



26 June 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

REQUEST FOR MINOR CHANGE TO EXISTING DEVELOPMENT PERMIT AT 309 PRIESTDALE ROAD, ROCHEDALE (COUNCIL REF: A006953910)

In accordance with Sections 78 and 81 of the *Planning Act 2016* ('the Planning Act') and on behalf of *Bespoke Rochedale Pty Ltd* ('the Applicant'), we hereby request that Brisbane City Council ('Council') consider a change to the current development approval over land located at 309 Priestdale Road, Rochedale (formally described as Lot 1 on SP327105).

This request seeks to amend the Decision Notice issued by Council on 8 June 2026 (Council Reference: A006953910 – Stage 2) to facilitate the proposed excision of a portion land west of the proposed Gardener Road extension, from the approved subdivision over the site. As such, Council is the responsible entity for assessing this Minor Change application.

The Applicant has entered into a contractual agreement with the adjoining owner and operator of the Brisbane Gateway Resort, a caravan/tourist park located directly west of the subject site at 200 School Road, Rochedale (Lot 1 on SP218990). Following the land transfer, the new owner and operator will assume responsibility for rehabilitation and ongoing maintenance of the vegetation within the parcel. This vegetation will serve as a visual and acoustic buffer to mitigate traffic impacts from Gardner Road, thereby helping to preserve the residential amenity of their existing facility.

To facilitate the excision of land and ensure consistency between existing development approvals over the site, the applicant has submitted in conjunction with the following applications:

- A Reconfiguring a Lot application for the subdivision of one lot into two – submitted by Haraba Pty Ltd c/- Mewing Town Planning;
- **Change Application (Minor Change) to amend Stage 2 (Council Ref: A005087225);** and

- Change Application (Minor Change) to amend Stage 3 (Council Ref: A005563386) – *this application will be lodged upon receipt of Owner’s Consent from Council.*

These applications are intended to be assessed and decided concurrently to ensure there is no conflict between both approval packages and ensure the subject land can be delivered and maintain a consistent rehabilitated outcome.

Further details of this request, including relevant background information and justification for the proposed changes assessed against the applicable legislative framework, are provided below.

- **Attachment A** – DA Form 5;
- **Attachment B** – Land Title Search;
- **Attachment C** – Current Development Approval – A005087225 Stage 2; and
- **Attachment D** – Amended approved plans.

1 SITE & BACKGROUND

The site is located at 309 Priestdale Road, Rochedale, approximately 15 kilometres south-east of Brisbane’s Central Business District (CBD).

The site is bounded by Underwood Road to the south, Priestdale Road to the north, Rochedale State High School to the west and rural residential development to the east.

Figure 1 – *Subject Site (Development area depicted by ‘green’ outline)*



Source: Nearmap, annotated by Urbis Ltd

A review of Brisbane City Council's Development.i, identified the following development approvals over the site:

- **A004873426 (Stage 1)** – Development Permit for Reconfiguring a Lot (1 into 133 lots plus park, drainage reserve, road and balance parcel). The development approval was granted by way of a Court Judgement in the P&E Court on the 16 August 2021 (Appeal No. 1543 of 2021).

The subject land formed part of a balance lot, Lot 400, under the Stage 1 approval.

A survey plan for Stage 1 was endorsed by Brisbane City Council on the 1 April 2026 (Council Reference: A00684772) and has been registered with Queensland Titles. As such, all conditions and works associated with Stage 1 have been completed prior to lodgement of this development application.

