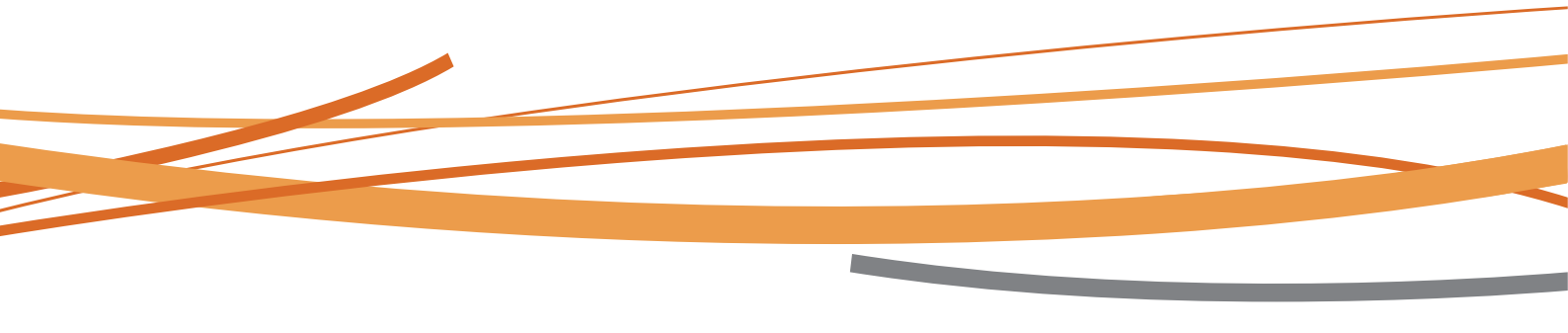


# MINOR CHANGE REPORT

## Arts and Technology Centre

Prepared for Moreton Bay College

10 June 2026



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# Contents

	Executive Summary .....	1
1	Introduction.....	3
2	Site Description and Background.....	4
2.1	Description of the Site .....	4
2.2	Approval History .....	5
3	Nature of the Requested Changes.....	6
3.1	Overview.....	6
3.2	Proposed Changes .....	6
3.3	Changes to the Conditions.....	7
3.4	Changes to the Approved Plans.....	7
3.5	Changes to the Infrastructure Charges.....	7
4	Planning Framework.....	9
4.1	Planning Act 2016.....	9
4.2	Schedule 2: Minor Change Criteria .....	9
4.3	Schedule 1: Substantially Different Development Test .....	10
4.4	Relevant Assessment Benchmarks .....	11
5	Conclusion .....	12

# Executive Summary

Gaskell Planning Consultants has been engaged by Moreton Bay College to prepare a minor change application under section 78 of the *Planning Act 2016*. The application relates to development approval A006563913, issued by Brisbane City Council on 28 November 2024, for a Development Permit for a Material change of use for an extension to an existing educational establishment at 490 Wondall Road and 72 Hargreaves Road, Manly West.

The existing approval allows for the construction of a two to three storey Creativity and Arts Centre within the College campus. The proposed minor change seeks to refine the approved design to improve the functionality, accessibility and efficiency of the building and associated campus infrastructure.

The proposed changes include amendments to the internal layout, roof form, pedestrian connections, car park layout and internal maintenance access arrangements. The revised design maintains the approved educational function of the building and does not increase student enrolments, staffing levels, car parking demand or traffic generation.

Importantly, the proposed change reduces the overall scale and development footprint of the approved building. The revised design results in a reduction in gross floor area of approximately 271m<sup>2</sup> and a reduction in impervious area of approximately 1,031m<sup>2</sup>. The proposal also avoids additional vegetation removal and maintains the existing access, servicing and operational arrangements for the College.

The proposed change remains consistent with the intent, scale and function of the existing approval. It does not introduce a new use, does not apply to additional land, does not result in substantially different development and does not give rise to new or increased planning impacts.

This report demonstrates that the proposed change satisfies the relevant requirements for a minor change under the *Planning Act 2016* and remains consistent with the applicable assessment benchmarks under the Brisbane City Plan 2014. Accordingly, approval of the proposed minor change is sought, subject to the issue of an amended development approval and updated approved plans.

A planning summary of the subject land and development application is provided in **Table 1** below. Further details of the proposed change, including relevant background information and planning justification, are included in the following sections of this report.

