

Job Reference: TP26/5007

22 April 2026

Planning Services East
Development Services
Brisbane City Council



**RE: CHANGE APPLICATION (MINOR CHANGE) IN ACCORDANCE WITH SECTIONS 78 AND 79 OF THE
PLANNING ACT 2016**

Council Reference: 420/11-848/90
Approval Type: Local Government (Planning and Environment) Act 1990 – Town Planning Consent
Description of Proposal: General Industry
Address of Site: 81 Secam Street, Mansfield QLD 4122
Real Property Details: Lot 0 on BUP11963 (Previously Lot 12 on RP227296)

Dear Sir/Madam,

On behalf of the applicant, Boss Commercial Air Conditioning, we respectfully seek to change the above-mentioned development approval (town planning consent) by way of a change application (minor change) in accordance with Sections 78 and 79 of the *Planning Act 2016*. For Council's reference, this development approval is believed to have been issued in 1990 with a copy of the relevant documents associated with this approval included as part of this application.

In particular, this application seeks retrospective approval of a mezzanine extension in Unit 3 – as depicted in the proposed architectural plans (attached).

In assessing this change, it is important to note that while it has resulted in an additional 58m² (approx.) of gross floor area (GFA) across the site, it has not resulted in any additional impervious area. In line with this, the change has not altered the exterior of the approved building in any way, nor does it require any alterations to existing/approved landscaping, access, parking or servicing provisions. In regard to parking, for example, a Traffic Engineering Report from Modus Transport and Traffic Engineering has been prepared (attached) which outlines how this change has achieved a suitable outcome across the site.

With this in mind, it is considered that the change has not created a worsening effect when it comes to associated stormwater, traffic, environmental or amenity conditions.

In line with this, this change application seeks to simply legitimise an existing scenario (which has existed without issue for a long time) and as such, there is seen to be no anticipated reason as to why this change application should not suitably approved.

Further to this, it is also important to note that this change application will not require any major amendments be made to the approved conditions package other than updating references to plans in Condition (a).

In relation to this change, it is important to note that it complies with the following minor change requirements laid out in Schedule 2 of the *Planning Act 2016*:

minor change means a change that:

(b) for a development application –

(i) would not result in substantially different development; and

Response: The change has not resulted in a substantially different development. This is based on the fact that the change does not include a new use, nor has it resulted in the application applying to a new parcel of land. Further to this, the change has not dramatically altered the development's built form in terms of scale, bulk or appearance. Moreover, the change has not altered the ability of the development to operate as intended, nor has it removed an integral component of the development. In addition, the change has caused no impact on surrounding traffic flows or the surrounding transport network, nor has it introduced any new impacts or increased the severity of known impacts. And finally, the change has not removed an incentive/offset of the original development, nor has it impacted on surrounding infrastructure provisions.

(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

Response: If a development application were to be made today, inclusive of the change, it would not include 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

Response: The original development application required referral to a referral agency.

(C) referral to extra referral agencies, other than to the chief executive; or

Response: If a development application were to be made today, inclusive of the change, it would not require referral to an extra referral agency.

(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

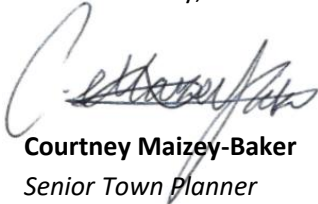
Response: If a development application were to be made today, inclusive of the change, it would not require a referral agency to assess the application against, or have regard to, other matters.

(E) public notification if public notification was not required for the development application.

Response: If a development application were to be made today, inclusive of the change, it would not require public notification.

We thank you for your attention to this change application and look forward to receiving approval through the issuing of a revised development approval – inclusive of the proposed architectural plans and an updated conditions package. If you have any queries or questions relating to this change application, please do not hesitate to contact the undersigned on 0481 153 265 or 1300 051 189.

Yours faithfully,



Courtney Maizey-Baker

Senior Town Planner

Bartley Burns – Building Certifiers & Town Planners