

18 August 2026

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FAO: Justin Lynham,

Request to change Development Approval (A006476848) (pursuant to Section 78 of the Planning Act 2016) at 21, 29 & 41 Boggo Road, Dutton Park QLD 4102 (Lots 401, 402 & 3 on SP328373)

We write in relation to the Development Approval (BCC Ref: A006476848) issued on 7 June 2024 (as amended by Minor Change (BCC Ref: A006852115, issued 18 September 2025) and associated Compliance Assessment approval (BCC Ref: A006559815) issued by Brisbane City Council (BCC) on 19 March 2025 for Landscape Works on Private Land to comply with Condition 27(a), 27(b), 27(c), 27(d) and 27(e) of Development Approval A006476848.

Proposed changes are summarised in the following sections but essentially include:

1. Introduction of timber deck for the purposes of external dining;
2. Introduction of deck area to Peter Doherty Drive; and
3. Removal of trees to reduce maintenance and safety concerns to bike path.

These changes have been constructed as amended herein and are the result of construction changes on site and detailed design, specifically to:

- a) Maintain serviceability of gas main line and irrigation systems large trees;
- b) To address Department of Transport and Main Roads requirements to:
 - a. ensure clear sight lines to bike path; and
 - b. landscaping does not pose a debris generation source on bike path creating slip issues or blocking drains; and
- c) Placemaking for the centre and community.

1. Introduction of timber deck for purposes of external dining and consequential reduction in landscape

As demonstrated in Figures 1 and 2 below, a timber deck has been introduced instead of a planter at the corner of the ground floor tenancy (IGA) addressing Boggo Road, which helps to provide placemaking and provide a small external dining for patrons of the retail tenancies.

The introduction of this deck results in the loss of 2 x BRACHYCHITON acerifolius and some small groundcovers, including:

- 165 x TULBAGHIA Variegata (140mm)
- 78 x WESTRINGIA Grey Box (200mm)
- 43 x CARISSA Desert Star (200mm)

To offset the reduced planting, and visually soften the external dining area, some planting has been incorporated around the perimeter, including:

- 10 x CARISSA Desert Star (200mm)
- 20 x WESTRINGIA Grey Box (200mm)

This change improves the sight lines for vehicles entering the parking area adjoining the centre, which helps to ensure safety for pedestrians moving through the site. It also further improves the sight lines of the outdoor area and overall activation of the adjoining tenancies and precinct. Gas lines are located beneath the planter and the change enables ongoing access for maintenance and servicing where required. It is overall an improvement of safety and activation of the precinct for the community.

Figure 1: Approved Compliance Plan (BCC Ref: A006559815, Drawing No. LP3.01 (Rev D))