**Table 1:** Key Planning Summary

Site and Proposal Details	
Applicant	Moreton Bay College
Site Address	490 Wondall Road and 72 Hargreaves Road, Manly West QLD 4179
Real Property Description	Lots 2 and 3 on SP237723
Site Area	167,610m <sup>2</sup> (16.76ha)
Local Government Area	Brisbane City Council
Applicable Planning Scheme	Brisbane City Plan 2014 (Version 29)
Zone	Community facilities zone and Emerging community
Zone Precinct	Education purposes

<b>Neighbourhood Plan</b>	Wynnum West neighbourhood plan
<b>Existing Development Approval</b>	A006563913 (approved 28 November 2024)
<b>Aspects of Proposed Development</b>	
<b>Type of Development</b>	Change to a development approval (minor change)
<b>Consultant Details</b>	
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# 1 Introduction

This report has been prepared by Gaskell Planning Consultants ('GPC') on behalf of Moreton Bay College ('the College') to support a minor change application made under section 78 of the *Planning Act 2016* ('the Act').

This application seeks to amend development approval A006563913 issued by Brisbane City Council ('Council') on 28 November 2024 for a Development Permit for a Material change of use for an extension to an existing educational establishment. The subject land is located at 490 Wondall Road and 72 Hargreaves Road, Manly West QLD 4179 and is formally described as Lots 2 and 3 on SP237723.

The proposed minor change seeks to amend the approved Arts and Technology Centre by refining the internal layout, revising the roof form, replacing the approved sealed internal roadway with an unsealed maintenance access track, making minor adjustments to the approved car park layout, and improving pedestrian pathways and campus circulation. The proposed changes also reduce gross floor area ('GFA') and impervious area.

Importantly, the proposed changes do not alter the approved educational use, student enrolments, staffing numbers, car parking supply, access arrangements or servicing arrangements approved by Council.

The purpose of this report is to:

- describe the subject land and approval history
- provide an overview of the proposed change, including the requested update to infrastructure charges
- demonstrate that the proposed change satisfies the definition of minor change under the Act;
- demonstrate that the change does not result in substantially different development under the Development Assessment Rules; and
- assess the proposed change against the relevant assessment benchmarks.

The minor change application should be read in conjunction with the revised architectural drawings prepared by Novum (**Attachment A**).

This report demonstrates that the proposed change is minor in nature, remain consistent with the intent and operation of the approved development and should be approved, subject to reasonable and relevant conditions.

## 2 Site Description and Background

### 2.1 Description of the Site

The subject land is located in Manly West, approximately 12km east of the Brisbane CBD. Manly West is an established urban area containing residential neighbourhoods, community facilities, parks and local centres. The College is located within this established context and has operated from the site for a significant period.

The subject land is located at 490 Wondall Road and 72 Hargreaves Road, Manly West QLD 4179 and is described as Lots 2 and 3 on SP237723. The land is occupied by Moreton Bay College, which has operated since 1901 and currently provides an all-girls education service from Pre-Prep to Year 12. **Table 2** provides a summary of the site-specific information and **Figure 1** includes a current aerial image of the subject land.

**Table 2:** Characteristics of the Subject Land

Site Characteristics	Details
Address	490 Wondall Road and 72 Hargreaves Road, Manly West QLD 4179
Real Property Description	Lots 2 and 3 on SP237723
Lot Area	167,610m <sup>2</sup> (16.76ha)

**Figure 1:** Aerial of the Subject Land



Source: Nearmap, 2026 (image captured 12 March 2026).

## 2.2 Approval History

A review of Council’s Development.i records identified a number of relevant development approvals over the subject land. The key approval history is summarised in **Table 3** below:

**Table 3:** *Subject Land Planning Approvals*

Application Reference	Approval Date	Details
A003358118	29 November 2012	A development approval for a material change of use (education purposes – carpark) and a preliminary approval for operational works (functional layout) was granted by Council. This approval allowed for a carpark within the adjoining property to the south, being 510 Wondall Road, Manly West. <sup>1</sup>
A003641926	29 August 2013	A development approval for a material change of use and preliminary approval for building work (extensions to prep school) was granted by Council. This approval allowed for an extension to the existing prep building including an activity area, amenities, lockers, a store, a staff room, a meeting room, a foyer, and a new verandah.
A005983548	29 April 2022	A development approval for a material change of use for an extension to an educational establishment was granted by Council. This approval allowed for a revised play space, wayfinding, additional parking, and an extension to the pre-prep building.
A006563913	28 November 2024	A development approval for a development permit for a material change of use for an extension to an educational establishment was granted by Council. The approval allowed for a new 2-3 storey creativity and arts centre and an associated car park. A copy of the decision notice is provided at <b>Attachment A</b> .
A006739061	30 April 2025	An exemption certificate was granted by Council for a storage shed in the Flood and waterway corridor overlay.

