



05 November 2025

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

Sent Via: Online Smart Form

Dear Sir/Madam

RE: REQUEST FOR MINOR CHANGE TO EXISTING APPROVAL IN ACCORDANCE WITH S81 OF THE PLANNING ACT 2016 – MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING DEVELOPMENT (A003859713) UPON LAND LOCATED AT 255 BEENLEIGH ROAD, SUNNYBANK AND 29 FOWEY STREET, SUNNYBANK.

We write on behalf of the applicant, *SCAS Leaf 6 Pty Ltd*, with respect to the development approval given over the abovementioned land originally granted by Brisbane City Council on 5 April 2019 (A003859713) for a Material Change of Use for a Multiple Dwelling (38 Units).

In accordance with sections 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval. We provide below an overview of the existing approval, the proposed changes, and an assessment of the minor change regarding the relevant provisions under the *Planning Act 2016*.

To facilitate Councils assessment of the proposal, please find enclosed the following:

- Planning Act DA Form 5.
- Signed Owners Consent.
- Amended Architectural Plans prepared by *Ultra Linea Architects*.

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further please do not hesitate to contact our office.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Michael Cocciola
SENIOR PLANNER

Enc Minor Change Application

MINOR CHANGE APPLICATION

1. Site Details

Site Address	255 Beenleigh Road, Sunnybank 261 Beenleigh Road, Sunnybank 29 Fowey Street, Sunnybank
Real property description	Lot 3 on SP341233 Lot 1-9 on SP318320 Lot 2 on SP156038
Area of site	7,791m ²
Zone	LDR Low Density Residential Zone
Neighbourhood Plan	Acacia Ridge – Archerfield Neighbourhood Plan
Overlays	<ul style="list-style-type: none"> ▪ Airport environs overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay ▪ Transport Noise Corridor

This site consists of a single allotment with a site area of approximately 7791m² and a total frontage of approximately 38.3m and direct access to Beenleigh Road to the North. The land is currently undertaking Stage 2 Development – with Stage 1 having commenced use.

As shown in Figure 1 (below), the site is located approximately 16 kilometres south-east of the Brisbane CBD within a well-established, highly accessible and multicultural suburb. The site benefits from excellent transport connections via Beenleigh Road and proximity to Altandi Station, as well as quick access to the Pacific Motorway. The surrounding area is characterised by a mix of older detached dwellings and newer townhouse developments, supported by strong local amenities including Sunnybank Plaza, schools, childcare centres, and public parks.



Figure 1: Subject Site Aerial.

Under the *Brisbane City Plan 2014*, the subject site is identified in the Low Density Residential zone. The surrounding locality is of predominately low density residential housing with local open space (OS1) allocations on the northern side of Beenleigh Road, Sunnybank.



Figure 2: BCC Zoning (CP2014 v.34).

2. Application History

To assist Council with this request, the development approval history over the site is detailed below as follows:

- **A003859713 | 23 April 2014 - Multiple Unit Dwellings**

The development application A003859713 was lodged on 23 April 2014. The proposal originally sought approval to carry out Building Work and a Material Change of Use to establish 38 multiple dwelling units across 3 lots, over 3 stages. The application, which was impact assessable, was assessed by Brisbane City Council and subsequently approved on 5 April 2019. There was an appeal process.

3. Proposed Changes

The following section outlines the nature of the proposed minor changes, supported by updated architectural and site plans (refer to Figures 3–6). Each aspect of the minor change is discussed in turn, with specific attention to consistency with the approved development, relevant performance outcomes, and the extent of variation from the approval. The discussion demonstrates that the proposed changes are limited in scope, do not alter the intent or function of the approved development, and continue to achieve the relevant assessment benchmarks. As Stage 1 has been completed, the scope of the work(s) omits Units 28-38.

The proposed development continues to provide for 38 residential units and does not involve any alteration to critical site dimensions, dedications, reserves, or the overall site layout. The approved building footprint and siting remain consistent with the existing approval.

Some minor refinements have been made through the detailed design process and preparation of finalised plans. These refinements result in alterations to courtyard and balcony widths and a slight update to reflect the requirements around design elements associated with the building approval (e.g. Hot water system allocations etc and internal floor to ceiling heights). The roof form has been modified to maintain compliance. Importantly, these variations maintain suitability with the applicable benchmarks and ensure the overall outcomes of the approval are not compromised.

