

Minor Change Application Conversion of Approved Storage Area to Kitchen

12 Besline Street, 1408 – 1414 Beenleigh Road, Kuraby, Qld, 4112
 Real Property Description: Lot 154 on RP99345, Lot 1 on RP80326 and Lot 1 – 2 on RP37390

Align Document Control

| | | | |
|-------------------|--|-------------|---|
| Business Address: | 1 The Glen, Southport, Qld, 4215 | Job Number: | 2025 - 048 |
| Postal Address: | 1 The Glen, Southport, Qld, 4215 | Job Name: | 1408 Beenleigh Road, Kuraby |
| Phone: | 0409888498 | Author: | Stephen Northey |
| Email: | admin@alignplanning.com.au | Clients: | Islamic Charitable Organisation Pty Ltd |
| Web: | www.alignplanning.com.au | Owner: | Islamic Charitable Organisation Pty Ltd |

Revision / Document History

| Revision Number | Author and Date | | Reviewer and Date | |
|-----------------|-----------------|------------|-------------------|------------|
| Version 1.0 | Stephen Northey | 19/02/2026 | Stephen Northey | 20/02/2026 |

Distribution of Report

| Entity | Document Type | Date |
|---|--------------------------|------------|
| Islamic Charitable Organisation Pty Ltd | Minor Change Application | 20/02/2026 |
| Brisbane City Council | Minor Change Application | 20/02/2026 |

Reference: 2026 - 048

20 February 2026

Town Planning Department
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

**RE: BRISBANE CITY COUNCIL MINOR CHANGE APPLICATION TO A006738016 AT 12 BESLINE STREET,
1408 – 1414 BEENLEIGH ROAD, KURABY**

Real Property Description: Lot 154 on RP99345, Lot 1 on RP80326 and Lot 1 – 2 on RP37390

Existing Approval Number: A006738016

Dear Sir/Madam,

Align Planning have been engaged by **Islamic Charitable Organisation Pty Ltd** to complete a Minor Change Application to allow for the conversion of an approved storage area to a kitchen at 12 Besline Street and 1408 – 1414 Beenleigh Road, Kuraby.

Background and Site History

A review of Developmenti identified eight (8) development applications submitted over the subject site. They are as follows:

- A006738016 (29/05/2025) – Minor Change Application to Material Change of Use for Place of Worship
- A00665640 (18/11/2024) – Plan Sealing
- A005658719 (11/02/2021) – Minor Change Application to Material Change of Use for Place of Worship
- A005267158 (21/08/2019) – Reconfiguration of a Lot to establish two lots (4 into 2 lots)
- A005241888 (19/07/2019) – Material Change for an extension to Place of Worship
- A004532290 (29/11/2016) - Material Change for an extension to Place of Worship
- A004429406 (12/07/2016) - Material Change for an extension to Place of Worship (no decision)
- A003010235 (14/02/2011) – Material Change of Use for Community Facilities (no decision)

The proposed Minor Change is to the latest relevant approval for the Place of Worship, which was the Minor Change completed in 2025 (A006738016). This latest Minor Change approved a storage area adjacent to the Place of Worship, which is now the subject of this Minor Change to convert it from a storage area to a Kitchen. The original approval appears to have been completed in 2018 (A004532290), with a subsequent extension been undertaken in 2019 (A005241888).

Characteristics of the Subject Site and Surrounding Area

The subject site is currently improved by an existing Place of Worship that has recently been constructed. The site is accessed via a vehicle crossover to Jacob Lane and is located within close proximity of the Kuraby Train Station and Kuraby State School.

Reasoning for Proposed Minor Change

As the Place of Worship is now operating, the occupants have found that the current kitchen within the original Place of Worship is not adequate to service the guests. The existing kitchen only has capacity to serve basic foods such as coffees and toasties, with the proposed kitchen to be more consistent with a commercial kitchen and be able to service all guests. No change to the approved storage structure is proposed, with the approved footprint to be maintained.

Key Characteristics of the Request to Change A006738016

As discussed above the approved storage space will be converted to be used for a large kitchen. The kitchen will service guests visiting the Place of Worship and ensure the kitchen has adequate capacity to service all guests.