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<sup>1</sup> From a review of aerial imagery (Nearmap), it does not look like this carpark has been constructed.

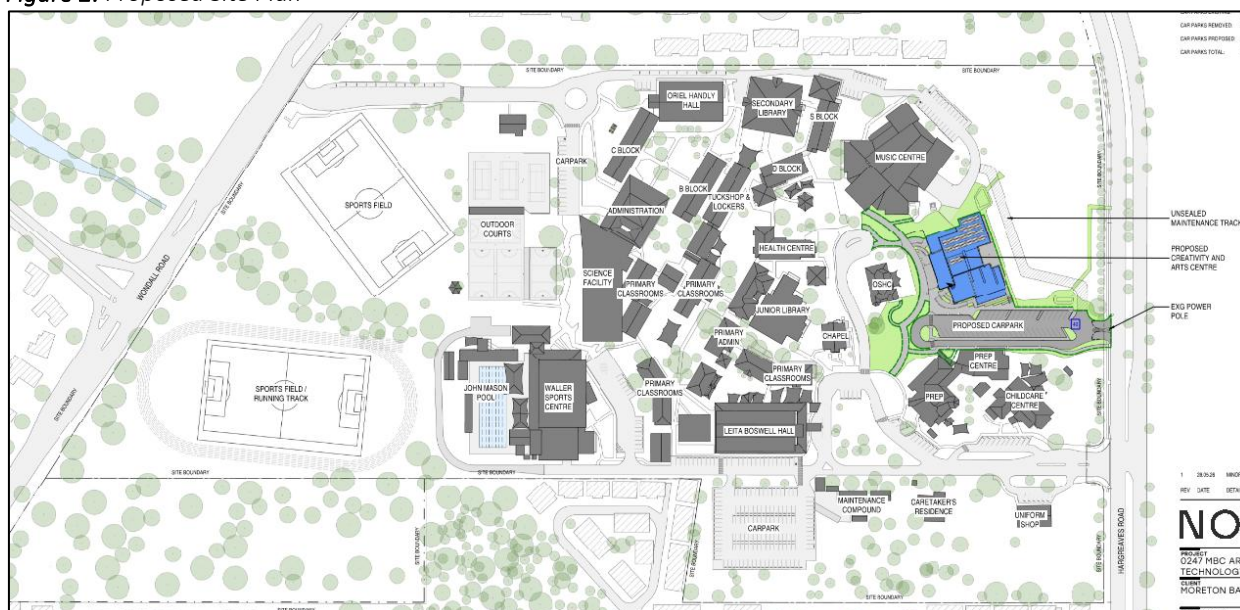
## 3 Nature of the Requested Changes

### 3.1 Overview

The proposed minor change involves targeted refinements to the approved Arts and Technology Centre, including internal layout changes, a revised roof form, improved pedestrian accessways, minor car park layout changes, and replacement of the approved sealed internal roadway with an unsealed maintenance track. The change also reduces both GFA and impervious area.

A summary of the proposed change is provided in the following sections of this report and is supported by Architectural Drawings prepared by Novum (refer to **Attachment A**). A proposed site plan has been included below at **Figure 2**.

**Figure 2: Proposed Site Plan**



Source: Novum, 2026.

### 3.2 Proposed Changes

The proposed change seeks to reduce the scale and refine the layout of the previously approved 2-3 storey Arts and Technology Centre to improve the functionality of the building. The revised design will result in a reduction in GFA by approximately 271m<sup>2</sup> and a reduction in impervious area by approximately 1,031m<sup>2</sup>.

The proposed ground floor amendments include:

- Consolidation of amenities
- Removal of separate staff offices to provide a larger shared staff area
- Consolidation of the kitchen and servery areas
- Inclusion of a print/copy room
- Consolidation of Meeting Booths 1, 2 and 3 into two meeting booths
- Amendments to the layout and size of learning areas and associated store rooms and covered outdoor learning areas ('COLA')
- Removal of the northern COLA and replacement with a store room
- Consolidation of Specialist Spaces 1, 2 and 3 into one specialist space

- Conversion of the change room into an additional learning area (as opposed to a separate room).

The proposed first floor amendments include:

- Reduction in breakout rooms from eight to three
- Removal of a store room
- Increase in the size of a learning area.

In addition to the above, minor amendments are proposed to the approved car park layout. The number of car parking spaces remains unchanged at 40 spaces.

