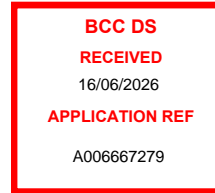


Our ref: STP4300
Contact: Mike Harries | mike@steffanharries.au
Website: www.steffanharries.au
Phone: 07 3317 0042



Friday, 12 June 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434,
Brisbane Qld 4001

Attention: Dominic Hudson
Via email: Dominic.Hudson@brisbane.qld.gov.au

RE: Minor Change to Current Application

Reconfiguring a Lot (1 into 4)
COUNCIL REF: A006667279
120 Sunset Road, Kenmore QLD 4069
Lot 5 on SP320007

Dear Dominic Hudson,

The applicant is electing to change the current application to reduce the proposed number of lots from 5 lots to 4 lots. In accordance with *s52 of The Planning Act 2016* we are seeking to amend the existing application A006667279. Please find attached the below amended appendices to support this request. We are of the opinion that the proposed changes are a minor change.

- **Appendix A** – Revised Proposal Plans
- **Appendix B** – Revised Civil Engineering
- **Revised DA Form 1**

Minor Change Justification

The proposed changes are considered to minor in nature as it does not result in a substantially different development. The representations provided are an improvement on the current conditions imposed under the approval.

The proposed development is compliant with the definition of a Minor Change as outlined within Schedule 2 of the *Planning Act 2016*, as outlined below.

Definition	Response
(i) would not result in substantially different development;	The proposed development won't result in substantially different development. Please refer to the below for further justification.
(ii) if a development application for the development, including the change,	(A)The proposed development won't result in prohibited development.

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
- (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.

- (B) The proposed development will not require additional referral to a referral agency.
- (C) No additional referral agencies have been identified.
- (D) This change does not require a referral.
- (E) The proposed development remains the same level of assessment. Public notification has already been undertaken for more lots. Given the number of lots is being reduced we don't see this likely to trigger additional referrals.

Pursuant to the definition of a Minor change under Schedule 2 of the *Planning Act 2016*, the proposed must not result in a substantially different development. As a result, please find a response to the substantially different 'test' taken from Schedule 1 of the DA Rules [s68(1) – *Planning Act 2016*].

Involves a new use	The proposed changes do not involve a new use or create additional impacts.
Results in the application applying to a new parcel of land.	The proposed changes will only apply to site subject to the approved development.
Dramatically changes the built form in terms of scale, bulk and appearance.	This application will not dramatically change the built form in terms of scale, bulk and appearance. It will reduce the number of lots resulting in less impacts.
Changes the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	This change will not alter the ability for the approved development to operate as intended. This is demonstrated in the revised engineering.
Removes a component that is integral to the operation of the development.	This change does not remove any integral components of the development.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes do not have any impacts on the immediate traffic network.
Introduces new impacts or increases the severity of known impacts.	No new impacts or increase in the severity of any known impacts will be created as part of this change.

Removes an incentive or offset component that would have balanced the negative impact of the development.

This change will not remove an incentive or offset a component that would have balanced any negative impacts of the development.

Impacts on infrastructure provision from a location or demand.

The proposed changes do not impact on any infrastructure servicing the subject site and surrounding lots.

Should Council have any outstanding issues associated with the information provided within this letter or require any further information, we formally request that Council informs us prior to making a decision.

Kind regards,



Mike Harries | Director

Steffan Harries

Email: mike@steffanharries.au