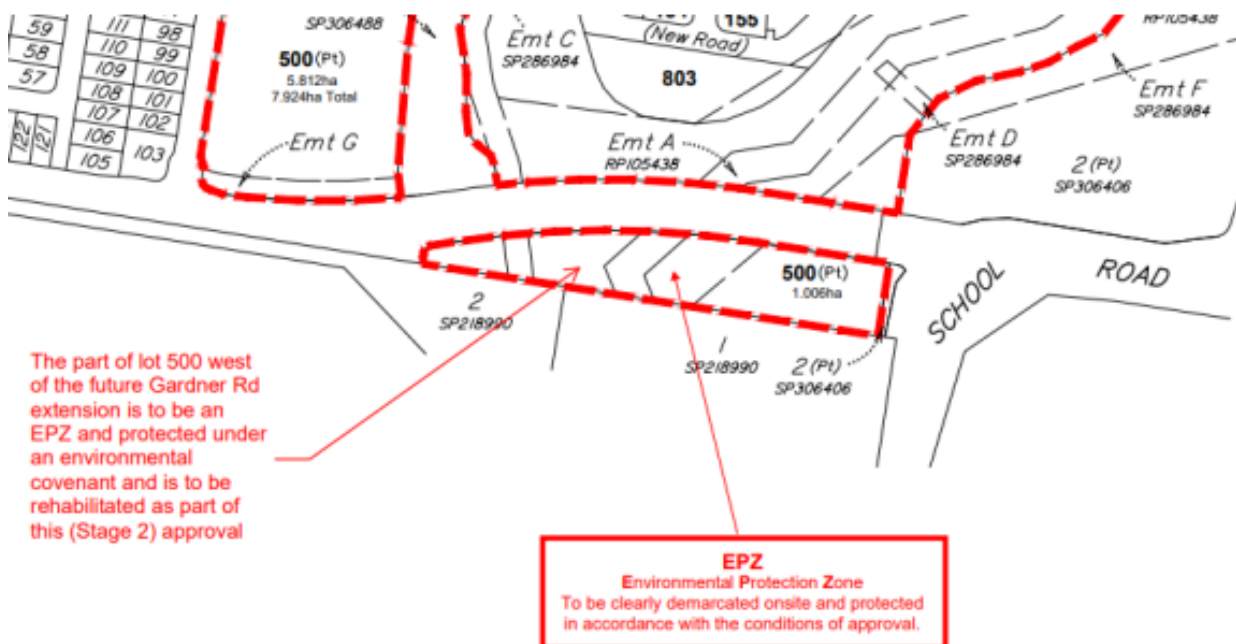
- **A005087225 (Stage 2)** – Development Permit for Reconfiguring a Lot (1 into 58 lots plus drainage reserve, road and balance parcel) and granted by Brisbane City Council on 2

June 2020. The development approval involved a further subdivision of the balance parcel created in Stage 1.

Stage 2 approval has not been enacted, as such works and conditions relating to Stage 2 have not been completed at the time of lodging this application.

The subject land is identified within Stage 2 as a 'part allotment' (Lot 500) in the development approval, subject to rehabilitation and environmental protection measures.

Figure 2: Approved Lot 500 (under Stage 2 development approval)



- **A006953910 (Stage 2)** – Development Permit for Minor Change to Development Approval for Reconfiguring a Lot (1 into 55 lots plus drainage reserve and balance parcel) and granted by Brisbane City Council on 8 June 2026. The changes approved include a reduction in the total area of Stage 2, reduction in the number of residential lots from 58 to 55 lots, and a reduced rear setback for 'Village' and 'Small lots'.

This change pertains to this lot under **Stage 2**.