Importantly, the minor change does not propose any increase to student enrolments, staffing levels, car parking demand or traffic generation. The proposal is illustrated in the plans enclosed at **Attachment A**.

### 3.3 Changes to the Conditions

The proposed change does not require substantive amendments to the existing conditions of approval. It is requested that Council update the approved plans condition only, to reference the amended Architectural Drawings prepared by Novum at **Attachment A**.

### 3.4 Changes to the Approved Plans

Architectural Drawings prepared by Novum accompany this application and illustrate the amended development. Accordingly, it is requested that the approved drawings and documents table be amended to replace the superseded plans with the plans enclosed at **Attachment A**.

### 3.5 Changes to the Infrastructure Charges

As part of development approval A006563913, Council issued an Infrastructure Charges Notice ('ICN') dated 28 November 2024. It is requested that the ICN be amended and reissued to reflect the reduced GFA and reduced impervious area resulting from the revised design, as outlined in Section 3.2.

Updated drawings have been prepared to support the recalculation of infrastructure charges. Based on the revised GFA and impervious area, the total charge would reduce from \$360,640.12 to \$333,473.94, before any further Council review or confirmation. The relevant charge calculations are summarised in **Tables 4** and **5** below.

**Table 4: Infrastructure Charges Notice Summary – Approved (Based on Resolution No.13)**

Proposed Development Demand / Credit	Charge Amount	Total Charge
2,618m <sup>2</sup> GFA educational establishment (demand)	\$126.54 per GFA m <sup>2</sup>	\$331,281.72
6,115m <sup>2</sup> stormwater impervious area (demand)	\$12.16 per impervious area m <sup>2</sup>	\$74,358.40
Charges Reduction for Eligible Community Organisation (credit)	\$45,000.00	-\$45,000.00
<b>Total Charge</b>		<b>\$360,640.12</b>

**Table 5: Infrastructure Charges Notice Summary – Proposed (Based on Resolution No.14)**

Proposed Development Demand / Credit	Charge Amount	Total Charge
2,347m <sup>2</sup> GFA educational establishment (demand)	\$133.38 per GFA m <sup>2</sup>	\$313,042.86

5,084m <sup>2</sup> stormwater impervious area (demand)	\$12.87 per impervious area m <sup>2</sup>	\$65,431.08
Charges Reduction for Eligible Community Organisation (credit)	\$45,000.00	-\$45,000.00
<b>Total Charge</b>		<b>\$333,473.94</b>

## 4 Planning Framework

### 4.1 Planning Act 2016

Section 78(1) of the Act allows a person to make a change application to change a development approval. The relevant question for this application is whether the change satisfies the definition of a minor change in Schedule 2 of the Act. Regard has also been given to the substantially different development guidance in Schedule 1 of the Development Assessment Rules (Version 3.0 under section 68 of the Act) ('DA Rules'). For the reasons set out in Sections 4.2 and 4.3, the proposed change satisfies the minor change criteria and does not result in substantially different development.

### 4.2 Schedule 2: Minor Change Criteria

Schedule 2 of the Act defines a minor change to a development approval. **Table 6** assesses the proposed change against that definition.

**Table 6:** Assessment Against 'Minor Change' Criteria for a Development Approval

Schedule 2, Planning Act 2016 – Minor Change Criteria	GPC Response
<b>(b) for a development approval –</b>	
(i) would not result in substantially different development	The proposed change does not result in substantially different development. Refer to <b>Table 7</b> .
(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 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	The original application did not require referral to a referral agency and the proposed change would not trigger referral.
(C) referral to extra referral agencies, other than to the chief executive; or	The proposed change would not require referral to any extra referral agencies.
(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or	The proposed change would not require assessment by a referral agency against any new matter.
(E) public notification if public notification was not required for the development application.	The original application did not require public notification and the proposed change would not require public notification if the application, including the change, were made today.

### 4.3 Schedule 1: Substantially Different Development Test

Schedule 1 of the DA Rules identifies matters that may indicate whether a change results in substantially different development. **Table 7** demonstrates that the proposed change does not trigger those matters and therefore does not result in substantially different development.

