



H4209GRE-TP-001-RequestToChangeDevelopmentApproval_S81MC

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12 June 2026

BCC DS
RECEIVED
12/06/2026
APPLICATION REF
A007047609

ATTENTION: ASSESSMENT MANAGER

Development Services
City Planning and Sustainability
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Lodgement: [Via BCC Development Assessment Portal](#)

Dear Sir/Madam

**RE: 369 GREGORY TERRACE, SPRING HILL QLD 4000
LOT 2 ON REGISTERED PLAN RP58772
REQUEST TO CHANGE AN EXISTING DEVELOPMENT APPROVAL (MINOR CHANGE)
UNDER SECTION 78 & 81 OF THE PLANNING ACT 2016
BCC FILE REFERENCE NUMBER: A005867321**

We write on behalf of our client – Stosco Projects Pty Ltd – with respect to the existing Development Approval that is attached to the land at 369 Gregory Terrace, Spring Hill QLD 4000, more particularly described as Lot 2 on Registered Plan RP58772 (“the Subject Site”).

APPLICATION HISTORY

March 2023

On 15 March 2023, Brisbane City Council issued a Decision Notice under Section 63 of the *Planning Act 2016* approving development application **A005867321** for:

- *Material Change of Use (Development Permit)* for a **Multiple Dwelling x 7 Units**;
- *Carry Out Building Work (Development Permit)* for **Partial Demolition and Extensions to a Heritage Place**.

A copy of the current Development Approval package is enclosed as **Attachment B**.

PROPOSED CHANGES

Detailed documentation of the building has now been coordinated with the necessary Building Application consultant team, with architectural, structural and certification inputs now substantially aligned. A number of minor refinements to the design are still required to improve construction efficiency and achieve necessary compliance with the National Construction Code (NCC).

The proposed changes are deemed minor in nature and will not materially alter the function of the property as previously approved.

The proposed changes are illustrated and annotated on the revised Architectural Proposal Plans prepared by HAL Architects Pty Ltd – **H4209GRE-MC101-MC415-Issue B** (enclosed as **Attachment B**).

Under Section 78(3)(c) of the *Planning Act 2016*, Brisbane City Council is the appropriate entity to assess this change application. The changes have been reviewed in the context of the statutory definition of a *minor change*, and it is considered that they satisfy the relevant criteria.

A detailed summary of changes is provided in the table below:

FLOOR/LEVEL	DRAWING NUMBER	DETAILS OF CHANGE
Existing/Demolition Site Plan	MC101	a. No change.
Proposed Site Plan	MC1002	b. MC01 – Relocated egress stair. c. MC02 – Rounded stair design. d. MC03 – Relocated bicycle racks. e. MC04 – Simplified rear roof design. f. MC05 – Extended pool area. g. MC06 – Removed garden bed.
Existing/Demolition Ground Floor Plan	MC201	h. No change.
Existing/Demolition Level 2 Floor Plan	MC202	i. No change.
Existing Roof/Demolition Roof Plan	MC203	j. No change.
Proposed Basement Floor Plan	MC208	k. MC01 – Relocated egress stair. l. MC05 – Extended pool area. m. MC07 – Added water booster/services. n. MC08 – Increased deep planting. o. MC31 – New security roller door.
Proposed Ground Floor Plan	MC209	p. MC01 – Relocated egress stair. q. MC03 – Relocated bicycle racks.

		<ul style="list-style-type: none"> r. MC05 – Extended pool area. s. MC06 – Removed garden bed. t. MC08 – Increased deep planting. u. MC09 – Adjusted powder room levels. v. MC10 – New rainwater tanks. w. MC11 – Reconfigured staircase. x. MC12 – Removed wall.
Proposed Level 2 Floor Plan	MC210	<ul style="list-style-type: none"> y. MC01 – Relocated egress stair. z. MC04 – Simplified rear roof design. aa. MC13 – Awning Extension, Roof sheeting material change. bb. MC32 – Replacement of tiled roof with colorbond or similar.
Proposed Level 3 Floor Plan	MC211	<ul style="list-style-type: none"> cc. MC04 – Simplified rear roof design.
Proposed Roof Plan	MC212	<ul style="list-style-type: none"> dd. MC01 – Front building wall/façade offset from front property boundary to ensure all structure (excluding awning) is contained within the subject site. ee. MC17 – Screening battens removed. ff. MC20 – Glazing reconfigured.
Existing North-Eastern & South-Western Elevations	MC401	<ul style="list-style-type: none"> gg. No change.
Existing North-Western & South-Eastern Elevations	MC402	<ul style="list-style-type: none"> hh. No change.
Proposed North-Eastern & South-Western Elevations	MC403	<ul style="list-style-type: none"> ii. No change.
Proposed North-Western and South-Eastern Elevations	MC404	<ul style="list-style-type: none"> jj. No change.
Existing North-Eastern Elevation	MC405	<ul style="list-style-type: none"> kk. No change.
Existing South-Western Elevation	MC406	<ul style="list-style-type: none"> ll. No change.
Existing North-Western Elevation	MC407	<ul style="list-style-type: none"> mm. No change.
Existing South-Eastern Elevation	MC408	<ul style="list-style-type: none"> nn. No change.
Proposed North-Eastern Elevation	MC409	<ul style="list-style-type: none"> oo. No change.
Proposed South-Western Elevation	MC410	<ul style="list-style-type: none"> pp. No change.

