

Ref: 17-0295P

5 June 2026

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

Via: Council's Online Portal

RE: Request to Change a Development Approval (s78 of the Planning Act 2016)  
Development Permit for Reconfiguring a Lot and Preliminary Approval for a  
Material Change of Use Varying the Effect of the Planning Scheme at 179 and  
215 Paradise Road and 204 Learoyd Road, Willawong QLD 4110

To whom it may concern,

### Introduction

On behalf of the applicant, Uniland Pty Ltd (**Applicant**), Therefor Group hereby requests to make a Change Application (Minor) to a Development Approval in accordance with section 78 of the *Planning Act 2016* (**Planning Act**), over the abovementioned land.

This request proposes to amend the Development Approval (Council reference: A006365999) to include an additional lot within Stage 3 which is currently under construction.

In accordance with section 79 of the Planning Act, we confirm the application:

- is made in the approved form, having been accompanied by the relevant Queensland Government form, being the Planning Act Form 5 - Change application form;
- will be accompanied by the required fee, once the respective invoice has been issued by Brisbane City Council (**Council**);
- is not subject to any pre-request response notice; and
- is accompanied by the written consent of the owner.

On the basis of the above, we request that Council confirm their acceptance of the application in accordance with section 79(2) of the Planning Act.

### Application Fees

In accordance with Council's Development Assessment and Compliance Fees 2025/26, it is noted that the application fees are in the order of **\$3,432**. We request that Council provide their fee quote such that we can arrange payment by our client.

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**Conclusion**

We would appreciate if Council would now proceed with its assessment of this proposed development. Should Council have any further queries regarding this application, please do not hesitate to contact the undersigned on 3666 5200.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Liam Wolter', written over a faint, illegible printed name.

Liam Wolter

ASSOCIATE – PROJECT DELIVERY

# Minor Change Application

## 1. Introduction

This Change application (minor) seeks to obtain Council approval for minor amendments to a Development Approval (Council reference: A006365999).

This Change Application seeks to accommodate the following changes:

- Inclusion of an additional lot within Stage 3 of the development being Lot 1511.

Further details of the proposed changes are set out in the following sections of this letter and are outlined in the supporting application material. Importantly, the proposed changes are minor and do not result in substantially different development.

### 1.1. Report Structure

To guide a reader to the report's structure, please note that:

- **Section 2** provides an overview of the current Development Approval;
- **Section 3** provides details of the proposed changes;
- **Section 4** outlines the proposed changes to the approved documents and development conditions;
- **Section 5** provides an assessment of the proposed changes against the minor change criteria; and
- **Section 6** provides an evaluation against the relevant assessment criteria contained in section 81 of the Planning Act.

### 1.2. Supporting Material

To assist with Council's assessment of the change application, the following supporting material is provided which form part of the application.

Table A – Supporting Material

Document Title	Prepared By	Date
Title Search	-	-
Signed owner's consent	-	-
Planning Act Form 5 – Change Application Form	Therefor Group	1.05.26
Survey Plan SP329937	Therefor Group	8.04.26
Amended Civil Engineering Plans	Colliers	12.05.26

## 2. Development Approval

### 2.1. Overview

The site is currently being developed in accordance with a Development Approval most recently granted by Council on 21 March 2025, for a Development Permit for a Material Change of Use for a Preliminary Approval and Reconfiguring a Lot.