The following Figure and images illustrate the proposed works and the existing conditions at the subject site:



**Image 1 –
Location of
proposed works**

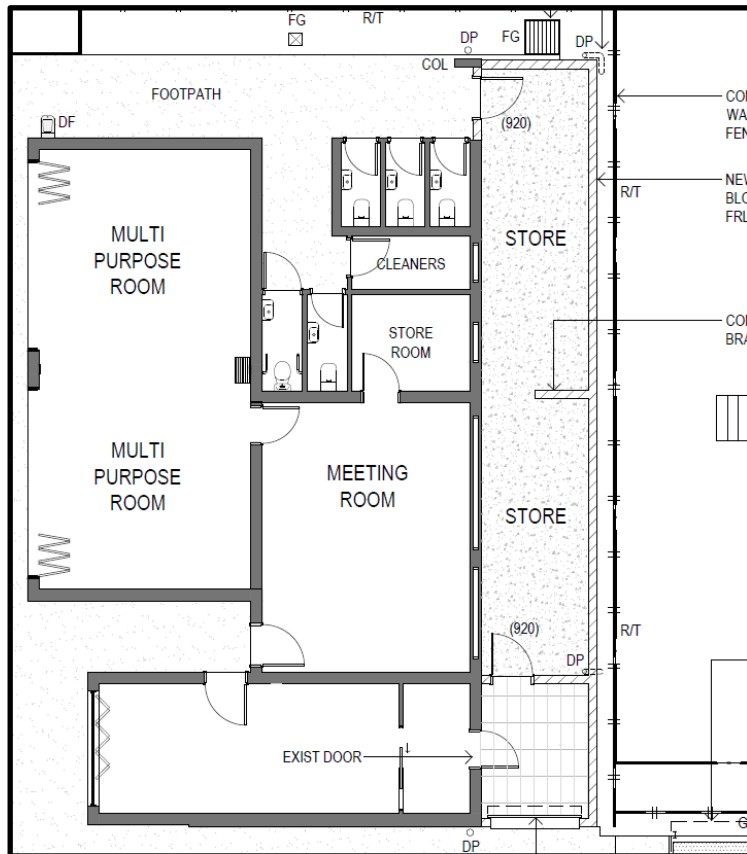


Figure 1 – Approved Floor Plan (A006738016)

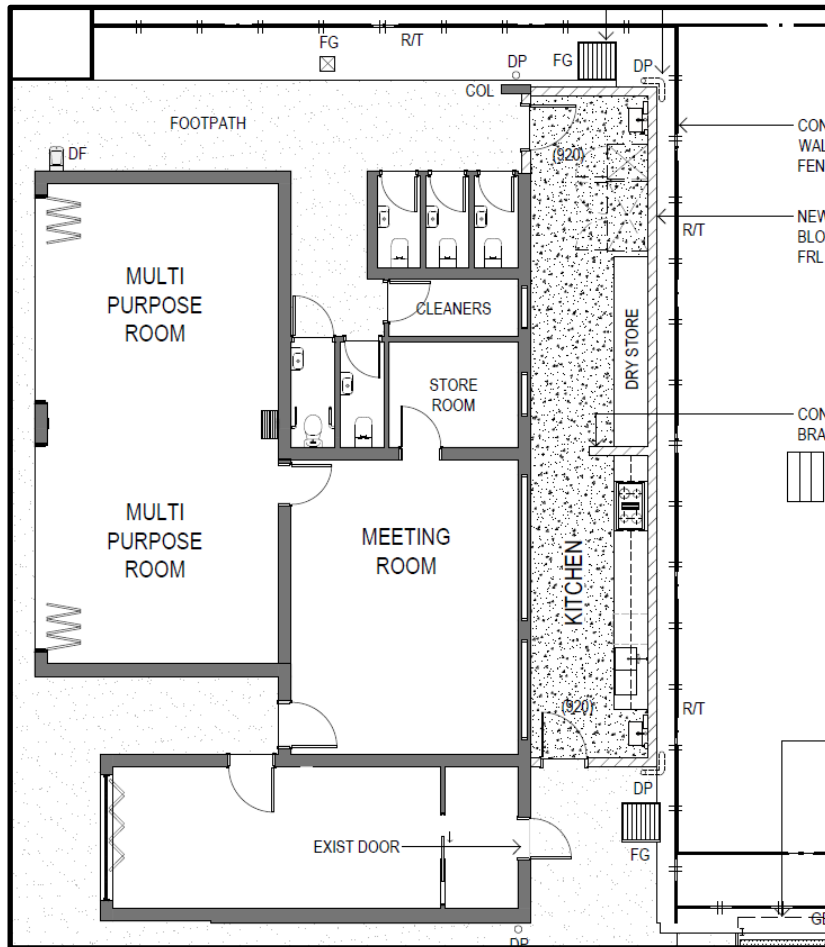


Figure 2 – Proposed Floor Plan

Minor Change - State Planning Framework

This application is lodged under section 79 of the Planning Act 2016, which relates to a request to change a development approval.

