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APPLICATION REF

A007011705



CHANGE APPLICATION

Minor Change

556 SANDGATE RD & 61-63 RIVERTON ST, CLAYFIELD
4011

Lots 35, 36, 37, 38, 58 on RP34330 & Lot 1 on RP34341

April 2026

Our Ref: 250101

Date: 20 April 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via: Online Submission

Dear Sir/Madam,

RE: MINOR CHANGE
556 SANDGATE RD & 61-63 RIVERTON ST, CLAYFIELD 4011

We act on behalf of JJM PROPERTY RIVERTON PTY LTD regarding a Request for a Minor Change to an existing Development Approval (A006336323) over land at 556 SANDGATE RD & 61-63 RIVERTON ST, CLAYFIELD 4011, formally described as Lots 35, 36, 37, 38, 58 on RP34330 & Lot 1 on RP34341.

REQUEST FOR MINOR CHANGE TO AN EXISTING APPROVAL

Pursuant to Sections 78 and 81 of the *Planning Act 2016* (the Act), we request a Minor Change to the existing development approval.

Background

The original approval for the development was granted by Council on 27 August 2015 (A004031552) for a Multi-Unit Dwelling (21 units).

Three approvals to extend the currency period have been previously granted by Council:

- On 17 April 2019, Council granted an extension (A005109839) to the currency period from 27 August 2019 until 27 August 2021;
- On 15 September 2021, Council granted an extension (A005788593) to the currency period from 27 August 2021 until 27 August 2023; and
- On 22 September 2023, Council granted an extension (A006336323) to the currency period from 27 August 2023 until 27 August 2025.

The first change of use has occurred and the approval is therefore current and has not lapsed.

Further to the above, and since the original development approval was granted by Council on 27 August 2025, a number of Minor Changes have been approved by Council:

- On 17 April 2019, Council approved changes (A005109839) that enabled the proposed development to be carried out over three (3) stages in accordance with a staged development plan;
- On 25 May 2021, Council approved changes (A005641271) that involved an overall reduction in the number of dwellings but a larger floor plate; and
- On 22 June 2023, Council approved changes (A006158572) that included internal driveway layout changes, reduction in the number of dwellings, built form and setback changes, and a new landscape buffer.

The original application was required to be publicly notified and did not require referral to any referral agencies.

Proposed Changes

The proposed minor change seeks to amend the approved Multiple dwelling development. The amendments primarily relate to refinements to the architectural design, internal layouts, and minor adjustments to the building footprint, while maintaining the overall development intent, intensity and approved built form.

Development Yield and Land Use

The proposed development retains the approved development yield and land use. The number of dwellings remains unchanged at eight dwellings (comprising stages 2-3 of the approved development), with a consistent mix of dwelling configurations. There is no change to the approved use, intensity, or overall development scale.

Building Envelope and Footprint

The amended plans generally maintain the approved building envelopes. The extent of built form continues to align closely with the previously approved building outlines, with only minor and localised adjustments to building setbacks and façade alignment.

These changes include small projections and recesses associated with façade articulation, balcony and terrace edges, and minor plan refinements. The overall building bulk, scale, and height remain generally consistent with the approved development, with no material increase in building height or site coverage.

Comparisons between the existing approval and the proposed changes are clearly illustrated within the Amended Proposal Plans provided as *Attachment 1*.

Internal Layout and Unit Configuration

The proposed changes include internal reconfiguration of the townhouse layouts to improve functionality and amenity. These changes involve adjustments to room layouts, circulation spaces, and internal arrangements within individual dwellings.

While minor variations to individual unit areas and configurations occur, the overall building gross floor area and development intensity remain substantially consistent with the approved scheme.

Please refer to the Amended Proposal Plans provided as *Attachment 1* for further details.

Car Parking and Access

The development was approved with 12 car parks including 2 visitor car parks.

The amended design will provide additional car parking. Parking will be increased to sixteen (16) resident spaces.

Minor adjustments are proposed to the layout of the parking area, including refinements to access, ramp configuration, and internal circulation, to improve functionality and constructability.

Private Open Space

Private open space areas, including terraces, balconies, and ground level entries, have been subject to minor refinements. These changes involve slight adjustments to the size, configuration, and distribution of these areas across the development.

The overall provision of private open space remains consistent with the approved development and continues to provide an appropriate level of amenity for future residents.

Architectural Design and Materials

The amended plans introduce a more detailed and refined architectural expression, including an updated material palette and façade treatment. This includes the incorporation of a mix of materials such as rendered finishes, cladding, timber-look battens, and window hoods.

These changes enhance the visual presentation and articulation of the buildings without altering the overall scale or built form of the development. The amendments represent an improvement in architectural quality rather than a change in development intensity.