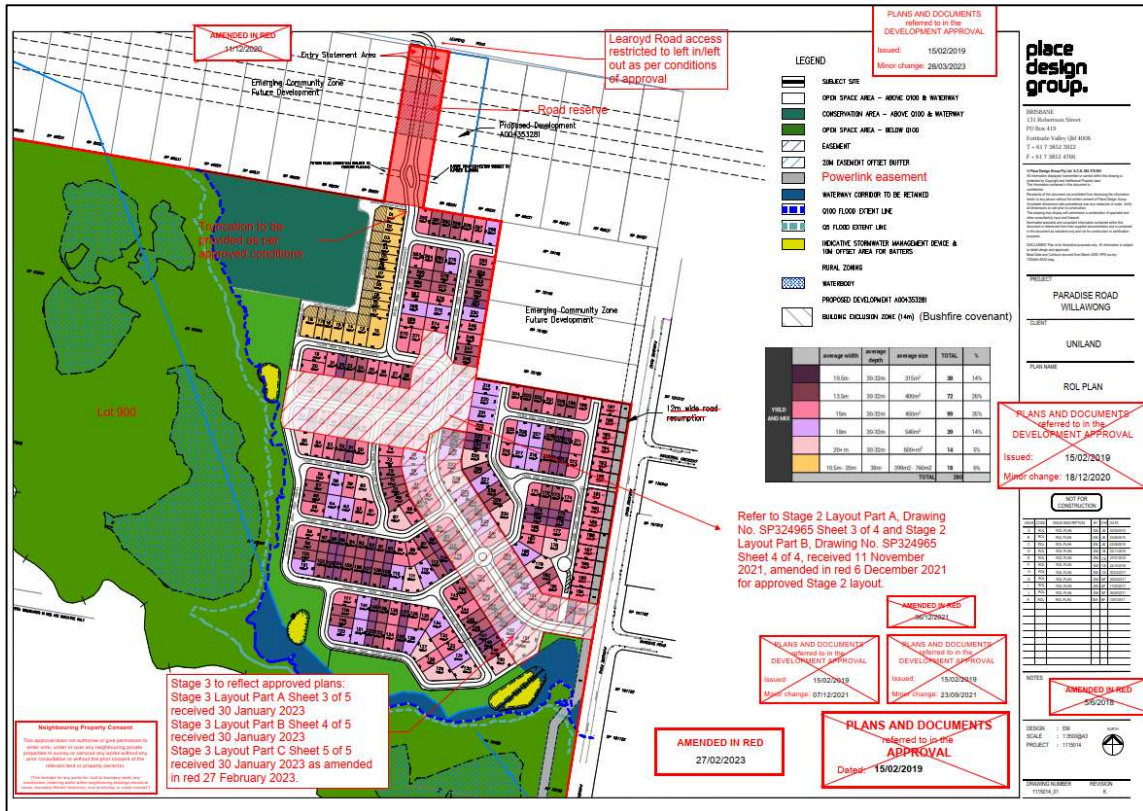


Figure 1: Extract of Approved Site Plan (Drawing 1115014\_01, Revision K)

### 2.2. Currency of development approval

As Stages 1, 2 and 9 of this development have been completed, the currency period remains in effect.

### 3. Proposed Changes

The proposed changes relate to the Development Approval, with the specific changed components outlined in the **sections 3.1** and **3.2** below. To summarise, this Change application seeks to accommodate the following changes:

- Lots 151 to 153 have been reconfigured to create one additional lot, being Lot 1511, on the proposed survey plan.

Importantly, the proposed changes are minor and does not result in substantially different development.

#### 3.1. Creation of Lot 1511 within Stage 3

This Change Application seeks to reconfigure approved Lots 151 to 153 within Stage 3 of the development to facilitate the creation of an additional residential lot, being proposed Lot 1511, as shown on the proposed Survey Plan SP329937.

Lot 151 is currently approved with an area of 1,090m<sup>2</sup>, making it substantially larger than the majority of residential lots within the development. As a consequence, the lot does not align with current market demand or the desired price point for prospective purchasers. The proposed reconfiguration provides an opportunity to reduce the size of Lot 151 and create a more appropriately sized and affordable residential land parcel.

The approved configuration of Lot 151 also includes a substantial indentation within its north-eastern corner, which was originally intended to accommodate an open space corridor adjacent to the waterway corridor, as illustrated in Figure 1 below. Following detailed design review and refinement of the civil engineering layout, it was determined that this additional open space corridor is no longer required and that the land can be more appropriately incorporated into a residential lot.

Importantly, the portion of land proposed to be incorporated into Lot 1511 is located above the Q100 flood level, consistent with the approved staging plan, and is therefore suitable for residential development.



Figure 1 – Approved Staging Plan (Drawing Ref: 1115014\_02 Rev J, Amended in Red 11-Mar-2025)

The incorporation of this land into proposed Lot 1511 will not adversely affect the functionality of the approved 5m wide pedestrian corridor linking Stages 3 and 8. As demonstrated on the amended Civil Engineering Plans, the pedestrian connection and associated bioretention basin remain fully functional and capable of operating as intended notwithstanding the proposed reallocation of land from open space to residential purposes.

To assist Council in understanding the proposed amendments, Table B below compares the approved and proposed lot configurations and identifies the resulting changes to lot areas and frontage widths. As shown, the proposed layout

introduces an additional 185m<sup>2</sup> of residential land and 16.57 metres of frontage to the new road network, facilitating the creation of an additional residential allotment.

To help clarify the changes that have been made to the lot layout, please consult Table B below which details how the lot sizes and frontage widths have changed as a consequence of the introduction of more residential land and the reconfiguration of the lots themselves. The last column titled ‘Totals’ explains how an additional 185m<sup>2</sup> of residential land has been introduced in addition to 16.57m of frontage to the new road.