In accordance with Schedule 2 of the Planning Act 2016, this application has been lodged with Brisbane City Council, being assessment manager for the development application, A006738016, approved with conditions on 29 May 2025.

The request to change the approval equates to a “Minor Change”, which is detailed in Schedule 2 of the Planning Act 2016 as follows:

- (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, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or
- (E) public notification if public notification was not required for the development application.

“Substantially different development” test

The proposed change to the approval is considered to constitute a ‘Minor Change’ for the following reasons:

The change would not result in a ‘substantially different development’ as defined in the Department of Infrastructure, Local Government and Planning – Development Assessment Rules. This document identifies a list of changes that may result in a “substantially different development”, as follows:

- (a) involves a new use; or
- (b) results in the application applying to a new parcel of land; or
- (c) dramatically changes the built form in terms of scale, bulk and appearance; or
- (d) changes the ability of the proposed development to operate as intended; or
- (e) removes a component that is integral to the operation of the development; or
- (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or
- (g) introduces new impacts or increase the severity of known impacts; or
- (h) removes an incentive or offset component that would have balanced a negative impact of the development; or
- (i) impacts on infrastructure provisions.

In relation to the above, the proposed change does not constitute a substantial change for the following reasons.

- The proposal does not change the approved land use.
- The minor change does not involve any new allotments
- The proposed conversion of the approved storage area will have minimal impact on the appearance of the Place of Worship
- The changes will not alter the developments' ability to operate as originally approved.
- The proposal does not remove a component that is integral to the operation of the development.
- The proposal will not have any impact on traffic flow, nor the transport network.
- The proposal does not appear to introduce any new impacts to the site or increase the severity of any existing impacts to the site.
- The proposed changes will not remove an incentive or offset component that would have balanced a negative impact of the development.
- The proposed minor change will not adversely impact upon infrastructure provision, location or demand.

Other aspects under Schedule 2 of the Planning Act 2016

With respect to the remaining aspects of determining the proposed changes as minor:

- Prohibited development is not included
- No additional referral agencies are required
- Public Notification is not required

The proposed change, therefore, meets the test for 'Minor Change' under section 79 of the Planning Act 2016.

State Assessment Referral Agency (SARA)

SARA mapping identifies the subject site is within four (4) overlays. They are as follows:

- Category B Regulated Vegetation
- Water resource planning area boundaries
- Core Koala Habitat Area
- SEQ Regional Plan land use categories – Urban Footprint

The proposed extension is in the general location of the mapped Category B Vegetation and the Core Koala Habitat Area, however, this appears to be a mapping area and no vegetation will be disturbed or removed to facilitate the extension. No referral was required with the original application, with this change application also not appearing to require any referral.

State Planning Policy (SPP) Mapping

SPP mapping identifies the subject site within six (6) overlays. They are the following:

- Wildlife Hazard Buffer Zone – 13km
- MSES – Wildlife Habitat (Endangered or Vulnerable)
- MSES – Wildlife Habitat (Koala Habitat Areas – Core)
- Flood hazard area – Local government flood mapping area
- MSES – Regulated Vegetation (Category B)
- MSES – Regulated Vegetation (Essential Habitat)

The above overlays are similar to those identified within the SARA mapping, with no vegetation disturbance / removal proposed. As the site is not mapped within the Flood hazard overlay of the City Plan further investigations in relation to flooding have not been undertaken.

Local Planning Framework – Low Density Residential Zone and the Kuraby Neighbourhood Plan

The subject site is located within the Low Density Residential Zone and the Kuraby Neighbourhood Plan of the Brisbane City Plan. The proposed minor change will maintain the current land use and only converts an approved storage area to a Kitchen.

Brisbane City Plan Overlays

The subject site is identified within eleven (11) overlays of the Brisbane City Plan. Each overlay is listed below:

- Airport Environs Overlay – OLS, PANS and BBS Zone
- Bicycle Network Overlay – Secondary Cycle Route
- Biodiversity Area Overlay – High Ecological Significance and Matters of State Environmental Significance
- Bushfire Overlay – Medium and High Hazard Buffer Area
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network
- Dwelling House Character Overlay
- Heritage Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Noise Corridor Overlay

All of the listed overlays will not be adversely impacted by the proposed works due to the minor nature of the proposal and its location within an existing hardstand area.

