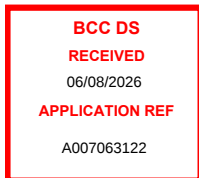


Please Quote Our Ref: 8654



06 August 2026

Brisbane City Council
Development Services – Planning Services Special Assessment
Electronic Submission

Attn: The Assessment Manager

Dear Sir/Madam,

**RE: Minor change application
Proposed subdivision
2 Hellen Street, Bald Hills
Council reference: A006240008**

We are writing in relation to the abovementioned development approval, to request a change to the approval pursuant to section 78 of the *Planning Act 2016* (the Act), in accordance with provisions of section 81 (minor change).

The proposed change affects the certificate of classification condition and stormwater solution for the proposed lots. The change relates to stormwater flow and a new lawful point of discharge. The change involves connecting both sites stormwater infrastructure to the existing stormwater line originating from Lot 34 on RP29037.

Please find attached the following supporting document:

Annexure A Revised Civil Plans

CERTIFICATE OF CLASSIFICATION

Condition 1 requires that a certificate of classification for a class 1a building is provided for the existing dwelling on the site. As this building predates the *Building Act 1975* (having been constructed prior to 1975) there isn't a final inspection or final certificate issued for the building following approved building work. As this cannot be retrospectively issued there is a practical difficulty in providing a certificate of classification for the building. Therefore, it is proposed that the condition instead requests for a '*Statement of Classification*', which can confirm in a certifiers professional opinion the building is a class 1a dwelling.

STORMWATER DRAINAGE

The approved development provided fill to facilitate stormwater drainage by gravity to prevent runoff to adjoining premises. The proposed change will instead provide for a concrete inlet pit at the back northeastern corner where the existing topography facilitates stormwater drainage by gravity. The concrete inlet pit will connect to the existing up-stream stormwater drainage on Lot 34 on RP29037.



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Refer to Annexure A – Civil Plans.

Earthworks

The approved plan provides fill to facilitate stormwater drainage. The proposed change will reduce the total earthworks to a proposed 4.2m³ to facilitate sewer control instead of stormwater drainage. Still ensuring no proposed retaining walls exceed 1 m in height, refer to figure 1 below.

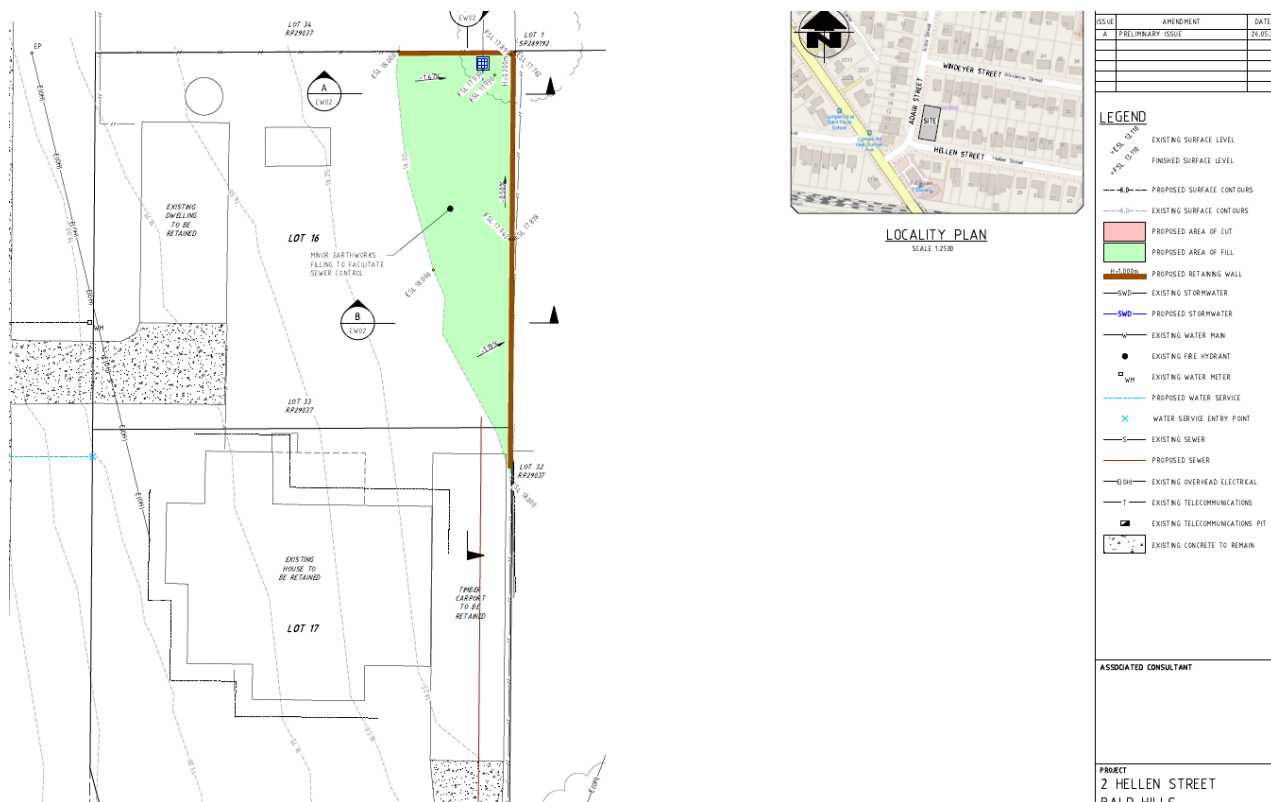


Figure 1: Civil Engineering Plan - area of proposed fill (Source: Civil works engineers).