**Table B – Survey Plan Amendments**

Lot Reference	Lot 1511	Lot 151	Lot 152	Lot 153	Total
<b>Approved Lot size</b>	N/A	1,090m <sup>2</sup>	659m <sup>2</sup>	339m <sup>2</sup>	<b>2,088m<sup>2</sup></b>
<b>Proposed Lot Size</b>	740m <sup>2</sup>	593m <sup>2</sup>	499m <sup>2</sup>	441m <sup>2</sup>	<b>2,273m<sup>2</sup> (+185m<sup>2</sup>)</b>
<b>Approved Lot Frontage</b>	N/A	19.063m	13.05m	10.81m	<b>42.92m</b>
<b>Proposed Lot Frontage</b>	15.34m	15.62m	14.72m	13.9m	<b>59.58m (+16.57m)</b>

Amended engineering drawings prepared by Colliers are provided in Appendix B to demonstrate that the additional lot can be serviced and is accommodated for in the latest civil design for the stage.

## 4. Impacts on Conditions of Approval / Approval Documentation

### 4.1. Changes to Approved Drawings and Documents

To facilitate the proposed changes, it is requested that the approved plans and supporting documentation be amended to reflect the material submitted with this Change Application.

Importantly, the amended Civil Engineering Drawings accompanying this application have been prepared to a level of detail suitable for construction. While there are notable differences between the approved and amended design of Bio Basin C, these changes were previously approved as part of the Operational Works application for the Site-Based Stormwater Quality Management Plan (Council Reference: A006305740). Accordingly, the revised basin design has already been subject to detailed assessment and endorsement by Council's engineering officers.

To assist Council in identifying the plans and documents proposed to be amended, Table C below provides a schedule of the relevant approved and replacement documentation.

**Table C – Summary of Proposed Changes**

Drawing or Document	Number	Plan Date
Stage 3 Layout Plan C	SP329937 Sheet 5 of 5, <b>Ver C</b> (Amended in Red 11 MAR 2025)	30-JAN-2023 (Received) <b>8-APR-2026</b>

### 4.2. Changes to Conditions of Approval

We request that the existing conditions are generally maintained and updated to be reflective of the proposed changes and supporting information.

Notably, the amendments identified in **Table C** below will be required to be made to the conditions of approval to reflect the updated plans and account for the proposed changes.

Table C: Changes to conditions of approval	
Condition	Rationale / Comments
<b>149) Land for Transport Network (Non-Trunk)</b>	
iv. Area to accommodate a signalised intersection treatment on the new access road at the Paradise Road intersection as shown on the approved drawing titled Stage 3	It is requested that this condition is amended to reflect the latest version of the Survey

## Assessment Of Minor Change

### 4.3. Overview

The Planning Act establishes two types of changes to a development approval:

- A 'minor change' to a development approval: or
- An 'other change' to a development approval.

For a change application to be considered as a minor change, the change to the development approval must meet the definition of a 'minor change' as set out in Schedule 2 of the Planning Act. See below.

*'A change that—*

*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 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*
  - E. public notification if public notification was not required for the development application'.*

With respect to item (b)(i), Schedule 1 of the Development Assessment Rules provides guidance on the determination of whether a proposed change does or does not constitute 'substantially different development'. These provisions are for guidance only and must be considered in the context of the proposed change. A proposal that does not meet these guidelines may still potentially be determined as 'not substantially different development'.

A full assessment of the proposed changes against the relevant criteria has been completed and outlined in Table E and Table F below. As shown, our assessment concludes that the proposed changes do not constitute 'substantially different development' and comply with the criteria specified under the definition of a 'minor change' within Schedule 2 of the Planning Act.

### 4.4. Schedule 2: Minor Change Criteria

Table E – Assessment Against Minor Change Criteria (Planning Act)

Criteria	Y/N	Comments
Would a new development application, including the changes cause:		
The inclusion of prohibited development?	N	The proposed change to the approval will not result in the inclusion of prohibited development.
Referral to a referral agency, other than to the Chief Executive, if there were no referral agencies for the development application?	N	The original application was submitted and assessed by referral agencies. Under section 80 of the Planning Act notice of the proposal is not required to be given to the chief executive. Notwithstanding, the approved development included referral to agencies other than the chief executive. Therefore,

		notice of the proposed change will be given to Powerlink.
Referral to extra referral agencies, other than the Chief Executive?	N	The proposed changes do not trigger assessment to any other referral agencies outside of those referred to in the original application. The mapped trigger for koala habitat does not apply as the change does not trigger referral. Irrespective, the change would not trigger referral to new or extra agencies, as the Chief Executive would be the referral agency.
A referral agency to assess the application against or have regard to new matters?	N	The change would not result in the referral agency having to reassess the application against or have regard to new matters. The entry statement was shown on approved plans and therefore assessed during the originating application.
Public notification if public notification was not required for the development application?	N	The original development application required impact assessment and was publicly notified.