The most notable changes are cosmetic and internal in nature, with these architectural amendments improving the presentation of the building without creating any material changes to the function, use, or internal layout of the units. Balconies, Roof forms, window arrangements, internal layouts, and unit sizes produce negligible, yet improved variations from the original approval.

In summary, the proposed changes are minor, limited to architectural detailing and refinement of open space distribution, and do not materially affect the approved development in terms of use, density, site layout, or overall compliance with the planning scheme. The changes are negligible in impact, and the approved development intent remains entirely preserved. The outcomes provide improved liveability for future tenants and a streamlined design across the remaining stages to aid in the timely delivery of housing stock.

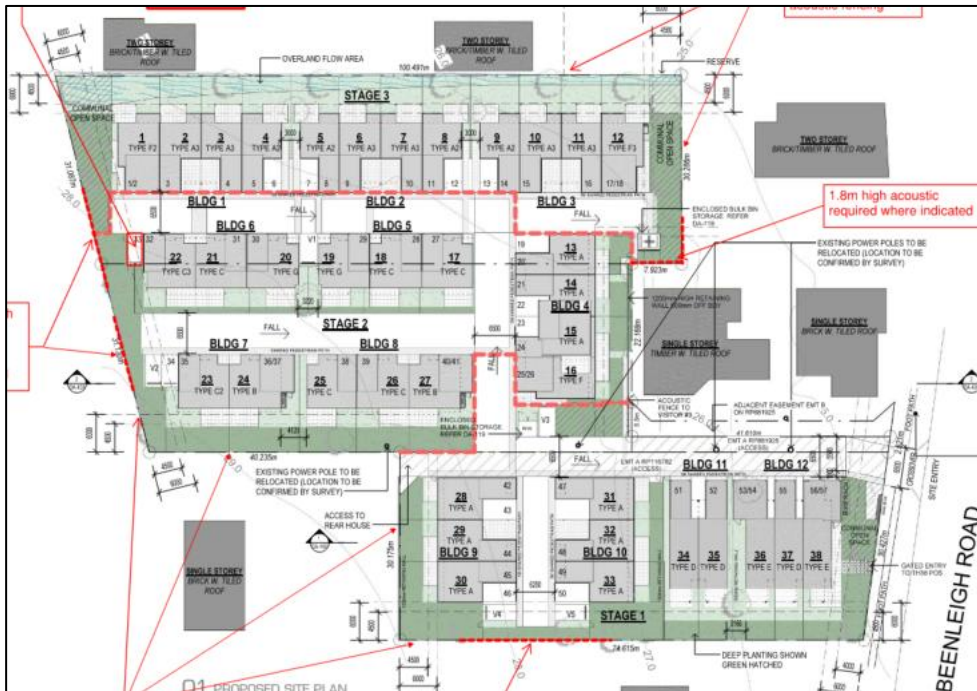


Figure 3: Approved Site Plan.



Figure 4: Proposed Site Plan.

3.1 Roof Form:

As seen in Figures 5 and 6 the proposed roof forms have changed slightly to reflect a more effective delivery during construction and enable improved floor to ceiling heights, without disrupting overall building heights. The revised roof plan simplifies and standardises the roof layout across the development, compared to the 2018 approved plan, the updated design reduces the number of roof breaks and step-downs, aligns ridgelines more consistently between adjoining dwellings, and consolidates roof planes into clearer, continuous sections. These adjustments improve roof drainage, simplify construction, and provide greater aesthetic cohesion between buildings.