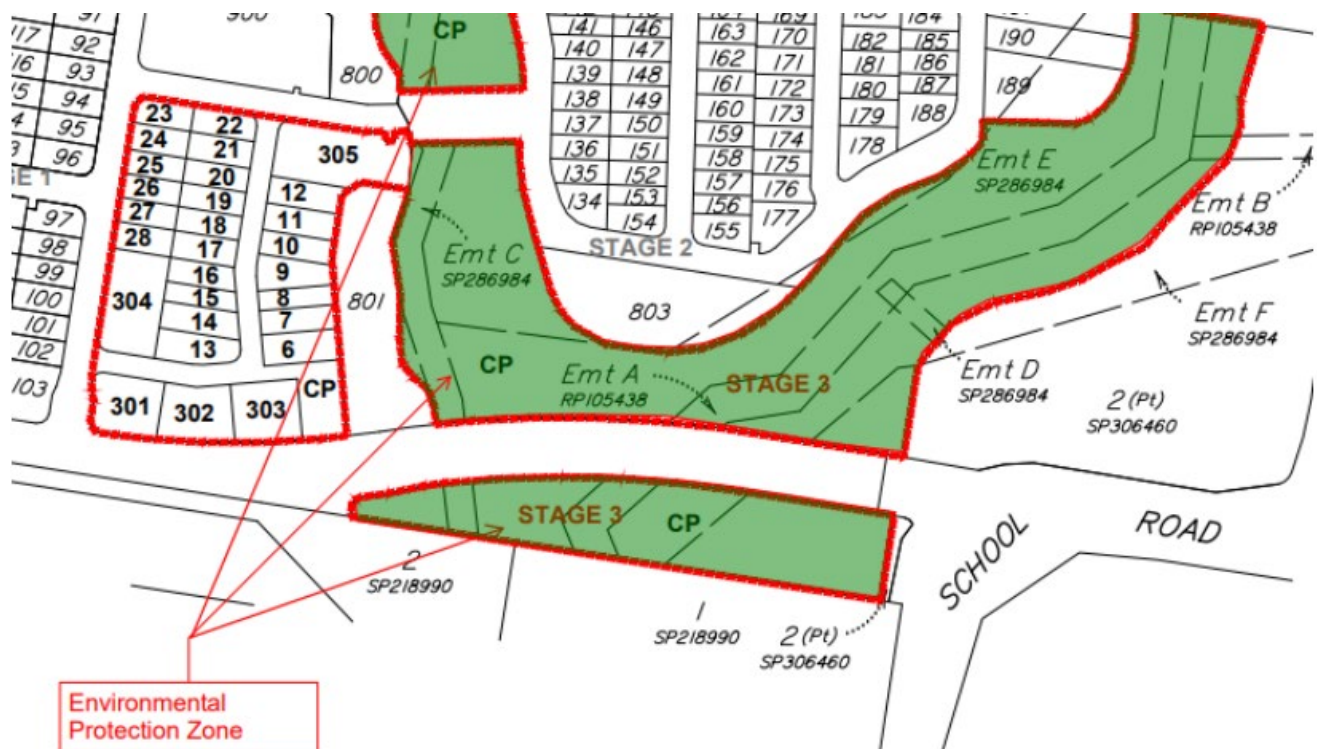
- **A005563386 (Stage 3)** – Development Permit for Reconfiguring a Lot (2 into 33 lots plus common property and new road) and a Development Permit for a Material Change of Use (Residents' club & Communal Open Space) and granted by Brisbane City Council on 11 May 2021. Applying over the parcel lot created in Stage 2, the development approval provides for

28 residential lots and 4 “super lots” (Lot 201 to 305) which are intended for future townhouses (subject to obtaining further approvals).

Stage 3 approval has not been enacted, as such works and conditions relating to Stage 3 have not been completed at the time of lodging this application.

The subject land was subsequently changed to ‘common property’ (associated with a private fringe waterway corridor) in the development approval, subject to rehabilitation and environmental provisions.

Figure 3: Approved Common Property (under Stage 3 development approval)



2 PRELODGEEMENT MEETING

A pre lodgement meeting with Brisbane City Council took place on 3 September 2025, in conjunction with the reconfiguring a lot proposal, to clarify the planning requirements for formalising the proposed excise. The key matters discussed included:

- Subdivision Layout;
- Application approach;

- Change process; and
- Reporting requirements.

It was strongly recommended that a thorough review of all current approvals be conducted to identify any potential conflicts or compliance issues. Additionally, it was advised that the above change application should not be lodged until the Stage 1 approval (Council reference: A004873426) has been enacted and sealed so as to not impact its court ordered judgement.

3 PROPOSED CHANGES

The proposed changes specifically relate to excising a portion of the land immediately west of the proposed Gardner Road extension from the development approval. This land was originally approved as a 'part allotment' (Lot 500) in the development approval for Stage 2 (A006953910) and approved as common property in the development approval for Stage 3 (A005563386).

The subject land is identified as an Environmental Protection Zone and conditioned for rehabilitation and the establishment of environmental covenants, associated with broader environmental areas throughout the approved development.

