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APPLICATION REF
A007152394

MINOR CHANGE APPLICATION

Proposed Internal Mezzanine Storage Expansion
Existing Approved Showroom Development

1860 Sandgate Road, Virginia QLD 4014

Lot 10 on SP319709

Brisbane City Council reference A004686388 | Permit DAMC343268217

NorthGroup project: 205200



Prepared for Sydney Leasing Enterprise Pty Ltd A.C.N. 168 230 000
12 November 2026

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Application summary

Item	Details
Site	1860 Sandgate Road, Virginia QLD 4014
Real property description	Lot 10 on SP319709 (title area approximately 9,904 m^2)
Registered owner	Sandgate Rd Property Pty Ltd (ACN 632 883 348)
Applicant	Sydney Leasing Enterprise Pty Ltd A.C.N. 168 230 000
NorthGroup project	205200
Existing approval	Development Permit for Material Change of Use – Showroom; BCC reference A004686388; permit DAMC343268217; decision 17 May 2018
Proposed development	Internal mezzanine within Tenancy 3 for ancillary stock storage and online order fulfilment; nominated 956 m^2
Requested amendment	Supplement the approved drawing schedule with ComBuilt VIRGINIA26 Sheets 001, 002 and 003 (Revision 1, dated 4 November 2026), with limited precedence for internal tenancy configuration and mezzanine only
Written conditions	No textual amendments to existing Council or SARA conditions are sought
Access and parking	No alteration to existing driveways, approved roadworks, parking areas or Condition 24 (114 spaces site-wide)
Current zoning	Predominantly SC4 Specialised Centre (Large format retail), with a limited IN3 Industry (General industry C) area at the Newtown Street end
Traffic evidence	Modus Traffic Engineering Report MOD26112QLD, Final, dated 12 November 2026
Application pathway	Sections 78–81A and Schedule 2 of the Planning Act 2016; Schedule 1 of the Development Assessment Rules, version 3.0

1.0 Introduction

NorthGroup Consulting has prepared this report on behalf of Sydney Leasing Enterprise Pty Ltd A.C.N. 168 230 000 in support of a minor change application to Development Permit DAMC343268217 (Brisbane City Council reference A004686388). The permit, granted on 17 May 2018, authorises a Material Change of Use – Showroom at 1860 Sandgate Road, Virginia, now described as Lot 10 on SP319709.

The application seeks approval for an additional internal mezzanine floor of approximately 956 m^2 within Tenancy 3, occupied by Sydney Tools. The mezzanine is proposed for stockholding, warehousing and online-order fulfilment ancillary to the existing approved Showroom. It is not proposed as an additional customer-accessible showroom or separate tenancy.

The request concerns the approved development as depicted by its drawings and documents. Specifically, Council is asked to supplement the existing approved drawings with updated ComBuilt tenancy and mezzanine plans while preserving the balance of the original 2018 approved site arrangements and all written development conditions. The distinction between drawings retained and the limited information supplemented by the new plans is detailed in Section 4.

The application does not seek to alter the overall external building envelope, roof form, building height, vehicular accesses, State-controlled road works, on-site parking layout or number of approved parking spaces. The proposed mezzanine remains subject to any separately required building certification and related technical approvals.

2.0 Site and existing development approval

2.1 Site and planning context

The site is located at 1860 Sandgate Road, Virginia and is formally described as Lot 10 on SP319709. It has frontage to Sandgate Road to the east and Newtown Street to the west and contains established commercial/showroom and industrial-format development arranged in two buildings and four tenancies. The current title identifies Sandgate Rd Property Pty Ltd as registered owner, as trustee.

Brisbane City Council's Property Lot Report for City Plan 2014 version 37 identifies the majority of the site, including Sydney Tools' Tenancy 3, within the SC4 Specialised Centre (Large format retail) zone. A smaller western portion falls within the IN3 Industry (General industry C) zone. The Sandgate Road neighbourhood plan and various overlays apply. The internal mezzanine is within the existing building in the specialised centre portion of the land.



Figure 1 – Subject land and indicative zoning context.

The property report identifies flood, airport environs, industrial amenity, movement network, acid sulfate soils and transport-related overlays. These are considered in the context of the limited internal building work in Section 6.

