



28 August 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Submitted Online

Dear Sir / Madam,

RE: MINOR CHANGE TO EXISTING DEVELOPMENT PERMIT FOR OPERATIONAL WORK (VEGETATION MANAGEMENT PLAN) TO COMPLY WITH CONDITION OF 10(a) OF DEVELOPMENT APPROVAL A006423908 UPON LAND AT 451 MILES PLATTING ROAD, ROCHEDALE QLD 4123 (COUNCIL REF: A006809986)

We write on behalf of the applicant, *Changfa Pty Ltd*, requesting a Minor Change to the existing Development Permit for Operational Work (Vegetation Management Plan) to comply with Condition 10(a) of development approval A006423908 granted by Brisbane City Council over the abovementioned land on 22 January 2026 (Council Ref: A006809986).

Please note that to facilitate consistency with this change, a minor change application for the Operational Work – Rehabilitation Plan (Council Ref: A006810008) is being submitted concurrently with this application seeking updated plans reflective of what is being sought through this application.

In accordance with section 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval. We provide below an overview of the existing approval, the proposed changes, and an assessment of the Minor Change with regard to relevant provisions under the *Planning Act 2016*.

To facilitate Council's assessment of the proposal, please find enclosed the following:

- Planning Act Form 5;
- Amended Vegetation Management Plan prepared by *S5 Environmental*;
- Proposed Sewerage Plans prepared by *Oska Consulting Group*;
- Construction Methodology for Sewer Installation prepared by *Mainline Drainage*;
- Latest Decision Notice and Stamped Approved Plans (Council Ref: A006809986).

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further, please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD

Cheri Hill
DIRECTOR

Enc Minor Change Application

MINOR CHANGE APPLICATION

1. Site Details

Site Address	451 Miles Platting Road, Rochedale QLD 4123
Real property description	Lot 2 on RP169578
Area of site	21,250m ²
Zone	Emerging Community zone
Neighbourhood Plan	Rochedale urban community neighbourhood plan (Potential development area precinct – Low-medium density residential sub-precinct)
Overlays	- Airport environs overlay - Bicycle network overlay - Biodiversity areas overlay - Bushfire overlay - Community purposes network overlay - Critical infrastructure and movement network overlay - Flood overlay - Heritage overlay - Road hierarchy overlay - Streetscape hierarchy overlay - Waterway corridors overlay

The subject site at 451 Miles Platting Road, Rochedale (more particularly described as Lot 2 on RP169578) comprises an irregular configuration, with a total area of 21,250m². The subject site benefits from a frontage to Miles Platting Road to the north of 9m and a frontage to Ann Crescent to the south of approximately 60m.

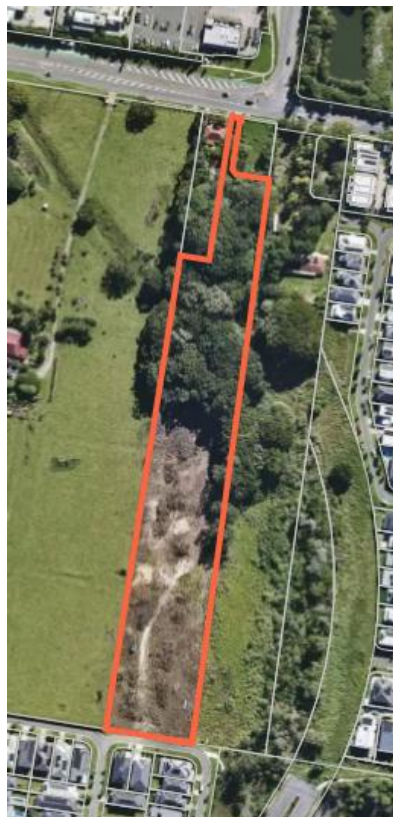


Figure 1: Aerial View of Subject Site (Landchecker, May 2026)

Under the *Brisbane City Plan 2014*, the subject site is identified as being contained within the Emerging Community Zone and within the Potential development area precinct (Low-medium density residential sub-precinct) of the Rochedale Urban Community Neighbourhood Plan. As illustrated below, the surrounding locality is characterised by a mix of Low density residential and Emerging community zoned land, interspersed by pockets Environmental management and Recreation and open space zoning.



Figure 2: Brisbane City Plan 2014 - Zoning Map

2. Application History

The subject site is currently undergoing a residential subdivision. An overview of the application history for the site to date is provided below:

- **A006423908** | Reconfiguring a Lot

On 8 May 2025, Council approved a Development Permit for a Reconfiguring a Lot for the Subdivision of Land (1 Lot into 24 Lots, 1 Drainage Lot, 1 Basin Lot, 1 Park Lot & New Road).

- **A006809986** | Operational Work

On 22 January 2026, Council approved an Operational Work development permit for a Vegetation Management Plan to comply with Condition 10(a) of the Development Approval A006423908. This approval is the subject of this minor change request.

- **A006810008** | Operational Work

On 23 January 2026, Council approved an Operational Work development permit for a Rehabilitation Plan to comply with Condition 12(a) of the Development Approval A006423908. It is noted that a concurrent change application is being submitted to amend this Rehabilitation Plan approval.