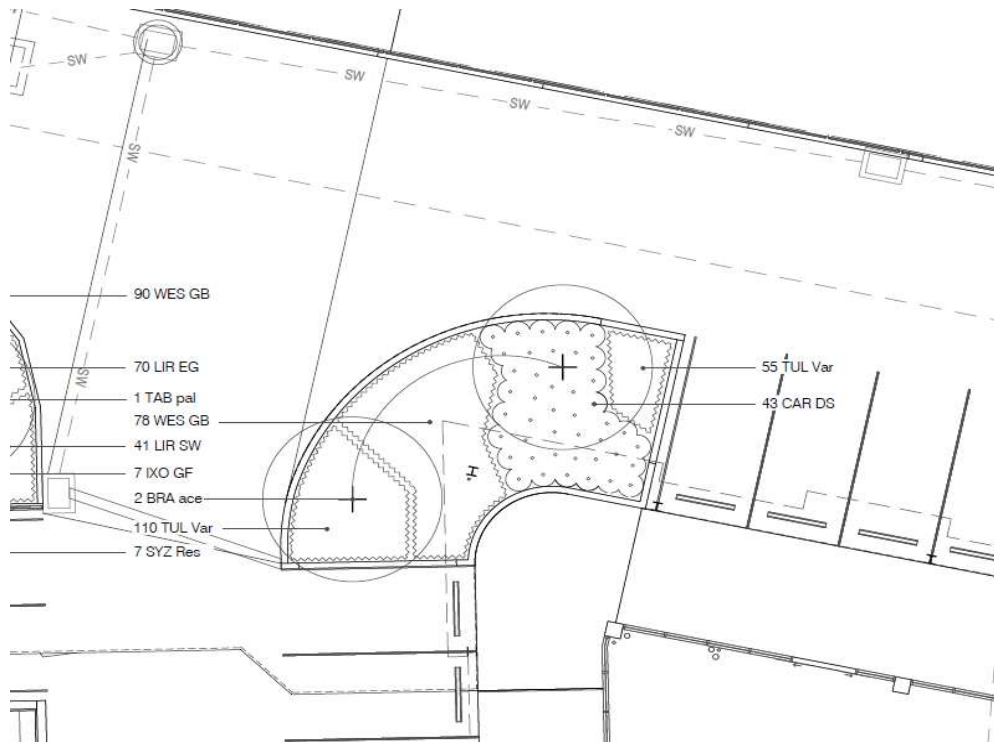
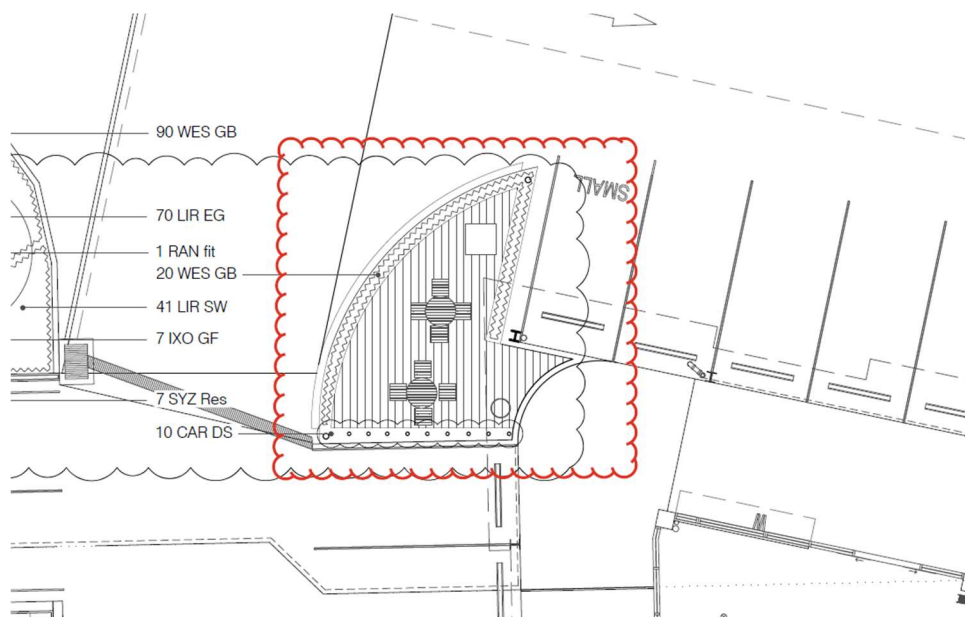


Figure 2: Minor Change Proposed Plan (Drawing No. LP.301 (Rev F))



2. Introduction of Deck to Peter Doherty Drive

In order to improve activation onto Peter Doherty Drive a deck area adjoining the pedestrian ramp has provided to the area. The increased area enables improved outdoor dining opportunities and increased activation onto Peter Doherty Drive.

This change enables sufficient area for patrons to comfortably utilise the space activating the street and providing additional passive surveillance. The proposed extension of the deck results in a minor decrease in the planter bed area in this location. The removal of this component does not significantly reduce the provision of planting and improves the ability for sightlines into and out of the site from Peter Doherty Drive.

The alignment of the ramp has been altered in line with the approved Minor Change (BCC Ref: A006852115, issued 18 September 2025). The change to the alignment was to provide appropriate tapers to the footpath in the road reserve, co-ordinate services and ensure compliance with the DDA standards

The proposed change does result in a reduction of landscape to the area subject of the change, as follows:

- 48 x TUL Var
- 1 x TAB pal
- 14 x WES GB
- 39 x SEN ser
- 1 x BRA ace
- 6 x IXO GF

Figure 3: Approved Compliance Plan (BCC Ref: A006559815, Drawing No. LP3.03 (Rev F))

