

22 July 2026

Development Assessment
Brisbane City Council

Application Reference: A003676332
Address of Site:
22 SUMNERS RD DARRA QLD 4076
Property Description: Lot 1 on SP232552

Dear Sir/Madam,

RE: Minor Change Application to An Existing Development Approval (A003676332)

On behalf of the property owner June Ross, we make this application to change the Approved Plans (Erection of a Machinery shed over the subject land) to you as the responsible entity. The proposed change is a minor change in accordance with Section 81 of the *Planning Act 2016*.

After assessment of the proposed changes, Oasis Town Planning forms the view that the proposed change would NOT result in 'substantially different' development.

Section 4 of the Schedule 1 of the DA Rules states:

A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

Criteria	Applicant's Response
<i>(a) involves a new use; or</i>	The proposed use remains the same as Display and Sale Activities; Industry.
<i>(b) results in the application applying to a new parcel of land; or</i>	The proposed use remains the same as Display and Sale Activities; Industry.
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The proposal involves the construction of a 205m² machinery shed on the subject site. The shed is proposed to be located 11.72 m from the southern boundary, which adjoins an existing industrial site. The proposed building work is not associated with a Material Change of Use. The machinery shed has a mean height of 5 m and will not result in a significant change

	to the site's built form in terms of scale, bulk, or appearance when viewed from the public realm.
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	The proposed use remains the same as Display and Sale Activities; Industry.
<i>(e) removes a component that is integral to the operation of the development; or</i>	The proposed development will not remove any component that is integral to the operation of the intended use.
<i>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The proposed development will still provide adequate car parking spaces to support the intended use. The nature of the proposed use remains the same as Display and Sale Activities; Industry. The change will not impact on or increase traffic flow to the site. The proposal is only used for storage purpose, ancillary to the existing approved activities on site.
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	The proposed use remains the same as Display and Sale Activities; Industry, therefore it will not introduce new impacts or increase the severity of known impacts.
<i>(h) removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	The proposed changes will not remove any incentive or offset component that would have balanced a negative impact of the development.
<i>(i) impacts on infrastructure provisions.</i>	The proposed changes will not impact on infrastructure provisions.

Proposed Building Key Information- Machinery shed

The proposed minor change is limited to the inclusion of a Machinery shed to the existing approved Display and Sale Activities; Industry.

Maximum Building height	6.15m
Setbacks	Rear boundary :11.72m
Dimensions	13mx13m with a 6x6m bump out, open on three sides
Area	205m ²

Planning Assessment

The proposal seeks approval for the construction of a machinery shed within an existing industrial site that benefits from a current Development Approval for Display and Sale Activities and Industry. The proposed building work is ancillary to the approved industrial use and does not involve any change to the approved land use or the nature and intensity of the approved operations.

The proposed machinery shed has been appropriately designed and sited to integrate with the existing and approved development on the site. It is setback an appropriate distance from all property boundaries, ensuring it maintains adequate separation from adjoining properties and does not adversely affect neighbouring industrial land uses. The proposed location also enables the continued efficient operation of the approved development without compromising vehicle manoeuvring, access arrangements, or the site's functionality.

In terms of built form, the proposed shed is of an appropriate scale, height, and bulk for an industrial setting. It is consistent with the character and expectations of development within the industrial zone and will not result in any significant visual, amenity, or operational impacts. Given the industrial context, the proposal will not adversely affect the amenity of adjoining properties or the surrounding locality.

Importantly, the proposal does not alter the approved development footprint in any substantial way, nor does it increase the intensity or scale of the approved land use. The machinery shed is a minor ancillary addition used for storage only that supports the ongoing operation of the approved industrial activities. The current zoning of the land is IN2 Industry (General industry B), the existing land use is not in conflict with the zone. The proposed shed is not within or impacted by any overlays.

Overall, the proposal represents a minor change to the approved development. It is appropriately designed, maintains compatibility with the existing approval and surrounding industrial development, and will not result in any adverse impacts on adjoining properties or the orderly planning of the area. Accordingly, the proposed machinery shed is considered to be a reasonable and appropriate form of development and warrants Council's support.

Please do not hesitate to contact me if you wish to discuss the application.

Yours faithfully



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