2.2 The 2018 Showroom approval

Brisbane City Council approved application A004686388 on 17 May 2018 (permit DAMC343268217), following an application properly made on 12 July 2017. The approved activity is expressly described as Showroom, notwithstanding the "Bulky Goods Warehouse" title on the architectural drawings. The approval contains conditions for building form, hours, parking, servicing, access, stormwater and other infrastructure requirements, together with a schedule of approved drawings and documents.

The original approval relates to earlier lot descriptions before registration of SP319709. The client has advised that there have been no subsequent changes to this planning approval since the development was constructed and occupied. The contemporary lot reference and plans therefore describe the same developed premises rather than an expansion onto additional land.

2.3 Evolution of the internal tenancy arrangement

Original approved drawing A-DA-01.04 Q nominated three tenancies within the Sandgate Road building. The subsequently approved building drawings show a relocation of the internal dividing wall between Tenancies 2 and 3, resulting in a larger Tenancy 2 and smaller Tenancy 3 within the same external building footprint. The surveyed Lease F, occupied by Sydney Tools, is 1,318 m^2 using the Property Council of Australia gross lettable area (GLA) methodology. The updated ComBuilt plans document the present ground-floor layout.

Floor area reference	Tenancy 1	Tenancy 2	Tenancy 3	Total
2018 approved DA plan	751.1 m^2	743.4 m^2	1,546.6 m^2	3,041.1 m^2
2019 building plans	752.6 m^2	973.4 m^2	1,316.6 m^2	3,042.6 m^2
2026 ComBuilt Sheet 001	751.1 m^2	972.0 m^2	1,318.0 m^2	3,041.1 m^2

The ComBuilt ground-floor tenancy allocations aggregate to exactly 3,041.1 m^2, matching the total on the original DA drawing. The difference relates principally to the internal division between Tenancies 2 and 3, not the overall ground-floor building area. The 2019 building plans and surveyed Lease F provide documentary support for the constructed arrangement; neither document, by itself, replaces the original planning-approved site drawings.

2.4 Existing parking and access approval

Condition 24 of the 2018 approval requires 10 staff parking spaces and 104 visitor spaces (114 spaces in total), including three accessible spaces, together with 20 secure bicycle parking spaces, HRV manoeuvring and loading/unloading facilities. Parking is provided and shared across the four tenancies. Approved drawings A-DA-01.04 Q and A-DA-01.05 N are the two complementary proposed site plans: the former depicts the Sandgate Road frontage and central parking areas, and the latter depicts the Newtown Street end, including additional rear parking. They must be read together.

ComBuilt Sheet 001 is an intentionally partial plan of the Sandgate Road building and adjacent parking. It does not purport to depict every parking space on the lot. The total parking obligation remains that specified by Condition 24, and no change to parking numbers or layout forms part of this application.

2.5 State concurrence agency response

The State Assessment and Referral Agency (SARA) issued its concurrence agency response dated 21 March 2018 (reference SDA-0717-041144). Its six conditions concern the Sandgate Road left-turn auxiliary lane, separate entry/exit driveway arrangements, signage and line marking, a shared-access easement, stormwater protection and footpath works.

The State response expressly endorsed the traffic access plan prepared by TTM Consulting (drawing 16BRT0614-03, Revision A) and approved site plan A-DA-01.04 Q. These State-controlled road elements are unaffected by the proposed internal mezzanine. The SARA response and original endorsed road access drawings are to remain operative in full.

3.0 The proposed minor change

3.1 Nature and purpose of the additional floor area

Sydney Tools Industrial supplies trade, construction and industrial customers with tools, industrial equipment, accessories and related products. The broader business model includes local stockholding and dispatch, technical assistance and support services. The present change application is limited to additional ancillary storage and order-fulfilment space, and does not seek to approve new separate maintenance, training or industrial land uses.

The client's operating model increasingly provides for online ordering and direct delivery of products rather than an equivalent increase in walk-in sales. The mezzanine would provide storage capacity within the existing Sydney Tools premises, complementing the authorised ground-floor showroom operation. Its purpose is to support distribution and stock management rather than create another public retail trading level.

The physical expansion of floor space is acknowledged as significant; the planning justification rests on its ancillary function, unchanged external built form and limited operational impacts, rather than simply on the numeric floor-area increase.