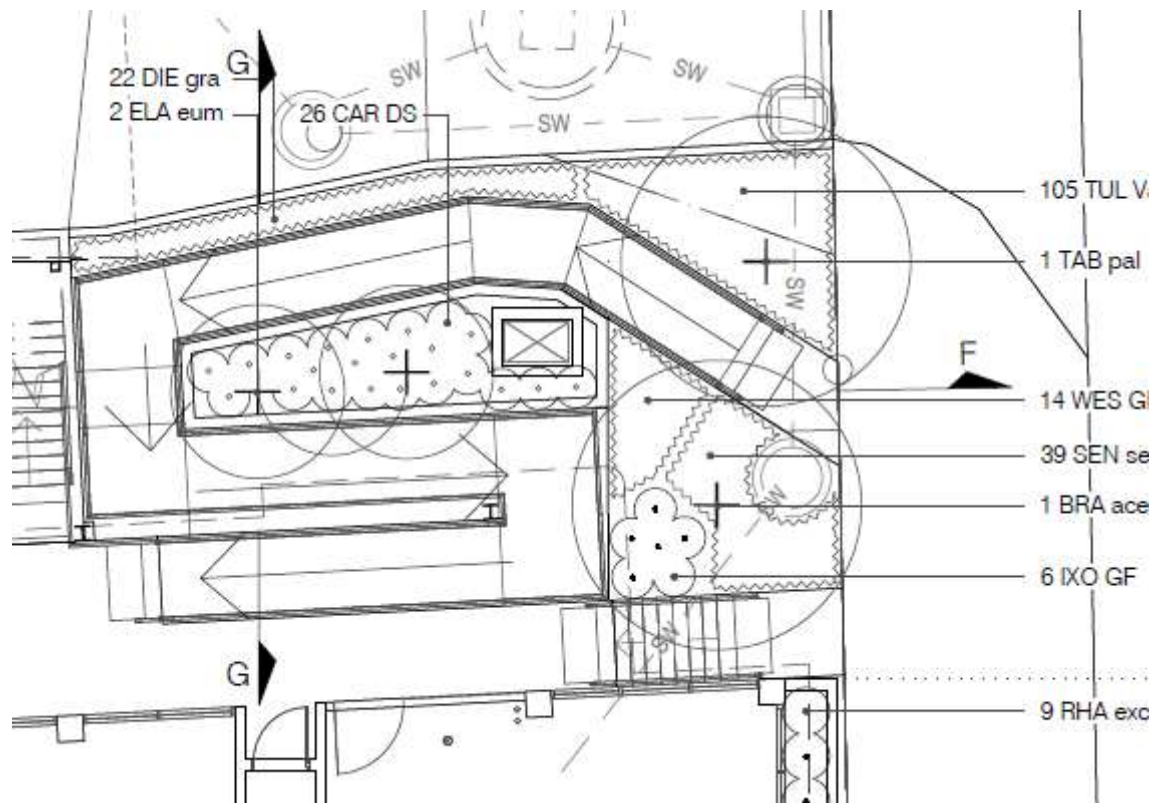
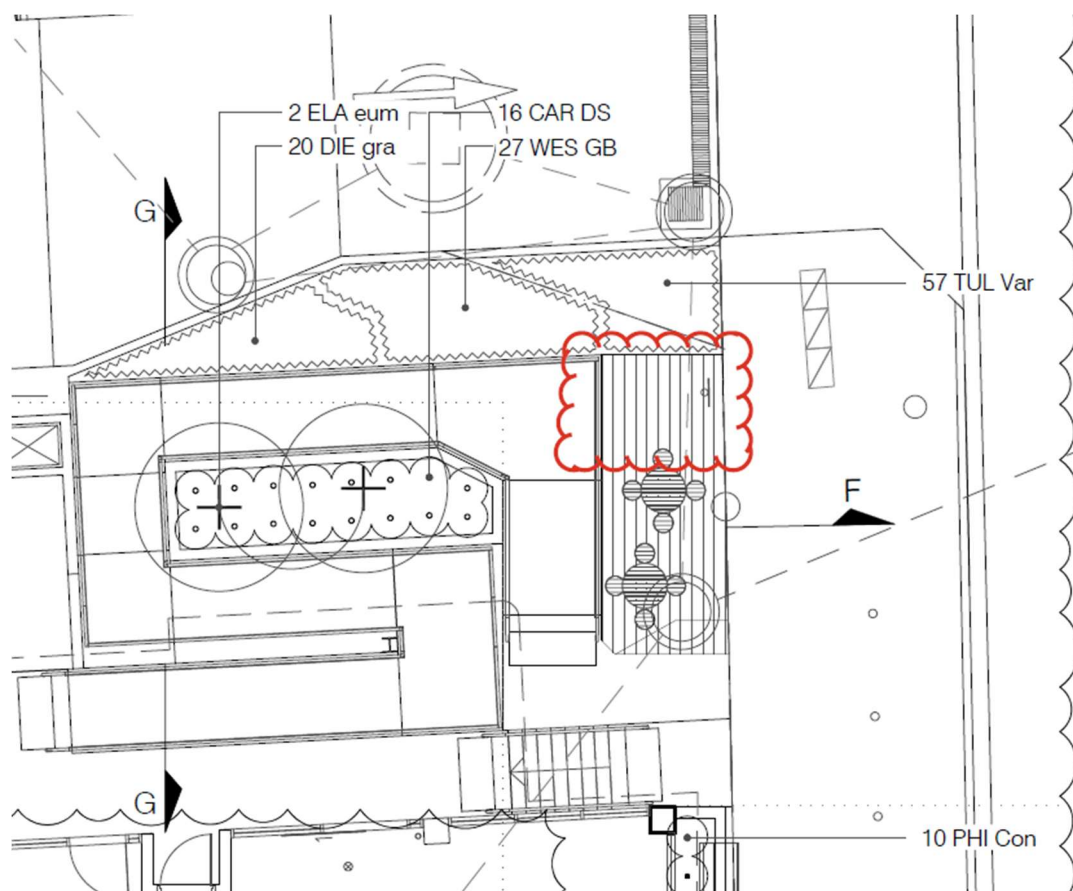