Based on the concurrent lodgement of the change application with an associated Reconfiguring a lot application, the subject land would remain unchanged and will continue to be designated as an 'Environmental Protection Zone' and subject to rehabilitation and covenant requirements. We anticipate consistent conditions of approval relating to environmental protection measures will be imposed on the Reconfiguring a lot approval.

Excision of the subject land does not impact the ability of the approved development to be delivered and continue to operate.

4 PROPOSED CHANGES TO DEVELOPMENT APPROVAL

4.1 DRAWINGS AND DOCUMENTS

Table 1 sets out the amendments required to the list of approved drawings and documents to Stage 2 to reflect the proposed changes and ensure any approval issued acknowledged the correct plans.

The following table outlines the proposed changes to the approved drawings and documents, with the changes underlined in blue and items to be removed marked in **red**.

Table 1: Proposed Amendments to Drawings and Documents

Document Title	Reference Number	Plan/Doc Date
Proposed Plan of Subdivision – Sheet 1 of 4	160025_009_PRO- Issue U (Amended In Red 20- MAY-2026) Annotated in Blue 26- JUNE-2026	08-MAY-2026 (Received)
Proposed Plan of Subdivision – Sheet 2 of 4	160025_009_PRO- Issue U Annotated in Blue 26- JUNE-2026	08-MAY-2026 (Received)

Documents not listed above are not proposed to be updated as part of this change application.

4.2 CONDITIONS OF APPROVAL

Under the applicable conditions, the subject land has been identified as containing protected vegetation, is zoned as an Environmental Protection Zone (EPZ), and is subject to protection under an environmental covenant associated with a broader area of environmental areas. Rehabilitation of this lot is planned as part of Stage 2.

These conditions of approval remain applicable to the broader environmental areas within the development approval. The change does not necessitate an amendment to these conditions.

4.3 INFRASTRUCTURE AGREEMENT

The Stage 1 development approval is subject to an Infrastructure Agreement (IA) in accordance with Condition 5 of the development approval. The IA, executed between Urban Utilities (UU) and the applicant, addressing matters such as timing and funding of sewer infrastructure delivery. The trunk sewer traverses the northern portion of the subject land and will be secured via an easement.

The proposed change does not affect the obligations under the IA as they relate to Stage 1, nor does it alter the commitments outlined in the Infrastructure Agreements executed on 16 August 2019 and 8 May 2020.

5 ASSESSMENT OF MINOR CHANGE

Consideration has been given to the relevant matters for assessing a Minor Change in the Planning Act, having regard to the definition of Minor Change in Schedule 2 and the assessment criteria in Section 81. The proposed change as outlined above have been assessed against these criteria, as follows:

Schedule 2 - 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.”*

The proposed change meets each of the criteria stated in this definition. This is demonstrated in **Section 4.1** of this correspondence.

5.1 SUBSTANTIALLY DIFFERENT DEVELOPMENT

In respect to part (b)(i) of the definition of Minor Change, guidance about the term ‘substantially different development’ is provided in Schedule 1 of the Development Assessment Rules. An assessment of the proposed changes against the substantially different development criteria is included in the **Table 1** below:

Table 1 – Substantially Different Criteria Response

<p>Involves a new use</p>	<p>The proposed minor change does not involve a new use.</p>
<p>Results in the application applying to a new parcel of land.</p>	<p>The proposed development does not include a new parcel of land.</p> <p>The change is limited to excising a small portion of land, with the approved development remaining over the balance of the site.</p>
<p>Dramatically changes the built form in terms of scale, bulk and appearance.</p>	<p>The subject land has been conditioned as an “Environmental Protection Zone” and covered by an environmental covenant that restricts the ability for it to be developed for urban purposes.</p> <p>The excision of land will not change the built form outcome. Furthermore, any rehabilitation and environmental protection measures will be transferred onto the concurrent Reconfiguring a lot application, maintaining and consistent outcome over the subject land.</p>
<p>Changes the ability of the proposed development to operate as intended.</p>	<p>The proposed change will not remove or change any element of the development which would alter the ability for the development to operate as intended.</p>
<p>Removes a component that is integral to the operation of the development.</p>	<p>The proposed minor change will not remove a component that is integral to the operation of the development. The development retains all integral components which enable the use to operate effectively.</p>
<p>Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.</p>	<p>The proposed change will not result in new or additional impacts on traffic flow or the surrounding transport network.</p>

Introduces new impacts or increases the severity of known impacts.