3.2 Proposed architectural plans

ComBuilt has prepared project VIRGINIA26, Revision 1, dated 4 November 2026. Three drawings identify the existing tenancy arrangement and proposed mezzanine. These are the drawings proposed for inclusion in the approved drawing schedule:

Sheet	Drawing title	Function in the change application
001	Existing Site Plan	Records the present ground-floor tenancy arrangement and the Sandgate Road/central part of the site; to be read with retained A-DA-01.04 Q and A-DA-01.05 N for all external and rear parking arrangements.
002	Sydney Tools – Existing Ground Floor Plan	Identifies the existing ground-floor tenancy envelope and layout for Tenancy 3, including the location of the proposed mezzanine above.
003	Sydney Tools – Proposed Mezzanine Floor Plan	Depicts the proposed storage mezzanine, stair and dispatch/entrance voids, and the nominated additional floor area.

ComBuilt Sheets 004 (Elevations) and 005 (Roller Door Section) are not proposed to be added to the approved plan schedule. No external façade, roof, roller-door or building-height changes are sought. The CGA Engineering plans MP100, MP200, MP201 and MP300 provide technical background to the mezzanine structure; they are not proposed to replace the architectural development approval drawings.

3.3 Floor area of the proposed works

Area component	Nominated area	Basis
Original 2018 DA – Tenancy 3	1,546.6 m^2	Historical approved ground-floor allocation on A-DA-01.04 Q
Surveyed existing Sydney Tools lease	1,318 m^2	Lease F measured; also used as ground-floor tenancy area on current ComBuilt drawings
Proposed mezzanine	956 m^2	ComBuilt Sheet 003; nominal dimensions previously derived as 47.56 m × 20.095 m = 955.72 m^2 (rounded)
Indicative ground floor + mezzanine	2,274 m^2	Arithmetic total used in the updated architectural and Modus traffic reports

The figures above are the nominated floor areas for this application and are consistent across the updated ComBuilt plans and the final Modus report. The 1,318 m^2 existing area originates from a surveyed GLA measure; it should not be presented as a separately certified statutory GFA calculation. The application's essential physical change is the 956 m^2 proposed mezzanine, and it remains expressly identified as such on Sheet 003.

3.4 What is expressly excluded from this application

The application does not propose any change to the approved land-use descriptor (Showroom); external building footprint, height or elevations; internal access roads, traffic movement or driveway geometry; the 114-space parking condition and existing parking layout; existing service/loading areas; landscaping and stormwater infrastructure; or any condition imposed in the 2018 State concurrence response. The existing development continues to operate subject to all unchanged approval requirements.

4.0 Relationship of original and supplementary approved drawings

4.1 Approach to drawing retention and limited precedence

The change is sought by supplementing the Council's existing "Drawings and Documents" schedule, rather than substituting a new site approval for the 2018 plan set. In particular, the original approved site plans A-DA-01.04 Q and A-DA-01.05 N are retained for the external site layout, the full parking arrangement, access, landscaping and State-endorsed road access. The ComBuilt sheets are to have precedence only in relation to the internal tenancy division, present ground-floor tenancy area information and the proposed new mezzanine shown on Sheet 003.

This is a limited, express precedence arrangement rather than blanket replacement. It reflects the smaller constructed Sydney Tools tenancy documented by the building and survey plans while ensuring that the 2018 road frontage/access design remains the approved external development.

4.2 Existing Council drawings and documents – proposed treatment

Existing approved drawing/document	Status	Treatment
A-DA-01.01 D – Context & Locality Plan	Retain	Original approved locality information; historical land descriptions read with current Lot 10 SP319709.
A-DA-01.02 D – Existing/Demo Site Plan (1 of 2)	Retain	Historical existing/demolition plan; not changed.
A-DA-01.03 D – Existing/Demo Site Plan (2 of 2)	Retain	Historical existing/demolition plan; not changed.