Figure 4: Minor Change Proposed Plan (Drawing No. LP.303 (Rev F))



3. Removal of trees to reduce maintenance and safety concerns to bike path

Two shade trees adjoining the cycle path central to the site have been removed. The removal of the trees removes concern for user safety and ongoing maintenance. The deciduous trees present a risk that cyclists utilising the path could slip on the leaves and flowers dropped by the trees. The location of the trees would have also created an impact on site lines for cyclists utilising the bike path. This change has come from TMR comments and undertaken to ensure safe and efficient operation of the cycle path.

Figure 5: Approved Compliance Plan (BCC Ref: A006559815, Drawing No. LP3.02 (Rev E))

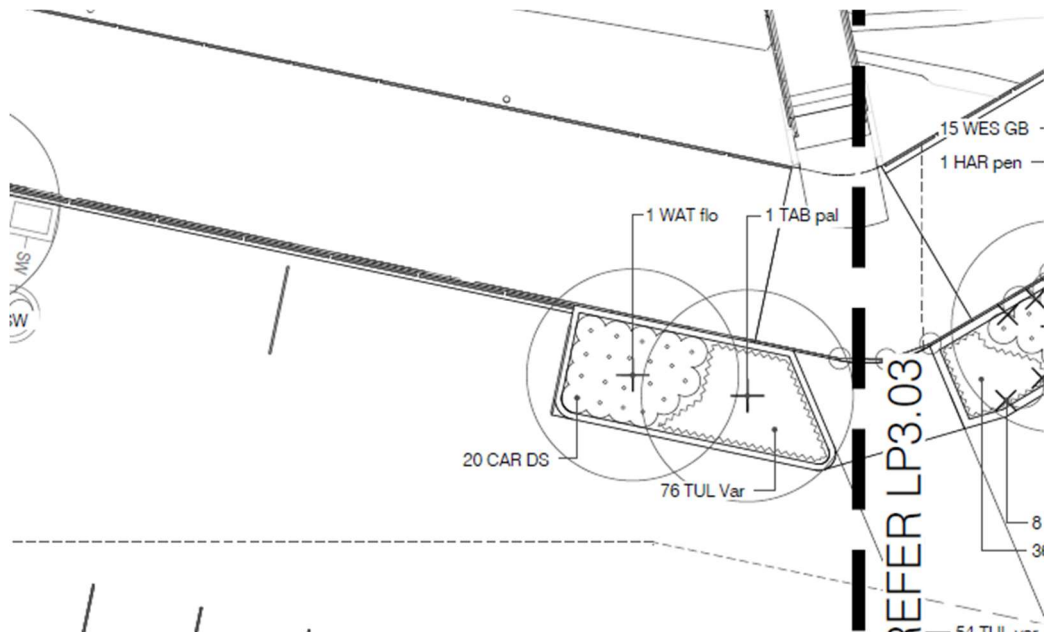
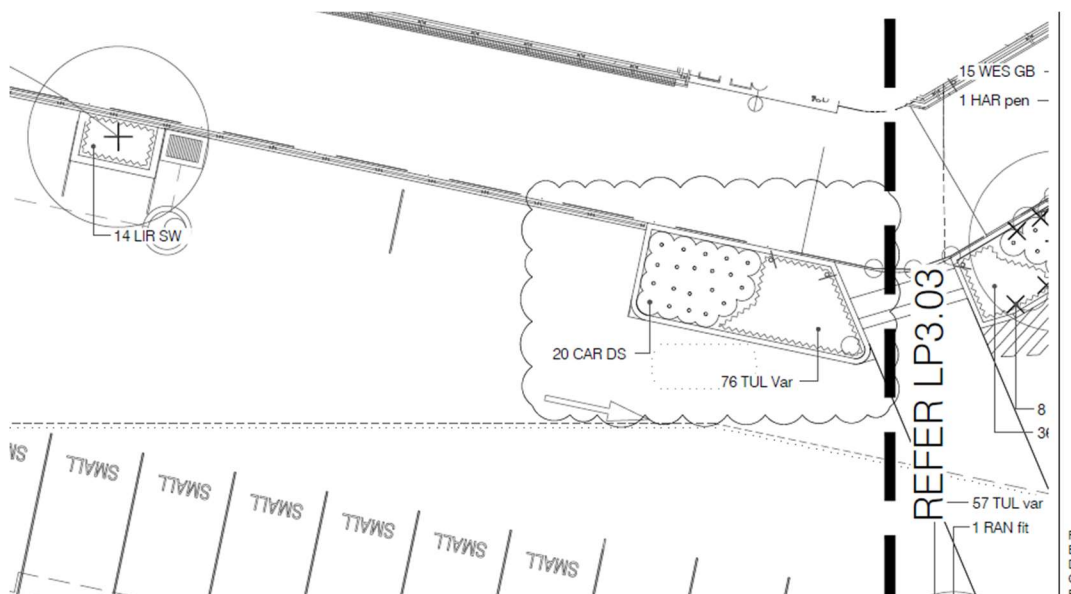


Figure 6: Minor Change Proposed Plan (LP3.02 (Rev F))



The proposed change constitutes a minor change under the Planning Act 2016 (the Act).

Under Section 78 of the Planning Act 2016, Brisbane City Council will be the responsible entity for this minor change application.

Minor Change

The proposed change to the development approval for revision to the crossover design is consistent with the definition of a 'minor change' under the Planning Act 2016 as outlined below.

Table 1: Minor change criteria

In accordance with Schedule 2 of the Planning Act 2016, a minor change means, where for a development approval, a change that:	Response
<i>(i) would not result in substantially different development; and</i>	The proposed change does not result in substantially different development. A detailed assessment is provided in Table 2.
<i>(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</i>	The proposed change does not result in elements of prohibited development being introduced to the application.
<i>(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	The original application required referral to SARA for the development's proximity to the State transport corridors and the proximity with state-controlled transport tunnels.
<i>(C) referral to extra referral agencies, other than to the chief executive; or</i>	Referral would not be triggered by this change application other than to the chief executive.
<i>(D) a referral agency, in assessing the application under section 55, 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</i>	The original application required referral to the chief executive of SARA. No additional matters are required to be assessed by the chief executive of SARA because of the change to the development.
<i>(E) public notification if public notification was not required for the development application.</i>	Public notification was required for the original development application.