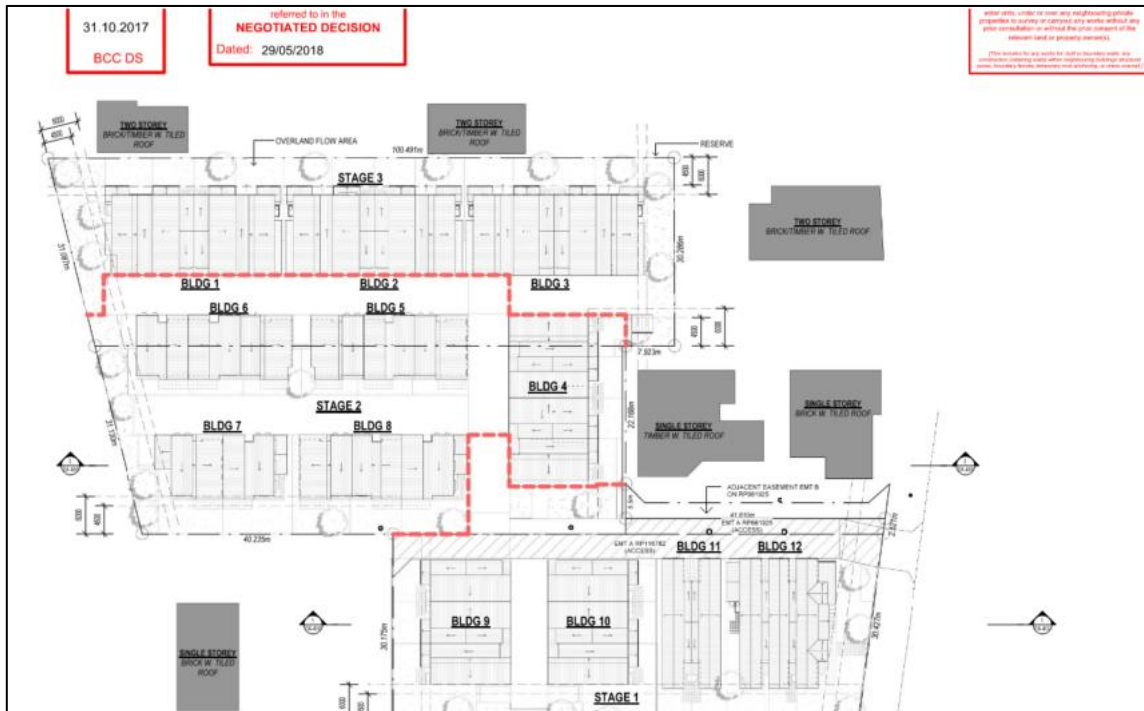


Figure 5: Approved (Overall) Roof Plan. NDN 29.05.2018.

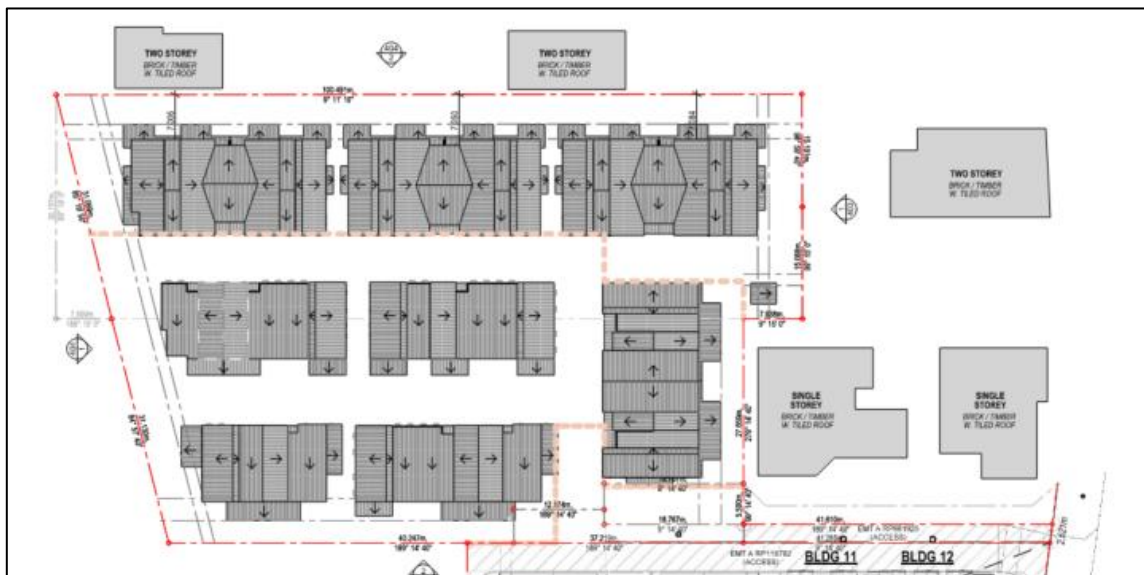


Figure 6: Proposed Roof Plan (Stages 2 & 3).