Elevations and Building Height

The proposed amendments generally retain the approved building height. While the overall development remains generally consistent with the previously approved building height, it is acknowledged that minor components that are internal to the development site will marginally exceed 9.5 metres in height. A building height blanket diagram is provided within the Amended Proposal Plans which illustrates the minor nature of the components that exceed 9.5m. Minor adjustments to roof form, parapets, and façade detailing are proposed.

Boundary Treatments and External Works

Minor changes are proposed to boundary conditions, including adjustments to fencing, retaining elements, and interface treatments with adjoining properties. These changes are limited in nature and respond to detailed design development and constructability considerations.

Overall Assessment

The proposed amendments constitute a series of minor and incremental design refinements to the approved development. The changes do not alter the fundamental nature, scale, or intensity of the development and do not result in any material increase in impacts.

The development remains generally consistent with the approved building envelope, development yield, and planning intent. As such, the proposal is appropriately characterised as a minor change, as it does not result in a substantially different development.

MINOR CHANGES UNDER THE PLANNING ACT 2016

It is considered that the changes to the existing development approval as outlined above meet the assessment benchmark for a minor change to a development approval in accordance with Schedule 2 of the Act. Specifically, the proposed changes:

- (i) **Would not result in a substantially different development** – The proposed changes to the design as described above do not result in a substantially different development. Specifically, it is noted that the changes do not include any of the changes outlined in Schedule 1(4) of the Development Assessment Rules. As such, and as demonstrated below, the proposed changes are not considered to result in a substantially different development:
 - a. **Involves a new use** – The proposed changes will not result in a new use. The development will still function as a Multiple dwelling as per the existing approval.
 - b. **Results in the application applying to a new parcel of land** – The proposed changes to the existing approval do not apply over a new parcel of land.
 - c. **Dramatically changes the built form in terms of scale, bulk and appearance** – The proposed changes to the existing approval will not dramatically change the built form in terms of scale, bulk and appearance.
 - d. **Changes the ability of the proposed development to operate as intended** – The proposed changes to the existing approval are not considered to change the ability of the development to operate as intended.
 - e. **Removes a component that is integral to the operation of the development** – The proposed changes will not result in the removal of any component that is integral to the operation of the development.
 - f. **Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site** – The proposed changes to the existing approval will not have any impact on traffic flow and the transport network.
 - g. **Introduces new impacts or increase the severity of known impacts** – The proposed changes to the existing approval will not introduce any new impacts or increase the severity of known impacts. The changed development maintains general consistency with the existing approval and compliance with the relevant assessment benchmarks.
 - h. **Removes an incentive or offset component that would have balanced a negative impact of the development** – The proposed changes to the existing approval do not remove an incentive or offset component that would have balanced a negative impact of the development.
 - i. **Impacts on infrastructure provisions** – The proposed changes to the existing approval will not result in any additional impacts on infrastructure provisions. The intensity or density of the existing development will not be increased.

- (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 –* The proposed changes to the existing approval would not result in the inclusion of prohibited development.
 - (B) *Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application –* The proposed changes would not require the development to be referred to any referral agencies.
 - (C) *Referral to extra referral agencies, other than the chief executive –* Not applicable. The existing approval did not require referral to any referral agencies.
 - (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 –* Not applicable. The original application was not required to be referred to any referral agencies.
 - (E) *Public notification if public notification was not required for the development application –* The proposed changes would not result in the development application requiring public notification. The proposed changes do not include any elements that would require re-notification, as the intensity of the development is not increasing, and the bulk and appearance remains generally consistent with the original approval

Given the above assessment, it is considered that the proposed changes meet the assessment benchmark for a minor change to a development approval as defined in the Act.

Referrals

The original development application did not require referral to any referral agencies. No further assessment is required.

RECOMMENDED AMENDMENTS TO APPROVAL DOCUMENTATION

Approved Drawings and Documents

It is recommended that the table of approved drawings and documents be updated to reflect the Amended Proposal Plans provided as *Attachment 1*.

Conditions

No changes to the conditions of approval are required.

CONCLUSION

In summary, the proposed changes are considered to satisfy the relevant provisions of the Act relating to a minor change to the existing approval.

Council endorsement of the proposed changes is therefore recommended.

SUPPORTING INFORMATION

The following supporting documentation is attached for your consideration:

- Attachment 1 – Amended Proposal Plans; and
- Attachment 2 – RPEQ Traffic Report.

We trust this information is sufficient for your purposes. Should you require any further details or wish to discuss these matters, please contact the undersigned or Jason King on (07) 3831 5577.

Yours faithfully,



James Stott

Director

Attachment I – Amended Proposal Plans

Attachment 2 – RPEQ Traffic Report

Attachment 3 – Civil Engineering Advice

Attachment 4 – Landscape Concept Plan