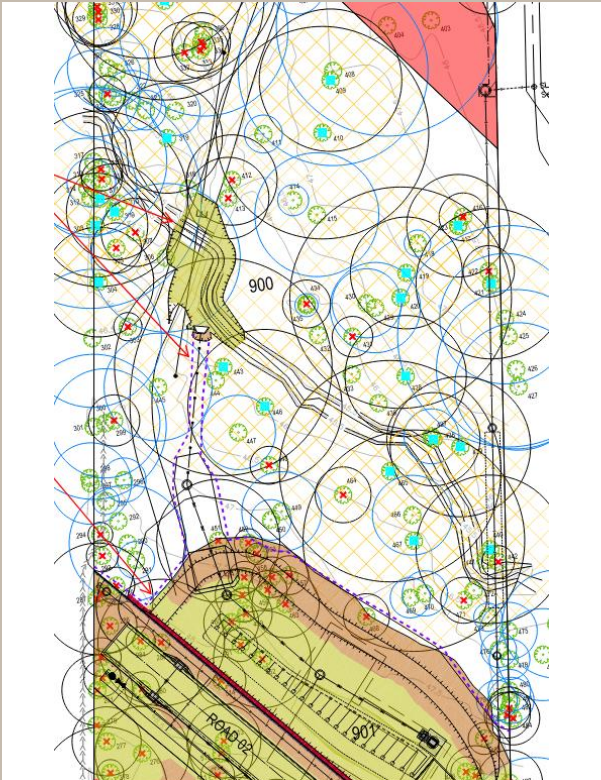
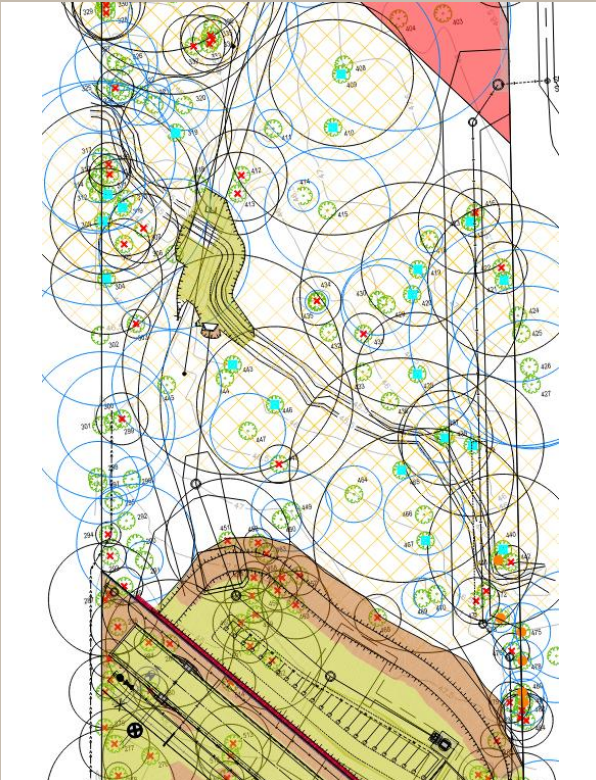
3. Proposed Changes

The proposal involves alterations to the Vegetation Management Plan approved as part of the Operational Work (OPW) development application (Council Ref: A006809986). Subsequent to the approval and during construction coordination onsite, the civil contractor has identified that the approved sewer alignment cannot be constructed within the approved clearing parameters. Approximately 4m-5m of clear working space is required, including approximately 2m either side of the 1m wide sewer trench. Consequently, this necessitates some trees currently identified for retention or stem injection to be completely removed, including root balls/stumps, to enable the sewer installation. Thus, an updated Vegetation Management Plan and Rehabilitation Plan are required to reflect the sewer alignment and the relevant notations associated with the plans. Specifically, this change application pertains to the OPW for Vegetation Management Plan and will be supplemented by a concurrent change application to the OPW for Rehabilitation Plan.

This change is being sought in order to deliver the new residential lots with a sewer connection. Thus, the revised removal and rehabilitation strategy is designed to strike a balance between addressing concerns raised from the civil contractor, whilst still retaining the intent of protecting the existing waterway corridor.

Importantly, the additional trees proposed to be removed or retained subject to arborist inspection (Trees 441, 472-473, 475-476 & 478-481) are either dead or species that are otherwise already approved for removal elsewhere onsite, specifically Camphor Laurel and Lilly-pilly. By minimising additional removal of native trees to only 2x Lilly-pilly and rehabilitation through planting of groundcover species, the proposal aims to sustain a cohesive, interconnected ecosystem that supports the function of the waterway corridor.

Table 1: Comparison of Approved & Proposed Vegetation Management Plan – Layout 1 of 2 (Extract)

EXISTING APPROVAL (COUNCIL REF: A006810008)	PROPOSED CONFIGURATION
 This map shows the existing approved vegetation management plan. It features a dense network of trees represented by colored circles (green for retention, red for removal). A sewer alignment is shown as a dashed line. The map includes various annotations such as '900', 'ROAD 02', and '901'.	 This map shows the proposed configuration of the vegetation management plan. It features a dense network of trees represented by colored circles (green for retention, red for removal). A sewer alignment is shown as a dashed line. The map includes various annotations such as '900', 'ROAD 02', and '901'.