3.2 Changes based on Unit Type:

Based on the total number of units and the repetitive unit design typology adopted for the development, the following table outlines the corresponding unit type allocated to each individual dwelling as shown in the proposal plans. This allocation also identifies how each unit relates to its respective building and stage within the overall project.

Section 3.2 of this report then outlines the detailed design changes applicable to each unit type. The following table allocates this information accordingly (as seen in Figure 4).

Unit No.	Building	Stage	Unit Type
1	Building 1	Stage 3	Type F2
2	Building 1	Stage 3	Type A3
3	Building 1	Stage 3	Type A3
4	Building 1	Stage 3	Type A2
5	Building 2	Stage 3	Type A3
6	Building 2	Stage 3	Type A3
7	Building 2	Stage 3	Type A3
8	Building 2	Stage 3	Type A2
9	Building 3	Stage 3	Type A2
10	Building 3	Stage 3	Type A3
11	Building 3	Stage 3	Type A3
12	Building 3	Stage 3	Type F3
13	Building 4	Stage 3	Type A
14	Building 4	Stage 3	Type A
15	Building 4	Stage 3	Type F
16	Building 4	Stage 3	Type F
17	Building 5	Stage 2	Type C4
18	Building 5	Stage 2	Type C4
19	Building 5	Stage 2	Type G
20	Building 6	Stage 2	Type G
21	Building 6	Stage 2	Type C4
22	Building 6	Stage 2	Type C3
23	Building 7	Stage 2	Type C2
24	Building 7	Stage 2	Type B
25	Building 8	Stage 2	Type C
26	Building 8	Stage 2	Type C
27	Building 8	Stage 2	Type B

Table 2: Proposed Unit Design Typology.

TYPE A

The changes introduce modest external and internal layout improvements, primarily to enhance utility space, laundry access, and facade articulation.

Changes Proposed:

- Hot water system removed from outside
- Terrace separating wall extended
- Laundry orientation changed
- Linen relocated
- Windows added to Bedrooms 2 & 3, bathroom, and stairs on Level 1
- Bedroom 1 & 2 balcony extended
- Porch roof extended towards driveway by 900 mm

TYPE A2

The changes refine ground-level circulation and visual continuity between internal living areas and external balconies.

Changes Proposed:

- Hot water system removed from outside
- Dining area extended out
- Balcony extended to back and side
- Entry pathway flooring changed
- Laundry width increased
- Balcony extended toward boundary by 1 m

TYPE A3

The alterations improve the functional interior design by extending kitchen space and improving stair access, while refining balcony proportions.

Changes Proposed:

- Hot water system removed from outside
- Kitchen extended towards back
- Balcony width reduced
- Stair wall extended
- Balcony extended toward boundary by 1 m

TYPE B

Minor internal alterations to ceiling height and the dining area, improving natural light and internal openness.

Changes Proposed:

- Hot water system removed from outside
- Ground floor height increased, and stair extended
- Courtyard width increased
- Dining area extended
- Bedroom 1 window modified
- Ensuite vanity location adjusted
- Courtyard roof introduced

TYPE C

Includes minor internal-external spaces to accommodate higher ceilings and a more generous courtyard layout.

Changes Proposed:

- Hot water system removed from outside
- Ground floor height increased, and stair extended
- Courtyard width increased
- Dining area extended
- Bedroom 1 & 4 windows modified
- Ensuite vanity location changed
- Courtyard roof added

TYPE C2

The changes follow the same spatial strategy as Type C, with particular emphasis on cohesive courtyard integration and façade alignment.

Changes Proposed:

- Hot water system removed from outside
- Ground floor height increased, and stairs extended
- Courtyard width increased
- Dining area extended
- A/C condenser relocated
- Bedroom 1 & 4 windows adjusted
- Courtyard roof extended

TYPE C3

Similarly, the outcomes improve the vertical relationship of the ground floor and expands internal dining, mirroring Type C2 with refined detailing.

Changes Proposed:

- Hot water system removed from outside
- Ground floor height increased, and stair extended
- Courtyard width increased
- Dining area extended
- Store relocated
- Bedroom 1 & 4 windows modified
- Courtyard roof introduced
- Courtyard columns added
- Ensuite vanity location changed

TYPE C4

Type C4 continues the courtyard and dining integration approach while focusing on roof structure and column support adjustments.