Table 2: Substantially different development criteria

In accordance with Schedule 1 of the Development Assessment rules, a change may be considered to result in substantially different development if any of the following apply to the change:	Response:
<i>(a) involves a new use; or</i>	The proposed change does not introduce a new use.
<i>(b) results in the application applying to a new parcel of land; or</i>	The proposed change does not introduce a new parcel of land other than that originally applied over as part of the original approval.
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The proposed change does not dramatically change the bulk form of the building scale and appearance.
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	The proposed change does not prevent the development operating as intended as a retail and services hub.
<i>(e) removes a component that is integral to the operation of the development; or</i>	The alterations proposed to landscape work improve activation to Boggo Road and Peter

	Doherty Street front, and do not remove 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; or	The proposed change will not impact traffic flow or the ability to access the site.
(g) introduces new impacts or increase the severity of known impacts; or	The amendments will not result in any new impacts or increase the severity of known impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	No offset or incentive is removed as part of the change.
(i) impacts on infrastructure provisions.	The change does not affect the infrastructure provisions on the site.

Referral agencies

In accordance with Section 80(1)(a) of the Planning Act 2016, no affected entities are required to be notified of this minor change application. Referral was triggered to the chief executive, who is not required to be notified of this minor change application.

Proposed Change

We anticipate that amendments to the list of approved drawing and documents will need to include the following (insertions/deletions). The associated Compliance Assessment approval (BCC Ref: A006559815) is utilised for the table below being the most relevant documents:

Table 3: Approved drawings and documents

Plan Reference	Plan Number	Plan Date
LANDSCAPE WORKS - KEY PLAN; LEGEND & NOTES	2017.018 LP0.01 D	
LANDSCAPE WORKS - GRADING & FINISHES PLAN	2017.018 LP1.01 D 2017.018.LP1.01 F	August 2026
LANDSCAPE WORKS - GRADING & FINISHES PLAN	2017.018 LP1.02 E	
LANDSCAPE WORKS - GRADING & FINISHES PLAN	2017.018 LP1.03 F 2017.018 LP1.03 H	August 2026
LANDSCAPE WORKS - GRADING & FINISHES PLAN	2017.018 LP1.04 D	
LANDSCAPE WORKS - GRADING & FINISHES PLAN	2017.018 LP1.05 D	
LANDSCAPE WORKS - GRADING & FINISHES PLAN	2017.018 LP1.06 D	
LANDSCAPE WORKS - PLANTING PLAN	2017.018 LP3.01 D 2017.018 LP3.01 F	August 2026
LANDSCAPE WORKS - PLANTING PLAN	2017.018 LP3.02 E 2017.018 LP3.02 H	August 2026
LANDSCAPE WORKS - PLANTING PLAN	2017.018 LP3.03 F 2017.018 LP3.03 H	August 2026
LANDSCAPE WORKS - PLANTING PLAN	2017.018 LP3.04 D	
LANDSCAPE WORKS - PLANTING PLAN	2017.018 LP3.05 D	
LANDSCAPE WORKS -	2017.018 LP3.06 F	

PLANTING PLAN	2017.018 LP3.06 H	August 2026
LANDSCAPE WORKS - LANDSCAPE SECTIONS	2017.018 LP4.01 C	August 2026
LANDSCAPE WORKS - LANDSCAPE SECTIONS	2017.018 LP4.02 A	
LANDSCAPE WORKS - LANDSCAPE SECTIONS	2017.018 LP4.03 A	
SPECIFICATION FOR LANDSCAPE WORKS AT BOGGO ROAD VILLAGE FOR STOCKWELLS	ISSUE B (OPERATIONAL WORKS) - 26th June 2024	

Supporting information

In support of this application, the following information will be provided to satisfy the requirements of Section 79 of the Planning Act 2016:

- Signed owner's consent.
- Planning Act Form 5
- Revised Landscape Plans (August 2026)
- Email from the Department of Transport and Main Roads identifying landscape outcome concerns for the cycle path.

Conclusion

In conclusion, it is considered that the proposed changes are suitable to be assessed via the minor change process and, based on the facts and circumstance presented herein, it is recommended that the proposed changes be approved by Council which have been constructed on site.

Thank you for your consideration of this request. Should you require any further clarification or information, please don't hesitate to contact me.

We look forward to your prompt approval of this request to ensure no delays to the opening of the centre.

Sincerely,

Michelle McRoberts

Michelle McRoberts

Development Manager – Stockwell Development Group