



16th February 2026

Hayley Wells
Planning Services Special Assessment
Development Services
Brisbane City Council

Dear Sir/Madam,

RE: PROPOSED CHANGE APPLICATION
MINOR CHANGE UNDER S81 OF THE PLANNING ACT 2016 TO A DEVELOPMENT APPROVAL FOR A MATERIAL CHANGE OF USE FOR A CHILD CARE CENTRE AND ASSOCIATED BUILDING WORK ON LAND LOCATED AT 1489 WYNNUM ROAD AND 11 EISLEY STREET, TINGALPA COUNCIL REFERENCE: A006244458 & A006739773

Introduction

On behalf of the landowner, we hereby request to make a 'Minor Change' to the abovementioned development approval for a Material Change of Use and Building Work, issued by Council on 25th July 2024, and changed on 26th June 2025 under s81 of the Planning Act 2016 (the act).

The following documents are attached in support of the proposed Minor Change:

- DA Form 5
- Signed Landowner Consent
- Amended Landscape Concept Plan, prepared by AGLA, dated 3rd February 2026
- Arborist Report, prepared by Arbor Track Australasia, dated 22nd January 2026

Table 1 - Executive Summary

EXECUTIVE SUMMARY DETAILS

Applicant name	Isaac Consulting Pty Ltd
Landowner	RJH Property Group Pty Ltd A.C.N 609182925 (Trustee)
Site address	1489 Wynnum Road, Tingalpa, QLD 4173
Real Property Description	Lot 5 on RP58963
Site area	1917m ²
Encumbrances	None
Application type	Material Change of Use for a new Child Care Centre and Building Work within a Flood Overlay
Zone and precinct	Low density residential zone
Neighbourhood Plan	N/A
Referral agencies	No

Development Approval History

A search of Council’s Development.i platform has been carried out indicating the original development approval for a Material Change of Use for a Child Care Centre and Building Work was issued on 25th July 2024. A Decision Notice for a Minor Change approval to increase the gross floor area of an activity room was also issued by Council on 26th June 2025. In addition, a related compliance permit was issued by Council in August 2025. There are no other development approvals issued over the site which are available for viewing on the Development.i platform. Details of the current development approvals issued over the site are outlined in Table 2.

Table 2 - Development Approval History

DEVELOPMENT APPROVAL	APPROVAL DETAILS
A006244458 (Original Development Approval)	Material Change of Use (Child Care Centre) and Building Work <ul style="list-style-type: none"> ▪ Impact Assessable ▪ Council decision date: 25th July 2024 ▪ Currency period: 24th September 2030
A006739773 (Minor Change Approval)	Material Change of Use (Child Care Centre) and Building Work

- Impact Assessable
(no public notification required)
- Council decision date: 26th June 2025
- Currency period: 24th September 2030

Proposed Minor Change and General Justification

The proposed Landscape Concept Plan is proposed to supersede the current Landscape Concept Plan as set out in Table 3. The key change being proposed relates to the removal of 2 x existing Leopard Trees on site due to the complications posed during construction and the ongoing maintenance of the trees within an outdoor playground area. The proposed Landscape Concept Plan now includes 2 x new large subtropical shade trees in the playground area. The proposed shade trees could be a Jacaranda, Lilly Pilly or a Pink Trumpet Tree. Please see Figure 1 and the attached Landscape Concept Plan for specific proposal details.

Figure 1 – Proposed Outdoor Play Area Landscape Concept



Table 3 – Proposed Plans

PROPOSED MINOR CHANGE PLANS

Proposed Plan

Landscape Concept Plan, Sheet 1 – Issue F

Deep Planting Calculations, Sheet 2 - Issue F

Proposed Planting Schedule, Sheet 3 – Issue F

Proposed Planting Schedule, Sheet 4 – Issue F

Superseded Plan

~~Landscape Concept Plan, Sheet 1 – Issue E (Amended in Red 23/06/2025)~~

~~Deep Planting Calculations, Sheet 2 - Issue E (Amended in Red 23/06/2025)~~

~~Proposed Planting Schedule, Sheet 3 – Issue E~~

~~Proposed Planting Schedule, Sheet 4 – Issue E~~

There are no other reports and plans listed in the current approval package which are proposed to be changed.