#### 4.5. Substantially Different Development Test

Table F – Assessment Against Substantially Different Development Test (DA Rules)

Criteria	Y/N	Comments
<b>Do the changes</b>		
Involve a new use?	N	The proposed change to the approval does not involve a new use.
Result in the application applying to a new parcel of land?	N	The proposed change to the approval does not result in the application applying to a new parcel of land.
Dramatically change the built form in terms of scale, bulk and appearance?	N	The proposed change involves the reconfiguration of approved lots to introduce one additional lot. This will not result in a dramatic change to development.
Change the ability for the approved use to operate as intended?	N	The proposed change to the approval does not alter the ability for the use to operate as intended. The proposed changes do not affect the approved land uses.
Remove a component that is integral to the operation of the development?	N	The proposed change to the approval does not remove any component that is integral to the operation of the development.
Significantly impacts on traffic flow or the transport network?	N	The proposed change seeks to introduce one additional lot within a stage that already comprises 36 lots. The driveway for this lot can be safely accommodated due to reconfiguration proposed to three other lots, being Lots 151, 152 and 153. Ultimately, this will not significantly impact on traffic flow or the transport network.
Introduce new impacts or increase the severity of known impacts?	N	The proposed change to the approval does not introduce new impacts or increase the severity of known impacts.
Remove an incentive or offset component that would have balanced a negative impact of the development?	N	The proposed change to the approval will not remove an incentive or offset component of the development.

Impact on infrastructure provisions?

N

The proposed change to the approval will not impact on the infrastructure provisions on the site or within the locality.

## 5. Evaluation Against Relevant Assessment Criteria

Section 81(2) of the Planning Act sets forth criteria the responsible entity assessing a minor change application must consider. A response to the relevant assessment criteria is provided below to assist with Council's assessment.

2. *In assessing the change application, the responsible entity must consider—*

a. *the information the applicant included with the application; and*

### Response to Subsection 2(a)

This Minor Change letter provides a brief background of the Development Approval history and detailed overview of the proposed changes. It is considered that this correspondence and supporting material provides all the information required to assess the change application (Minor Change).

b. *if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and*

### Response to Subsection 2(b)

The original development application was subject to Impact Assessment with 1 properly made submission received during the public notification period. The changes proposed to the development approval do not result in a change to or impact upon those matters raised by the submission.

c. *any pre-request response notice or response notice given in relation to the change application; and*

### Response to Subsection 2(c)

A pre-request response was not provided.

d. *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*

### Response to Subsection 2(d)

The responsible entity of this change application is the assessment manager, being Council, not the Minister.

e. *if the responsible entity is, under section 78A(4), the chief executive—all matters the chief executive would or may assess against or have regard to, if the change application were a development application declared to be an application for State facilitated development under section 106D; and*

### Response to Subsection 2(da)

The responsible entity of this change request is Council and not the Chief Executive.

f. *if paragraphs (d) and (e) do not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application;*

### Response to Subsection 2(e)

Further to the original assessment of the development application, where potentially new matters of assessment have been identified, this correspondence and supporting technical reports provide sufficient supporting information to

support approval of the change application (Minor Change). Consideration has been given to the proposed changes against the relevant assessment benchmarks in the City Plan.

*g. another matter that the responsible entity considers relevant.*

#### **Response to Subsection 2(e)**

As above.

3. *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d), (e) or (f) consider –*
  - a. *A statutory instrument; or*
  - b. *Another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
4. *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*
5. *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to –*
  - a. *The statutory instrument or other document as in effect when the change application was made; or*
  - b. *If the statutory instrument or other document is amended or replaced after the change application is made but before it is decided – the amended or replacement instrument or document; or*
  - c. *Another statutory instrument –*
    - i. *That comes into effect after the change application is made but before it is decided; and*
    - ii. *That the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.*

#### **Response to Subsections 3, 4 and 5**

The applicant has not identified any further statutory instruments or documents which would impact on Council's ability to assess the application. The applicant welcomes Council's feedback in this regard and will provide any further information reasonably required and requested by Council to undertake its assessment.