Existing approved drawing/document	Status	Treatment
A-DA-01.04 Q – Proposed Site Plan (1 of 2)	Retain / limited supplementation	Retain external building and site/access/parking/landscaping content. ComBuilt 001–003 take precedence only for internal tenancy configuration and proposed mezzanine.
A-DA-01.05 N – Proposed Site Plan (2 of 2)	Retain	Retains Newtown Street end, rear parking and complementary overall site arrangement; limited internal tenancy annotation supersession where relevant.
A-DA-09.01 E – Sandgate Road Building: East & West Elevations	Retain	No proposed external elevation change.
A-DA-09.02 E – Sandgate Road Building: North & South Elevations	Retain	No proposed external elevation change.
A-DA-09.03 D – Newtown Street Building: West & East Elevations	Retain	Unchanged building.
A-DA-09.04 D – Newtown Street Building: North & South Elevations	Retain	Unchanged building.
C3329 – Site Based Stormwater Management Plan	Retain	Stormwater and external site infrastructure unchanged.

4.3 Proposed supplementary drawings for endorsement

Proposed approved drawing	Status / scope
ComBuilt VIRGINIA26 – Sheet 001, Existing Site Plan, Rev 1, 04.11.2026	Add as supplementary drawing for existing ground-floor tenancy configuration only; original site drawings continue to govern access, parking and external site works.
ComBuilt VIRGINIA26 – Sheet 002, Sydney Tools Existing Ground Floor Plan, Rev 1, 04.11.2026	Add as supplementary drawing recording Tenancy 3 ground-floor configuration and showing relationship to the mezzanine.
ComBuilt VIRGINIA26 – Sheet 003, Sydney Tools Proposed Mezzanine Floor Plan, Rev 1, 04.11.2026	Add as supplementary drawing authorising the approximately 956 m^2 internal mezzanine for ancillary storage and online order fulfilment.

4.4 Interpretation of any inconsistency

The proposed approval should expressly state: "In the event of any inconsistency between the original approved drawings and ComBuilt drawings VIRGINIA26 Sheets 001, 002 and 003 (Revision 1, dated 4 November 2026), the ComBuilt drawings prevail only in respect of the existing internal tenancy layout and floor-area allocation within the Sandgate Road building, together with the proposed internal mezzanine in Tenancy 3. All original approved external building, site access, car parking, loading, landscaping, drainage and State-controlled road arrangements remain unchanged and are governed by the existing approved drawings and conditions."

This limited supersession must be reflected in Council's change decision or the accompanying revised drawing schedule, not merely assumed because the ComBuilt plans are newer. The original State-endorsed plan A-DA-01.04 Q is retained as an operative document for road and access purposes.

4.5 Other drawings not proposed for approval amendment

The 2019 building certification drawings and 2020 surveyed lease plan are evidence of the as-constructed internal tenancy configuration and area, but not requested as new approved development drawings. The ComBuilt external elevations and roller-door section (Sheets 004–005), and CGA structural mezzanine engineering drawings, similarly provide supporting information only and are not proposed for addition to Council's approved drawing schedule.

5.0 Statutory minor change assessment

5.1 Statutory assessment pathway

The request is a change application under section 78 of the Planning Act 2016. Section 78A identifies the responsible entity, section 79 sets application requirements, section 80 concerns affected-entity notification, section 81 governs the assessment of minor changes and section 81A governs the decision. The statutory definition of "minor change" appears in Schedule 2 of the Act and the Development Assessment Rules (version 3.0, commenced 18 July 2025) provide guidance in Schedule 1 on substantially different development.

The 2018 approval remains a permit for a Showroom. The application does not attempt to change the land use to a separate Warehouse or to secure a new freestanding industrial use. The change concerns additional internal ancillary storage within the existing use and the related supplementary approved drawings.

5.2 Schedule 2 – minor change definition

Criterion	Assessment of the proposed change
Substantially different development	The additional mezzanine is within an existing building, subordinate to the approved Showroom use, and involves no change to external form, access or site boundaries. The Schedule 1 assessment follows.
Prohibited development	No prohibited development is introduced; the application retains the approved Showroom and seeks only ancillary internal storage floor space.
New or additional referral agencies	The proposal does not alter external site works or access, and no additional non-State referral trigger is identified by the described internal works; affected-entity obligations relating to the original approval are considered separately below.
Additional State assessment matters	The original State road access conditions remain unchanged. The proposal does not seek approval for additional roadworks or new development at the State-controlled road frontage.
New or additional public notification / impact assessment	The proposed change does not introduce a separate use or new development category that would require public notification or a new impact-assessable pathway.