Type of Change Application

The 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.

The proposed change is considered to be a Minor Change.

For a Change Application to be considered a Minor Change, the change to the development approval must accord with the definition of a Minor Change as set out in Schedule 2 of the act:

‘A change that –

(b) For a development approval

(i) Would not result in substantially different development; and

The change is considered to not result in substantially different development, as outlined in Table 3 – Minor Change Test.

(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 change does not introduce any prohibited development as outlined within the *Planning Regulation 2017*.

(B) Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

There were no referrals identified for the development application, and the proposed Minor Change does not require referral to a referral agency.

(C) Referral to extra referral agencies, other than to the chief executive; or

The proposed Minor Change does not require referral to an extra referral agency.

(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

There were no referrals identified for the development application, and the proposed Minor Change does not require referral to a referral agency.

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

Public notification was carried out for the initial development application, approved in July 2024, and public notification is not triggered by the proposed Minor Change to the approved use.

Table 3 outlines a response to the Development Assessment Rules V3.0 - Schedule 1 criteria for Substantially Different Development as part of the Minor Change test.

Table 3 – Minor Change Test

SUBSTANTIALLY DIFFERENT DEVELOPMENT CRITERIA	RESPONSE
Involves a new use	The proposed change does not introduce a new land use.
Results in the application applying to a new parcel of land	The proposed change does not result in the application applying to a new parcel of land.
Dramatically changes the built form in terms of scale, bulk and appearance	The proposed change does not involve any dramatic changes (or changes at all) to the approved built form.
Changes the ability of the proposed development to operate as intended	The approved development includes an outdoor play area which is part of a pervious deep planting area, in accordance with the approved plans. This involves the removal of 2 x existing trees, and the planting of 2 x new trees. The area will continue to be a pervious deep planting area used for outdoor play.
Removes a component that is integral to the operation of the development	The proposed change does not result in the removal of any components that are integral to the operation of the Child Care Centre.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposed change does not increase traffic movements to and from the site.
Introduces new impacts or increase the severity of known impacts	The proposed change does not introduce new impacts or increase the severity of known impacts. The outdoor play area will continue to be a pervious deep planting area.
For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – Introduces new social impacts	The proposed development is not for a MCU for a solar farm or wind farm.

or increase the severity of known social impacts	
Removes an incentive or offset component that would have balanced a negative impact of the development	The proposed change does not remove an incentive or offset component that may have a negative impact on development.
Impacts on infrastructure provisions	The proposed change does not impact on the provision of infrastructure.

Assessing and Deciding a Minor Change

Section 81 of the *Planning Act 2016* outlines aspects to which the responsible entity must have regard to when assessing the minor change. This includes:

Properly made submissions about the development application or another change that was approved

The original development application was not subject to public notification and the application was approved.

Any pre-request response notice or response notice given in relation to the change application

A pre-request response notice or response notice was not given in relation to the change application.

All matters the responsible entity would or may assess against or have regard to, if the change application were a development application

In terms of addressing the relevant assessment benchmarks of the Brisbane City Plan 2014, the proposed Minor Change achieves compliance with the planning scheme as the development continues to demonstrate compliance with the Child Care Centre Code, specifically AO4.1, AO4.2, AO4.3. In terms of PO5, the proposed removal of existing trees, and the proposal of 2 x new large shade trees will allow the deep planting area (and new trees) to continue to be positioned within the rear yard area which will become a key site feature. The proposed landscape solution also complies with AO6 as the net balance of large trees on site remains to be consistent with the development approval.

The proposed Minor Change has been assessed against the relevant sections of the *Planning Act 2016* and demonstrates compliance with the relevant State requirements and provisions of the Brisbane City Plan 2014.

This information is considered sufficient to demonstrate the proposed changes to the development approval constitute a Minor Change in accordance with *Planning Act 2016*. It is requested that Council now proceed with the assessment of this application at their earliest convenience. Please contact the undersigned should you wish to discuss any application matters.

Yours sincerely,

Isaac Consulting Pty Ltd

A handwritten signature in black ink that reads "jisaac". The signature is written in a cursive, lowercase style.

James Isaac

Urban Planner