Proposed North-Western Elevation	MC411	qq. No change.
Proposed South-Eastern Elevation	MC412	rr. No change.
Proposed North-Eastern & South-Western Elevations	MC413	ss. MC07– Added water booster/services. tt. MC12 – Removed wall. uu. MC13 – Awning Extension, Roof sheeting material change. vv. MC17 – New material introduced to rear building façade. ww. MC19 – Simplified glazing design. xx. MC20 – Rear façade redesigned. yy. MC31 – New security roller door. zz. MC32 – Replacement of tiled roof with colorbond or similar.
Proposed North-Western & South-Eastern Elevations	MC414	aaa. MC04 – Simplified rear roof design. bbb. MC10 – New rain water tanks. ccc. MC17 – New material introduced to rear building façade. ddd. MC18 – Removed sliding door. eee. MC19 – Simplified glazing design.
Proposed North-Western & South-Eastern Internal Elevations	MC415	fff. MC01 – Relocated egress stair. ggg. MC04 – Simplified roof design. hhh. MC17 – New material introduced to rear building façade. iii. MC21 – New window.

Table 1: Detailed summary of proposed changes to the approved development

It is considered that the changes as proposed do not significantly differ from the development that was approved by Brisbane City Council on 15 March 2023. This correspondence, in conjunction with the attached documents, demonstrates that, where variations do exist, they do not result in a Development Application that cannot satisfy the current and relevant provisions of *Brisbane City Plan 2014*.

REFERRAL AGENCIES

The original Development Application triggered referral to the State Assessment Referral Agency (SARA) on the basis that the Subject Site is listed as a Queensland Heritage Place on the State Heritage Register. Specifically the trigger is as follows:

- Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1(Planning Regulation 2017)

A copy of the original SARA Approval (SARA Ref: 2111-26015 SRA) is enclosed as **Attachment D** for ease of reference. We intend to refer the amended application material to SARA as part of this Section 81 request.

STATUTORY REQUIREMENTS - MINOR CHANGE TEST

As defined in Schedule 2 of the *Planning Act 2016*, a ‘minor change’ means 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.*

An assessment of the proposed changes against the minor change provisions is provided below:

- (i) *would not result in a substantially different development*

Schedule 1 of the *Development Assessment Rules (DA Rules)* outlines what changes may be considered to result in a substantially different development. These examples are assessed against the proposal in **Table 2** below:

DEVELOPMENT ASSESSMENT RULES - SCHEDULE 1 'SUBSTANTIALLY DIFFERENT DEVELOPMENT'	COMMENT
<i>a. Involves a new use.</i>	Not applicable. No new use is proposed.
<i>b. Results in the application applying to a new parcel of land.</i>	Not applicable. The amended application does not apply to a new parcel of land.
<i>c. Dramatically changes the built form in terms of scale, bulk and appearance.</i>	The proposed changes do not dramatically alter the scale, bulk and appearance of the approved mixed use building.
<i>d. Changes the ability of the proposed development to operate as intended.</i>	The proposed changes do not prevent the ability of the proposal to operate as intended.
<i>e. Removes the component that is integral to the operation of the development.</i>	No integral component of the building has been removed that will impede the operation of the building.
<i>f. Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.</i>	The vehicular crossover and general car parking layout have been maintained in accordance with the original approval and as per the <i>TAPS PSP</i> . Significant impacts on traffic flow and the transport network, such as increasing traffic to the site will not result on account of the proposed change sought.
<i>g. Introduces new impacts or increase the severity of known impacts.</i>	The proposed minor amendments to the architectural plans will not introduce new impacts or increase severity of known impacts.
<i>h. Removes an incentive or offset component that would have balanced a negative impact of the development.</i>	Not applicable. It is not proposed to remove any incentive or offset components.

i. <i>Impacts on infrastructure provisions.</i>	There will not be significant impacts on infrastructure provision, location or demand as a result of the proposed amendments.
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Table 2: Assessment of amended architectural plans against Schedule 1 of the Development Assessment Rules (DA Rules).

Taking into account the definition of a substantially different development, the above table confirms the changes to the architectural plans do not result in a substantially different development.

(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*

The proposed changes to the architectural plans do not constitute or 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*

(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*

The proposed changes to the architectural plans do not require referral to an additional/extra referral agency.

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

When initially lodged, the application was subject to Impact Assessable procedures and was assessed against the relevant provisions of the *Brisbane City Plan 2014*. The proposed changes do not alter the category of development and assessment.

SUPPORTING INFORMATION

Please find enclosed the following documents in support of this request:

- A duly executed *Planning Act* DA Form 5;
- **Attachment A:** Landowner Consent Form;
- **Attachment B:** Amended Architectural Proposal Plans (**Issue B**) prepared by HAL Architects;
- **Attachment C:** Current BCC Development Approval (BCC Ref: A005867321); &
- **Attachment D:** Current SARA Development Approval (SARA Ref: 2111-26015 SRA).

As per the Brisbane City Council Development Assessment Fees 2025–26, we understand a fee of **\$4,576.00** applies. As the application is being submitted electronically, we kindly request that Council issue a fee quote made payable to Stosco Projects Pty Ltd.



We submit that the proposed amendments are consistent with the definition of a *minor change* under the *Planning Act 2016* and are suitable for Council's support. We respectfully request that Council issue an amended Decision Notice formalising the proposed changes at its earliest convenience.

Should you have any questions or require further clarification, please do not hesitate to contact us.

A handwritten signature in blue ink, appearing to read 'Adam Lockhart'.

Kind Regards,

Adam Lockhart
BBE (URP) MPIA
Director – Town Planning

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