5.3 Development Assessment Rules – Schedule 1

Consideration	Assessment
(a) New use	No new independent use: the mezzanine is ancillary storage to the existing approved Showroom.
(b) New parcel of land	No; all work remains within the existing Tenancy 3 on Lot 10 SP319709.
(c) Dramatic built-form change	No external building height, footprint, bulk, roof form or architectural presentation is proposed to change.

Consideration	Assessment
(d) Operation as intended	The approved Showroom continues to operate; the mezzanine adds capacity to hold and dispatch stock associated with its existing sales function.
(e) Removal of an integral component	No. Approved access, parking, customer ground-floor operation and loading facilities are retained.
(f) Significant traffic impacts	Not anticipated. Modus (12 November 2026) identifies limited additional customer/staff demand and no material change in servicing frequency/types; the established road network and access geometry remain unaffected.
(g) New or more severe impacts	Internal stock storage has limited external visual/amenity consequences. Any practical courier and loading effects are considered in Modus' assessment.
(h) Social impact assessment	Not identified as development prescribed as requiring a social impact assessment.
(i) Incentive or offset component	No incentive, offset or compensating component of the original approval is removed.
(j) Infrastructure provisions	No external infrastructure or stormwater alteration is sought. Separate building approvals and any applicable infrastructure charging remain matters for the usual statutory processes.

Viewed as a whole, the proposal is a change in the internal intensity of a presently approved tenancy, not a substantially different development. Its practical effects are directed to ancillary storage and order fulfilment, rather than a different land use or a materially altered development footprint or transport outcome.

5.4 Assessment benchmarks

Section 81 requires Council to consider the relevant application information and, where statutory instruments are considered, the instruments and incorporated documents in force when the original development application was properly made (12 July 2017). Council may give appropriate weight to current or later instruments. Brisbane City Plan 2014 version 37 is referred to for contemporary site, zone and overlay context; it is not automatically substituted for the original assessment framework.

5.5 SARA, Energex and affected entities

State Assessment and Referral Agency (SARA)

The original development approval was subject to a concurrence agency response issued by SARA on 21 March 2018 (reference SDA-0717-041144), principally concerning access and infrastructure associated with Sandgate Road.

The proposed minor change does not seek to amend any State-imposed conditions, endorsed road access arrangements or associated infrastructure.

Accordingly, Brisbane City Council remains the responsible entity pursuant to section 78A of the *Planning Act 2016*. As the State chief executive is excluded from the relevant affected-entity notification requirements under section 80(1)(a), no further notification to SARA is proposed.

Energex Limited

Energex Limited was an advice agency for the original development application and issued its response on 27 July 2017 (reference HBD 5764266 359601), recommending approval of the proposed Showroom development.

The original advice identified underground 11 kV electricity cables and a pad-mounted transformer associated with the former Lot 1 on RP86194.

The proposed mezzanine is entirely internal to the existing Sydney Tools tenancy and does not involve alterations to existing electrical infrastructure or external servicing arrangements.

Pursuant to sections 80 and 299(4) of the *Planning Act 2016*, Energex is identified as an affected entity for the proposed minor change.

Energex was notified of the proposed change in accordance with section 80, on the 14 November with any subsequent response to be addressed through the statutory change application process.

6.0 Planning assessment

6.1 Use, operational model and intensity

The existing permit is for a Showroom. Sydney Tools operates a trade-focused tools and equipment supply business where customers purchase both in-store and increasingly online for dispatch and delivery. The additional mezzanine is designed for stockholding and order fulfilment associated with those existing activities. It does not change the approved use descriptor or create a second retail tenancy.

The principal effect is an increase in internal usable storage floor area. While the expansion is not insignificant in physical terms, the evidence supports a different operational profile from an equivalent increase in customer-facing showroom floor space. The additional level is not described as public showroom floor area, and the Modus report considers the expansion unlikely to materially affect staff or customer parking demand.

6.2 Zone and local context

The Sydney Tools tenancy lies within the Specialised Centre (Large format retail) portion of the site, an established location for large-format showroom and trade supply operations. The smaller General Industry C portion is at the Newtown Street end. Because the mezzanine is confined to the existing Sandgate Road building, no new interface with the general industry-zoned area, adjoining properties or streetscape is introduced.