**Table 7: Substantially Different Assessment**

Schedule 1, DA Rules – Substantially Different Development Criteria	GPC Response
<b>(4) A change may be considered to result in substantially different development if any of the following apply to the proposed changes:</b>	
(a) involves a new use	The approved use remains an educational establishment. No new use is introduced.
(b) results in the application applying to a new parcel of land	The change applies only to the approved premises and does not include any additional parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance	The built form is not dramatically changed. The design remains a two to three storey educational building within the College campus and reduces both GFA and impervious area.
(d) changes the ability of the proposed development to operate as intended	The development will continue to operate as intended. The change does not alter student enrolments, staffing levels, access arrangements, car parking supply or servicing arrangements.
(e) removes a component that is integral to the operation of the development	The change does not remove any component integral to the operation of the approved development. The revised layout continues to provide the core learning, staff, storage, amenity and circulation functions.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The change will not significantly impact traffic flow or the transport network. No increase in student enrolments, staffing levels, car parking supply or traffic generation is proposed.
(g) introduces new impacts or increase the severity of known impacts	The change does not introduce new impacts or increase the severity of known impacts. The reduced GFA and impervious area lessen the scale of the approved development.
(h) for a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – <ul style="list-style-type: none"> <li>Introduces new social impacts or increase the severity of known social impacts; or</li> </ul>	The development is not a development prescribed as requiring social impact assessment, and the change does not introduce new or increased social impacts.

(i) removes an incentive or offset component that would have balanced a negative impact of the development	The change does not remove any incentive or offset component relied upon to balance a negative impact of the approved development.
(j) impacts on infrastructure provisions	The change does not adversely impact infrastructure provision or increase infrastructure demand. The reduced GFA and impervious area support a reduced infrastructure charge.

## 4.4 Relevant Assessment Benchmarks

### 4.4.1 Overview

In accordance with section 81 of the Act, consideration has been given to the assessment benchmarks applying to the original approval and to the current Brisbane City Plan 2014 Version 35 ('City Plan v.35'), being the planning instrument that would apply if a development application for the development, including the change, were made at the time this application is lodged.

The following sections provide an overview of the applicable assessment benchmarks and demonstrate that the proposed change remains consistent with the purpose and intent of the City Plan.

### 4.4.2 Brisbane City Plan 2014 (Version 29)

The proposed development remains consistent with the intent and outcomes of City Plan v.29, which applied to the original approval. The change maintains the approved educational establishment use, reduces GFA and impervious area, and does not introduce any new land use, access, traffic or amenity impacts. No further detailed assessment against City Plan v.29 is therefore required.

### 4.4.3 Brisbane City Plan 2014 (Version 35)

Under the current City Plan v.35, the proposed development continues to align with the intent and outcomes of the Community facilities zone and Emerging community zone.

The proposed development remains consistent with the intent of the Community facilities zone, Education purposes precinct, which anticipates educational establishments and associated facilities that support community needs. The change involves refinements to an approved educational building and will continue to provide contemporary, functional facilities for students and staff within the existing College campus.

The proposal is also consistent with the intent of the Emerging community zone. The revised development maintains a bulk, scale and intensity compatible with the established campus and surrounding development, and does not result in adverse impacts on adjoining sensitive land uses. The proposal remains well integrated within the College and does not compromise the existing or intended use of adjoining land.

Importantly, the proposed changes are limited in nature and primarily comprise internal layout refinements, a revised roof form, improved pedestrian connections, minor car park layout adjustments and replacement of the approved sealed internal roadway with an unsealed maintenance track. The proposal also reduces GFA and impervious area compared with the approved development.

Accordingly, the proposed minor change remains consistent with the purpose and intent of the applicable zones and does not introduce new or increased impacts beyond those already assessed and approved by Council.

## 5 Conclusion

This report has been prepared by Gaskell Planning Consultants on behalf of Moreton Bay College to support a minor change application under section 78 of the *Planning Act 2016*.

The application seeks to amend development approval A006563913, which permits an extension to the existing educational establishment at 490 Wondall Road and 72 Hargreaves Road, Manly West. The proposed change refines the approved design of the Creativity and Arts Centre through amendments to the internal layout, roof form, pedestrian connections, car park layout and maintenance access arrangements.

The proposed change maintains the approved educational use and does not increase student enrolments, staffing levels, car parking demand or traffic generation. It also reduces the overall development footprint, with a decrease in gross floor area of approximately 271m<sup>2</sup> and a reduction in impervious area of approximately 1,031m<sup>2</sup>.

The proposed change remains consistent with the intent, scale and function of the existing approval. It does not introduce a new use, does not apply to additional land, does not result in substantially different development and does not generate new or increased planning impacts.

On this basis, the proposed change satisfies the requirements for a minor change under the *Planning Act 2016* and remains consistent with the relevant assessment benchmarks under the Brisbane City Plan 2014.

Accordingly, Council's approval of the minor change application is respectfully requested, subject to the issue of an amended development approval and updated approved plans.



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