Changes Proposed:

- Hot water system removed from outside
- Ground floor height increased, and stair extended
- Courtyard width increased
- Dining area extended
- Store relocated
- Courtyard roof extended
- Courtyard columns added

TYPE F

Type F changes are minor and provide functional reorganisation with kitchen relocation and an expanded courtyard area to improve outdoor amenity.

Changes Proposed:

- Hot water system removed from outside
- Courtyard width increased
- Kitchen island relocated
- Balcony extended toward boundary by 1 m
- Courtyard roof extended
- Courtyard columns introduced

TYPE F2

Type F2 expands the dining and kitchen zones while aligning the balcony and façade treatments for consistency across the series.

Changes Proposed:

- Hot water system removed from outside
- Balcony extended
- Dining area extended out
- Kitchen width increased
- PDR duct relocated
- Balcony extended toward boundary by 1 m

TYPE F3

Type F3 delivers the most extensive ground-level modifications of the F-series, extending living and kitchen areas alongside a deeper balcony profile.

Changes Proposed:

- Hot water system removed from outside
- Balcony extended
- Living area extended out
- Kitchen width increased
- PDR duct relocated
- Balcony extended toward boundary by 1 m

TYPE G

Type G revises floor levels, courtyard width, and internal structure, aligning with the larger format units for improved flow and proportion.

Changes Proposed:

- Hot water system removed from outside
- Dining area extended out
- Courtyard width increased
- Ground floor height increased, and stair extended
- Storeroom relocated
- Courtyard columns added
- Courtyard roof extended

Across all typologies, the proposed amendments are minor in nature and maintain the approved development's intended design integrity. The adjustments primarily focus on improving the internal functionality, efficiency of layouts, and the overall built form outcome.

Collectively, the changes seek to maximise internal living areas, enhance spatial flow, and, where possible, improve outdoor and courtyard amenity. These refinements result in a more practical and cohesive architectural outcome while preserving the character, scale, and visual consistency of the original approval scope.

4. Changes to Approved Conditions

There are no changes required or proposed to the existing approved conditions.

5. Changes to Approved Plans

Consequential changes are proposed to the list of approved drawings to reflect the amended architectural plans. The proposed plans prepared by *BRD Group* submitted as part of this change application will supersede the existing approved plans. A detailed list of the changes to the approved drawings and documents is provided in *Table 3: Proposed Changes to Approved Drawings* below.

Attached to the application is a plan set which coordinates the original approval and subsequent GIA plan set together as seen on Brisbane City Council's Development.i file. This Plan set has been provided as an assessment resource for review purposes only. The proposal plans have also been provided, which are considered suitable for approval.

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Site Plan – Approved Site Plan - Proposed	2513-SK010 Rev C 2513-SK011 Rev D	08.10.2025 (Received)
Building Separation Plan Building Separation Plan	2513-SK012 Rev C 2513-SK013 Rev D	08.10.2025 (Received)
Overall Ground Floor Overall Ground Floor	2513-SK014 Rev C 2513-SK015 Rev D	08.10.2025 (Received)
Overall Level 1 Overall Level 1	2513-SK016 Rev C 2513-SK017 Rev D	08.10.2025 (Received)
Overall Roof Overall Roof	2513-SK018 Rev C 2513-SK019 Rev D	08.10.2025 (Received)
Floor Plans – Buildings 1 & 2 Floor Plans – Buildings 1 & 2	2513-SK100 Rev C 2513-SK101 Rev D	08.10.2025 (Received)
Floor Plans – Building 3 Floor Plans – Building 3	2513-SK102 Rev C 2513-SK103 Rev D	08.10.2025 (Received)
Floor Plans – Building 4 Floor Plans – Building 4	2513-SK104 Rev C 2513-SK105 Rev D	08.10.2025 (Received)
Floor Plans – Buildings 5 & 6 Floor Plans – Buildings 5 & 6	2513-SK106 Rev C 2513-SK107 Rev D	08.10.2025 (Received)
Floor Plans – Buildings 7 & 8 Floor Plans – Buildings 7 & 8	2513-SK108 Rev C 2513-SK109 Rev D	08.10.2025 (Received)
Elevations – Building 1 Elevations – Building 1	2513-SK201 Rev C 2513-SK202 Rev D	08.10.2025 (Received)
Elevations – Building 2 Elevations – Building 2	2513-SK203 Rev C 2513-SK204 Rev D	08.10.2025 (Received)
Elevations – Building 3 Elevations – Building 3	2513-SK205 Rev C 2513-SK206 Rev D	08.10.2025 (Received)
Elevations – Building 4 Elevations – Building 4	2513-SK207 Rev C 2513-SK208 Rev D	08.10.2025 (Received)