Proposed Changes to A006738016

The proposed changes will be restricted to stamped approved plan table only. The change to this condition is outlined below:

The term 'drawings and documents' or similar expressions means:

| Drawing or Document | Number | Plan Date |
|--|--|------------------------|
| Ground - East Wing Plan Proposed | A-211 Issue 2 | 20-MAR-2025 (Received) |
| Section - Existing and Proposed | A-401 Issue 2 | 20-MAR-2025 (Received) |
| Cover Sheet | DA-A0-000 (Issue F) | 16-JAN-2020 (Received) |
| Existing and Demolition Site Plans | DA-A1-010 (Issue E) | 16-OCT-2019 |
| Proposed Ground Site Plan | DA-A1-030 (Issue F) | 16-JAN-2020 (Received) |
| Proposed Level 1 Site Plan | DA-A1-031 (Issue F) (Amended In Red 13-APR-2021) | 16-JAN-2020 (Received) |
| Proposed Roof Site Plan | DA-A1-032 (Issue F) | 16-JAN-2020 (Received) |
| General Arrangement Plans | DA-A1-100 (Issue G) (Amended In Red 27-MAY-2025) | 10-FEB-2021 (Received) |
| Area Plans | DA-A1-600 (Issue E) (Amended In Red 13-APR-2021) | 16-OCT-2019 |
| Area Plans | DA-A1-601 (Issue E) | 01-APR-2021 (Received) |
| External Elevations | DA-A2-100 (Issue G) | 16-JAN-2020 (Received) |
| External Elevations | DA-A2-101 (Issue F) | 16-OCT-2019 |
| Road Widening Plan | Sketch No 1 | 23-NOV-2017 |
| Elevations for Existing House on 12 Besline street | 0012502 (Amended In Red 23-NOV2017) | 03-SEP-2016 |
| Floor Plan For Existing House on 12 Besline Street | 0012502 (Amended In Red 23-NOV2017) | 03-SEP-2016 |

is changed to:

The term 'drawings and documents' or similar expressions means:

| Drawing or Document | Number | Plan Date |
|---|--|-------------------------------|
| Ground - East Wing Plan Proposed | A-211 Issue 3 | 16-OCT-2025 (Received) |
| Section - Existing and Proposed | A-401 Issue 3 | 16-OCT-2025 (Received) |
| Cover Sheet | DA-A0-000 (Issue F) | 16-JAN-2020 (Received) |
| Existing and Demolition Site Plans | DA-A1-010 (Issue E) | 16-OCT-2019 |
| Proposed Ground Site Plan | DA-A1-030 (Issue F) | 16-JAN-2020 (Received) |
| Proposed Level 1 Site Plan | DA-A1-031 (Issue F) (Amended In Red 13-APR-2021) | 16-JAN-2020 (Received) |
| Proposed Roof Site Plan | DA-A1-032 (Issue F) | 16-JAN-2020 (Received) |
| General Arrangement Plans | DA-A1-100 (Issue G) (Amended In Red 27-MAY-2025) | 10-FEB-2021 (Received) |
| Area Plans | DA-A1-600 (Issue E) (Amended In Red 13-APR-2021) | 16-OCT-2019 |
| Area Plans | DA-A1-601 (Issue E) | 01-APR-2021 (Received) |
| External Elevations | DA-A2-100 (Issue G) | 16-JAN-2020 (Received) |
| External Elevations | DA-A2-101 (Issue F) | 16-OCT-2019 |
| Road Widening Plan | Sketch No 1 | 23-NOV-2017 |

| | | |
|--|-------------------------------------|-------------|
| Elevations for Existing House on 12 Besline street | 0012502 (Amended In Red 23-NOV2017) | 03-SEP-2016 |
| Floor Plan For Existing House on 12 Besline Street | 0012502 (Amended In Red 23-NOV2017) | 03-SEP-2016 |

Conclusion

This proposal has outlined a Minor Change Application at 12 Besline Street and 1408 – 1414 Beenleigh Road, Kuraby. The proposal will result in the conversion of an approved storage area to a Kitchen.

It is recommended that Brisbane City Council consider the proposal as a Minor Change Application and support it subject to reasonable and relevant conditions.

Yours Faithfully

Align Planning Team