6.3 Car parking

Condition 24 requires 114 parking spaces across the overall site: 10 staff and 104 visitor spaces, including three accessible spaces. The site comprises four tenancies with shared parking. Original approved plans A-DA-01.04 Q and A-DA-01.05 N show complementary parts of the approved car parking arrangement. ComBuilt Sheet 001 depicts only the Sandgate Road/central portion and is not a replacement for the rear parking on the second original site plan.

The Modus Traffic Engineering Report (MOD26112QLD, 12 November 2026) uses 1,318 m^2 existing floor area and 956 m^2 mezzanine, for a combined nominated area of 2,274 m^2. Applying the rate of three spaces per 100 m^2 yields 40 theoretical spaces for the existing tenancy and 69 spaces for the expanded tenancy. The 69-space figure is a theoretical calculation for Sydney Tools only; it is not a proposed allocation of 69 out of the 114 on-site spaces, nor is it evidence that the other three tenancies have no parking needs.

Modus reviews historical Nearmap imagery and reports that substantial parking capacity was available in the observed images, describing at least 90 vacant spaces. Those aerial observations provide contextual evidence of utilisation, not a formal contemporaneous peak-period survey. The operational purpose of the mezzanine — ancillary storage and online fulfilment — is the primary reason why a commensurate increase in customer parking demand is not anticipated.

Modus concludes that the existing on-site parking is adequate to support the change. On that basis the application seeks no modification to Condition 24, car parking numbers, parking design, bicycle parking or existing vehicle manoeuvring provisions.

6.4 Traffic, vehicle access and servicing

Vehicular access from Sandgate Road is subject to the original State requirements for separated left-turn entry and exit arrangements and associated works. Newtown Street access is also retained. No new crossover, change to circulation routes or additional roadworks is sought.

In Section 3.4 of its final report, Modus records the client advice that the mezzanine will increase storage and online order fulfilment but is not anticipated materially to alter servicing frequency or service vehicle types. It concludes that the existing loading and servicing facilities remain suitable. The report also concludes that traffic generated by the proposed expansion is unlikely to compromise the safety or efficiency of the external road network, including Sandgate Road.

6.5 Built form and amenity

The mezzanine will be contained within the existing building structure. The revised architectural package does not seek external changes to building elevations, height, roofline, setbacks, site coverage, signage or landscaping. Existing operating hours of 6 am–8 pm under Condition 6 remain in force. The new storage floor does not introduce a new external amenity interface.

6.6 Flooding, overlays and technical matters

Council Condition 25 requires a minimum non-habitable floor level of 6.0 m AHD, together with relevant flood planning requirements. The structural mezzanine drawings nominate a relative internal level rather than an AHD level. No change to the existing flood condition is requested; compliance with all applicable building/flood obligations is to be demonstrated through the relevant technical approval processes, not inferred from a relative mezzanine dimension alone.

Airport, industrial amenity, acid sulfate soil, road, transport noise and other overlay considerations are principally contextual given the entirely internal building work and the absence of excavation, additional external lighting or changed drainage outlets. The proposal does not require amendments to the original site-based stormwater management plan.

6.7 Infrastructure and building certification

The requested minor change does not involve new land, external services, drainage or State road infrastructure. Existing approval conditions continue to apply. Separate building certification, fire and egress, structural, access and any relevant infrastructure charging obligations are not themselves granted or displaced by approval of this change application.

7.0 Requested changes to the approval

7.1 Precise scope of approval sought

Council is requested to make a minor change to Development Permit DAMC343268217 (BCC A004686388) to authorise an approximately 956 m^2 internal mezzanine for ancillary storage and online-order fulfilment within the existing approved Showroom tenancy occupied by Sydney Tools, and to amend the approved “Drawings and Documents” schedule by adding ComBuilt VIRGINIA26 Sheets 001, 002 and 003, Revision 1, dated 4 November 2026.

The original 2018 approved drawing set, including both site plans A-DA-01.04 Q and A-DA-01.05 N, is to be retained for all matters other than those expressly supplemented or superseded by the ComBuilt plans. No request is made for modification of external building works, parking, access, landscaping, servicing or road-related conditions.