Overall, the proposed removal and rehabilitation strategy is a conscientious response to contractor feedback, ensuring that waterway corridor function is maintained, localised impacts on arboreal fauna are minimised and continued support towards the biodiversity within the area is retained.

Please refer to the Amended Vegetation Management Plan prepared by *S5 Environmental*, Proposed Sewerage Plans prepared by *Oska Consulting Group* and Construction Methodology for Sewer Installation prepared by *Mainline Drainage* enclosed with this correspondence for further information.

4. Changes to Approved Drawings

The proposed change necessitates amendments to the approved Vegetation Management Plan drawings and documents included in the original operational works approval. As such, the applicant seeks to replace the existing Vegetation Management Plan with the following:

Table 2: Proposed Changes to Approved Drawings

PLAN REFERENCE	PLAN NUMBER	REV	PLAN DATE
Vegetation Management Plan - Layout 1 of 2	S523154_VMP_001	F	18 August 2026
Vegetation Management Plan - Layout 2 of 2	S523154_VMP_002	F	18 August 2026
Vegetation Management Plan - Notes Sheet 1 of 6	S523154_VMP_003	F	18 August 2026
Vegetation Management Plan - Notes Sheet 2 of 6	S523154_VMP_004	F	18 August 2026
Vegetation Management Plan - Notes Sheet 3 of 6	S523154_VMP_005	F	18 August 2026
Vegetation Management Plan - Notes Sheet 4 of 6	S523154_VMP_006	F	18 August 2026
Vegetation Management Plan - Notes Sheet 5 of 6	S523154_VMP_007	F	18 August 2026
Vegetation Management Plan - Notes Sheet 6 of 6	S523154_VMP_008	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 1 of 8	S523154_VMP_009	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 2 of 8	S523154_VMP_010	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 3 of 8	S523154_VMP_011	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 4 of 8	S523154_VMP_012	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 5 of 8	S523154_VMP_013	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 6 of 8	S523154_VMP_014	F	18 August 2026

PLAN REFERENCE	PLAN NUMBER	REV	PLAN DATE
Vegetation Management Plan - Schedule Sheet 7 of 8	S523154_VMP_015	F	18 August 2026
Vegetation Management Plan - Schedule Sheet 8 of 8	S523154_VMP_016	F	18 August 2026

5. Planning Act 2016 Provisions

The changes to the Development Approval outlined in the above sections are identified as meeting the benchmark for a Minor Change in accordance with Schedule 2 of the *Planning Act 2016*, given that the change:

- (i) ***Would not result in a substantially different development*** – The proposal as described above does not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:
 - a) ***Involve a new use*** – The proposed change does not involve a new use. The approved development will maintain the delivery of a Reconfiguring a Lot (1 into 24 lots).
 - b) ***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. The development remains only on the allotment included in the original approval.
 - c) ***Dramatically changes the built form in terms of scale, bulk and appearance*** – The proposed change does not dramatically change the built form in terms of scale, bulk and appearance, given that the proposed additional tree removal is minor in nature to respond to actual circumstances onsite and does not dramatically change the development scale, bulk or appearance. On this basis, the proposed changes do not result in a dramatic change to the approved development.
 - d) ***Changes the ability of the proposed development to operate as intended*** – The proposed change does not alter the ability of the development to operate as intended, being for Reconfiguring a Lot.
 - e) ***Removes a component that is integral to the operation of the development*** – The proposed change does not result in the removal of 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*** – The proposed change will not result in any notable impact on traffic flow or the transport network as changes are contained entirely within the development site.
 - g) ***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.
 - h) ***Removes an incentive or offset component that would have balanced a negative impact of the development*** – The proposed change does not remove any incentive or offset component.
 - i) ***Impacts on infrastructure provisions*** – The proposed change will not have a material impact on infrastructure when compared to the approved development conditions.
- (i) ***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* – The proposed change would not cause the inclusion of Prohibited development in the application if a development application for the development including the change was made.
- (B) *Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application* – As the proposed change is not substantially different to the approved development, the change would not cause referral to a referral agency if a development application was made for the development including the change.
- (C) *Referral to extra referral agencies, other than to the chief executive* – Not Applicable. The change would not cause referral to extra referral agencies if a development application for the development including the change was made.
- (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* – The change would not cause a referral agency to assess the application against additional matters if a development application for the development including the change was made.
- (E) *Public notification if public notification was not required for the development application* – The original Reconfiguring a Lot application was subject to impact assessment and public notification. The nature and scale of the proposed changes does not necessitate public notification.

6. Conclusion

In view of the above, the proposed changes meet the benchmark for a Minor Change to a development approval as detailed in the *Planning Act 2016*.

In accordance with Section 80 of the *Planning Act 2016*, there are no affected entities for this request.