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16 June 2026

Brisbane City Council
Development Services – Planning Services Special Assessment
Electronic Submission

Attn: The Assessment Manager

Dear Sir/Madam,

**RE: Minor change application
Proposed subdivision
68 Jackson Street, Coorparoo
Council reference: A006860900**

We are writing in relation to the abovementioned development approval, to request a change to the approval pursuant to section 78 of the *Planning Act 2016* (the Act), in accordance with provisions of section 81 (minor change).

The proposed change only affects the conditions of approval and does not require amendments to the approved subdivision proposal plan. The change relates to the removal of the upstream drainage condition, which is in the original DA, was stated to not be required. As such we are requesting Council to waive their fee.

Please find attached the following supporting document:

Annexure A Engineering Letter

CONDITION 18 - UPSTREAM DRAINAGE

The current conditions impose a lawful point of discharge be installed, to service the upstream site at 86 Bennetts Road, Camp Hill, formally known as Lot 35 on RP45939, with an associated stormwater easement. The upstream site is fully developed together with 82 Bennetts Road and has an existing stormwater management system that lawfully discharges to the kerb and channel on Jackson Street.

Refer to Annexure A – Engineering Letter.



Figure 1: Upstream Site and Subject Site Locations (Nearmap March 2026).

We believe this entire condition should be removed.

CONDITION 7 – GRANT EASEMENTS

As upstream drainage is not required and condition 18 is proposed to be removed, then this condition is no longer required.

Planning Scheme Compliance

The proposed change does not result in any changes to the original performance outcomes under the relevant codes and therefore complies with the *City Plan 2014* assessment benchmarks, specifically the subdivision code and zone code. The stormwater management system complies with the standards in

the stormwater code and all other aspects of the development remain compliant with the planning scheme.

Conditions

The following are the proposed changes made to the conditions of approval.

Condition	Timing
<p>7) Grant Easements</p> <p>Grant the following easement(s) as may be required:</p> <p>(i) Easements, in favour of Brisbane City Council for: Underground drainage.</p> <p>Note: the easement plan is to be supported by a plan prepared by a Registered Surveyor (QLD) showing the location and size of the underground drainage, ensuring the infrastructure is fully contained within the easement.</p> <p>Timing: As part of the plan of subdivision notated by Council, and then to be maintained.</p>	<p>As indicated</p>
<p>7(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross)</p> <p>Submit to, and obtain approval from, Development Services a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition.</p> <p>Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council.</p> <p>Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval.</p>	<p>As indicated</p>
<p>7(b) Submit Plan of Subdivision and Documentation (other Easement)</p> <p>Submit to, and obtain approval from, Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.</p> <p>Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.</p> <p>Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation</p>	<p>As indicated</p>

<p>2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval.</p>	
<p>7(c) Lodge Notated Plan and Documentation</p> <p>Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority.</p> <p>Timing: As part of the registration of the plan of subdivision notated by Council.</p> <p>PROOF OF FULFILMENT Evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.</p>	<p>As indicated</p>
<p>18) Up Stream Stormwater Drainage Connection – Minor</p> <p>Provide a stormwater drainage connection for Lot 35 on RP45939 designed for ultimate developed catchment conditions and connected to a lawful point of discharge, to the kerb and channel in Jackson Street.</p> <p>Note: —All upslope stormwater connections to existing private properties must extend to the property boundary of the relevant property being ultimately serviced by that connection.</p> <p>PROOF OF FULFILMENT Certification from a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable), confirming that the works have been completed in accordance with the above stormwater drawings.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>18(a) Prepare Stormwater Drawings</p> <p>Prepare stormwater drawings and engineering calculations, certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: — Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. — Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies — A 225mm diameter pipe is the minimum size required to service an upstream development of any kind.</p> <p>Timing: Prior to site/operational work commencing.</p>	<p>Prior to Council's notation on the plan of subdivision</p>

<p>18(b) Implement Certified Stormwater Drawings</p> <p>Carry out the works in accordance with the above stormwater drawings.</p> <p>Timing: Prior to Council's notation on the plan of subdivision.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>18(c) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable).</p> <p>Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line.</p> <p>Timing: Prior to Council's notation on the plan of subdivision.</p> <p>PROOF OF FULFILMENT Certification from a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable), confirming that the works have been completed in accordance with the above stormwater drawings.</p> <p>-</p>	<p>Prior to Council's notation on the plan of subdivision</p>

Infrastructure Charges

The proposed change has no impact on the infrastructure charges levied for the development.

Minor Change Criteria

The proposed change constitutes a *minor change* as defined in Schedule 2 of the Act, as follows:

<p>minor change means a change that—</p> <p>...</p> <p>(b) for a development approval—</p> <ul style="list-style-type: none"> (i) does 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— <ul style="list-style-type: none"> (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.
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The change does not result in *substantially different development* as defined in Schedule 1 of the *Development Assessment Rules* as the proposed change:

- does not involve a new use
- does not result in the application applying to a new parcel of land
- does not dramatically change the built form in terms of scale, bulk and appearance
- does not change the ability of the proposed development to operate as intended
- maintains all components that are integral to the operation of the development
- has no impact on traffic flow or the transport network
- does not introduce new impacts or increase the severity of known impacts
- does not remove any incentive or offset component that would balance a negative impact of the development
- does not impact on infrastructure provisions.

As the application involves a minor change, it is subject to the provisions in sections 81 and 81A of the Act. The application does not involve any referral agencies.

Summary and Conclusion

In summary, the proposal outlines that upstream drainage is not required as the upstream site has a sufficient stormwater management system and will not unduly impact the subject site.

With these considerations, the proposed change should be approved by Council without further amendments.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

GATEWAY SURVEY & PLANNING

Braydon Jones
Town Planner