of Fees and Charges 2025/26, the levied fee for the Minor change application is **\$3,432.00**.

A fee reduction is requested to appropriately align with the nature and scale of the application. We respectfully request that a fee of **\$1,716.00** be applied in this instance.

The proposed fee is requested on the basis of the following:

- The purpose of Development Services assessment and compliance fees under Council's Schedule of Fees and Charges are to provide for cost recovery.
- The extent of the proposed changes will not require amendments to conditions and will not alter compliance with existing assessment benchmarks.

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- The application has been subject to a number of previous change applications which have resolved site-specific issues. The extent of the assessment required for the changes is limited to those related to the revised roofline and roof form.
- On the basis of Council's principles of levying assessment fees for the purpose of cost recovery, it is considered that the time and cost required to assess the application will fall below the standard minor change fee of \$3,432.00.
- As such, a 50% fee reduction to \$1,716.00 is considered appropriate in this instance and is kindly requested to be provided as a reimbursement to the applicant.

Conclusion

Based upon the reasons provided above and the significant contribution that the Brookfield Gardens facility provides for the local community, we kindly request that Council grant the requested fee reduction for this application.

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200, or tkennedy@thereforgroup.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'TK', is written over a light blue horizontal line.

Tom Kennedy

PLANNER