Planning Scheme Compliance

The proposed change does not result in any new performance outcomes under the relevant codes. The following assessment benchmarks are considered relevant to the change.

Table 1: Relevant assessment benchmarks and compliance comments.

Assessment benchmark	Comments
Subdivision code	
AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	<i>The proposed change facilitates stormwater drainage by gravity to a stormwater inlet located at the rear of the property that facilitates stormwater drainage to a lawful point of discharge through existing stormwater infrastructure.</i> → Refer to Annex A—Revised Civil Plans. <i>The stormwater management system will be designed and constructed in compliance with standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
Filling and excavation code	

AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: a. 2.5m in a zone in the Industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone.	<i>The proposed change to filling and retaining has a maximum height of 0.14 m.</i> → Refer to Annex A—Revised Civil Plans. ✓ Acceptable Outcome satisfied.
Stormwater code	
AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	<i>The proposed change facilitates stormwater drainage by gravity to a stormwater inlet located at the rear of the property that facilitates stormwater drainage to a lawful point of discharge through existing stormwater infrastructure.</i> → Refer to Annex A—Revised Civil Plans. <i>The stormwater management system will be designed and constructed in compliance with standards in the Infrastructure design PSP.</i> ✓ Acceptable Outcome satisfied.
AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	<i>The proposed change facilitates stormwater drainage by gravity to a stormwater inlet located at the rear of the property that facilitates stormwater drainage to a lawful point of discharge through existing stormwater infrastructure.</i> ✓ Acceptable Outcome satisfied.
AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	<i>The proposed change facilitates stormwater drainage by gravity to a stormwater inlet located at the rear of the property that facilitates stormwater drainage to a lawful point of discharge through existing stormwater infrastructure.</i> ✓ Acceptable Outcome satisfied.

Conditions

The following are the proposed changes made to the conditions of approval.

Condition	Timing
1) Dwelling classification Provide certificate statement of classification to demonstrate that the existing dwelling to be retained on proposed Lot 16 is a Class 1a building.	Prior to Council's notation on the plan of subdivision
11) Filling and/or Excavation (Minor) Filling and/or excavation works on the site must be in accordance with the relevant Brisbane Planning Scheme Codes and the approved Concept Civil Services Plan numbered SW/22/A and as amended in red on the 5 July 2023 CW25233-A . The lots must be filled to achieve a lawful point of discharge via gravity to the kerb and channel.	Prior to Council's notation on the plan of subdivision
14) Land for Transport Network – Road (Non-trunk) Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING Concept Civil Services Plan numbered SW/22/A and as amended in red on the 5 July 2023 CW25233-A , including the following: A 6.0 metre by 6.0 metre by 3 chord truncation at the corner of Hellen Street and Adair Street; NOTE: This condition is imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to Council's notation on the plan of subdivision

17) On Site Drainage – Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to the existing kerb and channel in Hellen St stormwater infrastructure located in Lot 34 on RP29037 and as shown on approved Concept Civil Services Plan numbered SW/22/A CW25233-A and as amended in red on the 5 July 2023. The lots must be filled to achieve a lawful point of discharge via gravity to the kerb and channel. A charged system is not an acceptable lawful point of discharge. NOTE: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. - Where external works are required and infrastructure will be handed over to Council(e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Councils Infrastructure Installation & Construction Requirements Manual. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals)	Prior to Council's notation on the plan of subdivision
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Infrastructure Charges

The proposed change has no impact on the infrastructure charges levied for the development.

Minor Change Criteria

The proposed change constitutes a *minor change* as defined in Schedule 2 of the Act, as follows:

minor change means a change that—

...

(b) for a development approval—

- (i) does 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, 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
 - (E) public notification if public notification was not required for the development application.

The change does not result in *substantially different development* as defined in Schedule 1 of the *Development Assessment Rules* as the proposed change:

- does not involve a new use
- does not result in the application applying to a new parcel of land
- does not dramatically change the built form in terms of scale, bulk and appearance
- does not change the ability of the proposed development to operate as intended
- maintains all components that are integral to the operation of the development
- has no impact on traffic flow or the transport network
- does not introduce new impacts or increase the severity of known impacts
- does not remove any incentive or offset component that would balance a negative impact of the development
- does not impact on infrastructure provisions.

As the application involves a minor change, it is subject to the provisions in sections 81 and 81A of the Act. The application does not involve any referral agencies.

Summary and Conclusion

In summary, the proposal outlines that the existing dwelling can be classified as a class 1a dwelling and a new stormwater management system can reduce the amount of earthworks required on the site, while still connecting to a lawful point of discharge.

With these considerations, the proposed change should be approved by Council without further amendments.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

GATEWAY SURVEY & PLANNING

Braydon Jones
Town Planner