The proposed change does not introduce new impacts or increase the severity of known impacts.

Based on the application approach, the environmental outcome of the subject land will remain consistent, via transfer of rehabilitation and environmental protection measures to the concurrent Reconfiguring a lot application.

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

The existing approval does not involve an incentive or offset. In accordance with the development approval, the subject land involves rehabilitation and environmental protection, remaining in private ownership.

Based on the application approach, the environmental outcome of the subject land will remain consistent, via transfer of rehabilitation and environmental protection measures to the concurrent Reconfiguring a lot application.

Impacts on infrastructure provision.

The proposed changes do not result in any changes to the provision of infrastructure.

The above assessment demonstrates that the proposed change will not result in substantially different development.

5.2 PROHIBITED DEVELOPMENT

The proposed changes do not involve the introduction of any prohibited development into the development. Accordingly, the changes comply with criterion (b)(ii)(A) of the Minor Change Definition.

5.3 REFERRAL AGENCIES

In respect to parts (b)(ii)(B),(c) and (D) of the definition of Minor Change, we note the original application did not require referral.

5.4 ASSESSMENT AGAINST BRISBANE CITY PLAN 2014

According to Section 81(3) of the Planning Act:

“For subsection (2)(d) and (da), the responsibly entity-

- (a) Must assess against, or have regard to, the matters that applied when the development application was made; and*
- (b) May assess against, or have regard to, the matters that applied when the change application was made.”*

Section 81(3) of the Planning Act stipulates that an assessment of a request for a Minor Change is to be undertaken against the relevant planning scheme in force at the time the original application was made.

It also provides that a responsible entity (BCC in this instance) may have regard to the current town planning framework in its assessment (v33). The development application, which resulted in the current development approval, was assessed against Brisbane City Plan 2014 (v19.00/2020). An assessment of the proposed changes against the key provisions of the City Plan is included in **Table 2** below.

Relevant Brisbane City Plan 2014 Provisions	Response
Emerging Community Zone Code	<p>The development continues to be consistent with the function and role of the Overall Outcomes of the Emerging Community Zone code as:</p> <ul style="list-style-type: none"> ▪ The proposed change is to enable the subject land to be excised from the existing development approval on site. ▪ The change does not change the configuration or purpose of the excised land from those approved under the existing development approval. ▪ The subject land is identified as an Environmental Protection Zone and subject to covenants (in accordance with the conditions of the existing development approvals), which will remain consistent with the outcome

achieved under the concurrent Reconfiguring a lot application.

Rochedale Urban Community Neighbourhood plan code

The proposed development complies with the intent and outcomes anticipated under the Rochedale Urban Community Neighbourhood plan, as established through the existing development approval.

The proposed change does not alter the delivery and operation of the approved development, nor the environmental outcomes achieved over the subject land.

The above assessment demonstrates that the proposed changes do not alter the proposals compliance with the current planning framework or hinder the achievement of BCC's intentions for development on site.

On this basis, the development continues to comply with the planning framework that applied at the time of the original application was made and complied with the planning framework applicable at the time of this Minor change application was made.

6 Conclusion

As outlined in this letter, the proposed changes constitute a Minor Change as described by the *Planning Act 2016*.

The proposed change is considered appropriate in consideration of the approved development and planning controls relevant to the site. Accordingly, we respectfully request that Council approves the proposed change.

We trust the supplied documentation is sufficient for Council to undertake an assessment of this request. If you have any questions, please do not hesitate to contact the undersigned, **Jessica Higgins (Senior Consultant)** or **Rauha Firaq (Consultant)** on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Joe Selwood". The signature is stylized and fluid.

Joe Selwood



Associate Director
+61 7 3007 3800

Attachment A – DA Form 5

Attachment B – Land Title Search

Attachment C – Current Development Approval

Attachment D – Amended Approved Plans