7.2 Drawing-schedule request

Approval element	Requested Council action
Existing approved drawings and documents	Retain all existing listed drawings and documents in the 17 May 2018 approval, including A-DA-01.04 Q, A-DA-01.05 N and C3329.
Supplementary architectural drawings	Add ComBuilt VIRGINIA26 – Sheet 001 Existing Site Plan; Sheet 002 Sydney Tools Existing Ground Floor Plan; Sheet 003 Sydney Tools Proposed Mezzanine Floor Plan, each Rev 1, dated 04.11.2026.
Scope of limited precedence	ComBuilt drawings prevail only for the ground-floor internal tenancy division and related area information and for the new Tenancy 3 mezzanine. All existing external building, vehicle access, site, parking, landscaping, drainage and State-controlled road matters remain governed by the retained original drawings.
Other 2026 plans	Do not include ComBuilt Sheets 004–005 or CGA technical mezzanine drawings as new endorsed planning drawings.

7.3 Existing conditions – no written amendments requested

Condition(s)	Treatment
1–4 – Approved drawings, construction and maintenance	Retain existing wording. Conditions operate by reference to the original approved documents, read together with the proposed supplementary approved drawings for their defined limited scope.
6 – Hours of operation	Retain the 6 am–8 pm limitation.
7 – Overall height	Retain; no change to building height or roof form.
24 – Access, parking and manoeuvring	Retain the approved on-site 114-space requirement, bicycle parking, HRV, loading and servicing obligations.
25 – Minimum flood planning levels	Retain the 6.0 m AHD non-habitable level and other existing flood requirements.
26–27, 29 and 34 – Waste, drainage and crossover	Retain; no amendments to existing external arrangements proposed.
SARA concurrence conditions 1–6 (21 March 2018)	Retain unchanged; no change to State road access, roadworks, easement, stormwater or footpath requirements.

Council's existing Standard Advice item 38 refers to the separate SARA concurrence conditions and Energex advice. Those external requirements are not being amended by this application. The request is expressly for a plan-based change, not a rewriting of historical approval conditions.

7.4 Suggested form of the limited plan endorsement

For avoidance of doubt, the applicant requests that any decision notice recording the approved change make clear that ComBuilt VIRGINIA26 Sheets 001–003 have precedence solely for the internal tenancy layout/area arrangements and the proposed mezzanine, and do not supersede the original approved drawings for external site development or State-endorsed road access matters. This will enable the amended approval to be interpreted without conflict between the historic and later internal floor-area annotations.

8.0 Conclusion

The proposed minor change would permit an approximately 956 m^2 internal mezzanine within the existing Sydney Tools Tenancy 3 at 1860 Sandgate Road, Virginia. The additional level is to provide ancillary stock storage and online-order fulfilment associated with the approved Showroom use. It is not proposed to create a new land use, customer-facing showroom level or independent tenancy.

The as-constructed ground-floor tenancy division differs from the original 2018 architectural arrangement, but the aggregate floor area of the three ground-floor tenancies identified in the revised ComBuilt plan is the same as on the original DA plan. The supplementary drawings record that internal configuration and depict the proposed mezzanine, without requiring wholesale substitution of the existing site plans or any changes to the road access and parking arrangements endorsed in 2018.

The final Modus assessment supports the retention of the established access, parking and servicing provisions. Having regard to the nature and location of the work, the operational purpose of the mezzanine and the Schedule 1 matters, the application is considered to fall within the Schedule 2 minor change definition. Council is respectfully requested to approve the application under sections 78–81A of the Planning Act 2016 by supplementing the existing approved drawing schedule in the limited manner set out in Sections 4 and 7, with the existing development conditions otherwise unchanged.

Attachments and source documents

Ref.	Document / relevance
A	BCC Decision Notice, approval package with conditions and plans – A004686388 / DAMC343268217, 17 May 2018; SARA concurrence response SDA-0717-041144, 21 March 2018, including State-endorsed access drawings
B	ComBuilt VIRGINIA26, Sheets 001–003, Revision 1, 4 November 2026 – supplementary drawings requested for endorsement
C	Modus Traffic Engineering Report MOD26112QLD, final, 12 November 2026
D	Building-approved drawings (May 2019) – evidence of as-constructed internal tenancy configuration
E	Vision Surveys (Qld) Lease F, 23 June 2020 – 1,318 m^2 surveyed
F	Owners Consent
G	Current title for Lot 10 SP319709
H	CGA Engineering mezzanine drawings MP100, MP200, MP201 and MP300 (Rev A, 16 June 2026) – supporting technical background only
I	Affected Entity Notification 14 November 2026