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Elevations – Building 5 Elevations – Building 5	2513-SK209 Rev C 2513-SK210 Rev D	08.10.2025 (Received)
Elevations – Building 6 Elevations – Building 6	2513-SK211 Rev C 2513-SK212 Rev D	08.10.2025 (Received)
Elevations – Building 7 Elevations – Building 7	2513-SK213 Rev C 2513-SK214 Rev D	08.10.2025 (Received)
Elevations – Building 8 Elevations – Building 8	2513-SK215 Rev C 2513-SK216 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type A Townhouse Type Plans – Type A	2513-SK300 Rev C 2513-SK301 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type A2 Townhouse Type Plans – Type A2	2513-SK302 Rev C 2513-SK303 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type A3 Townhouse Type Plans – Type A3	2513-SK304 Rev C 2513-SK305 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type B Townhouse Type Plans – Type B	2513-SK306 Rev C 2513-SK307 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type C Townhouse Type Plans – Type C	2513-SK308 Rev C 2513-SK309 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type F Townhouse Type Plans – Type F	2513-SK310 Rev C 2513-SK311 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type F2 Townhouse Type Plans – Type F2	2513-SK312 Rev C 2513-SK313 Rev D	08.10.2025 (Received)
Townhouse Type Plans – Type G Townhouse Type Plans – Type G	2513-SK314 Rev C 2513-SK315 Rev D	08.10.2025 (Received)
Site Elevations North & East	2513-SK403 Rev D	08.10.2025 (Received)
Site Elevations South and West	2513-SK404 Rev D	08.10.2025 (Received)

Table 3: Proposed Changes to Approved Drawings.

6. Planning Act 2016 Provisions

The changes to the Development Approval outlined in the above sections are identified as meeting the benchmark for a Minor Change in accordance with Schedule 2 of the *Planning Act 2016*, given that the change:

Would not result in a substantially different development – The proposal as described above does not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:

- a) **Involve a new use** – The proposed change does not involve a new use. The proposed development will continue to operate as a 38 unit MUD as per the development approval.
- b) **Results in the application applying to a new parcel of land** – The proposed changes do not result in the application applying to a new parcel of land. The development remains only on the allotment included in the original approval.
- c) **Dramatically changes the built form in terms of scale, bulk and appearance** – The proposed change does not dramatically change the built form in terms of scale, bulk and appearance in accordance with the approved plans. The built form in terms of its scale or bulk with the slight change maintained within the approved building envelope.
- d) **Changes the ability of the proposed development to operate as intended** – The proposed changes do not alter the ability of the development to operate as intended.
- e) **Removes a component that is integral to the operation of the development** – The proposed change does not result in the removal of a 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 do not significantly impact on traffic flow or the transport network. The slight changes to the layout more accurately depict GFA and therefore do not increase the traffic flow or parking demand for the site.
- g) **Introduces new impacts or increase the severity of known impacts** – The proposed changes do not introduce new impacts or increase the severity of known impacts. The slight change to the layout is maintained within the approved building envelope and therefore does not result in any new or increased impacts.
- h) **Removes an incentive or offset component that would have balanced a negative impact of the development** – The proposed changes do not remove any incentive or offset component.
- i) **Impacts on infrastructure provisions** – The proposed changes do not impact on infrastructure provision.

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 change would not cause the inclusion of Prohibited development in the application if a development application for the development including the change was made.
- b) **Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application** – Not applicable.
- c) **Referral to extra referral agencies, other than to the chief executive** – The minor changes would not cause referral to extra referral agencies if a development application for the development including the change was made.

- 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* – The changes would not cause a referral agency to assess the application against additional matters if a development application for the development including the change was made.
- e) *Public notification if public notification was not required for the development application* – Not applicable. The original development application included public notification.

7. Conclusion

In view of the above, the proposed changes meet the benchmark for a Minor Change to a development approval as detailed in the *Planning Act 2016*.

In accordance with Section 80 of the *Planning Act 2016*, there are no affected entities for this request. While SARA was a referral agency for the development application, SARA (the Chief Executive) is not an affected entity.