

28 October 2025

Urbicus Ref: URB24-138
Primary Contact: Henry Watson

Chief Executive Officer
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Dear Sir/Madam

Application No: A005867462
Property Details: 379 Broadwater Road, Mansfield 4122
Assessment: Minor Change

On behalf of our clients, **RBPG Investments Pty Ltd**, we submit to Brisbane City Council (BCC) a Change Application (the Application) under Section 78 of the Planning Act 2016 (PA2016). The Change Application is for a Minor Change to a development approval (the Approval) and will be assessed and decided under Section 81 of the PA2016.

The Application relates to a Development Permit issued to Reconfiguring a Lot being 1 into 13 lots, new road, land dedication for public purposes over **379 Broadwater Road, Mansfield** (the Site), which was approved by BCC on 25th May 2023 (BCC Reference: **A005867462**).

For the Application, BCC is the Responsible Entity.

In support of the Application the following documentation is submitted:

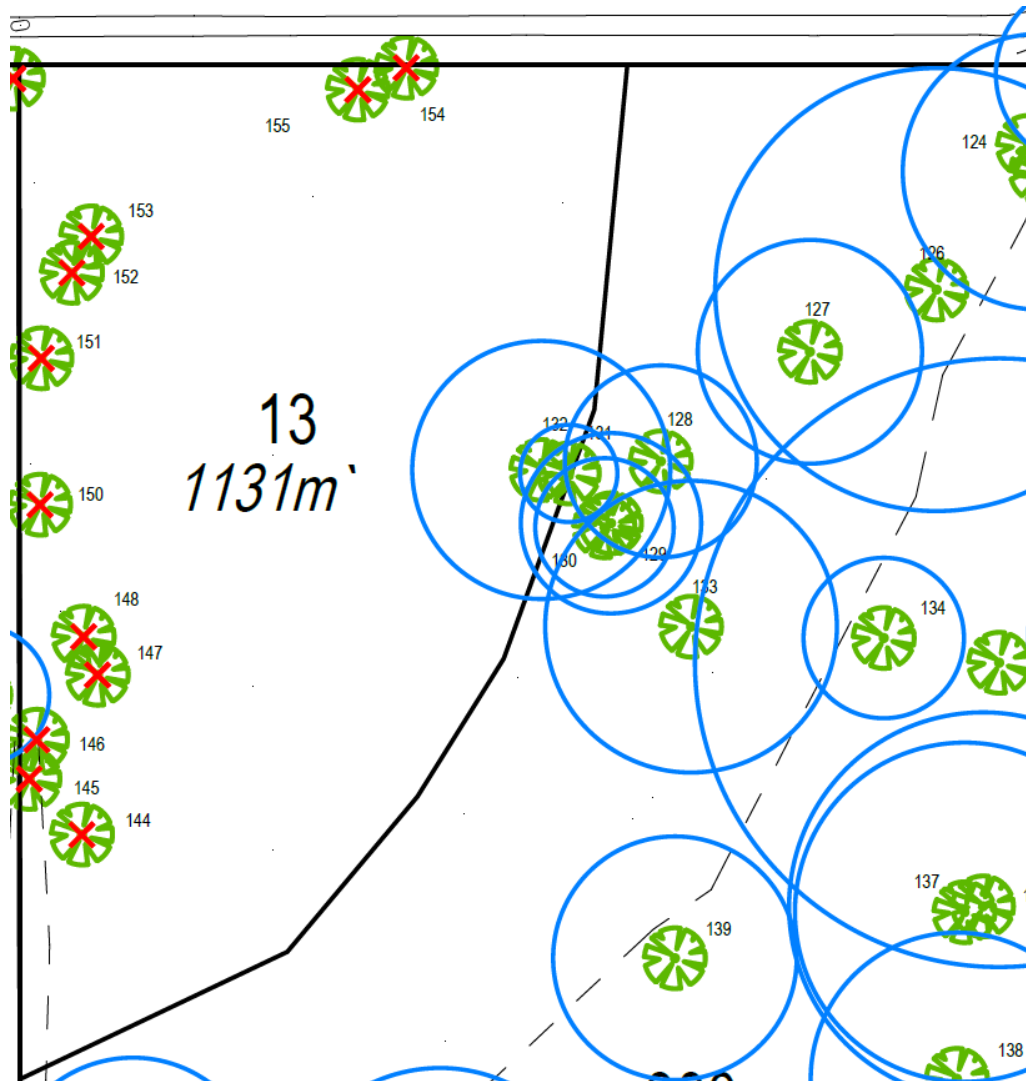
- Appendix A – Minor Change Plans;
- Appendix B - BCC Approved Plans;
- Signed Owners Consent; and
- DA Form 5.

1. Proposed Change

We are familiar with the Approval and understand that the proposed changes (the Change) to the Approval relates to a conflict in the historical ROL Approval (A005867462) & the recent MCU Approval – Childcare Centre (A006639170).

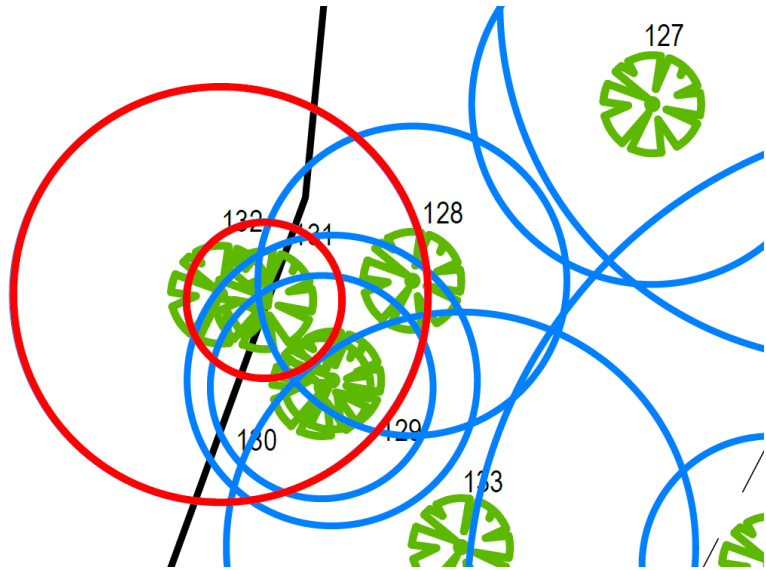
The proposed Minor Change Application only relates to Approved Lot 13, in which Trees 131 & 12 are required to be removed to facilitate the Approved MCU – Childcare Centre.

Current Approval (A005867462) -



Proposed amendment –

13
1131m'



18

2. Minor Change

Under Schedule 2 – Planning Act 2016 Definitions **minor change** means a change that—

(b) for a development approval—

- (i) would 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 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; or
 - (E) public notification if public notification was not required for the development application.

We are of the opinion the Proposed Change is a Minor Change in accordance with the definition of Minor Change within Schedule 2 – Dictionary of the PA2016 for the following reasons:

1. The Proposed Change does not result in substantially different development having regard to Schedule 1 Item 4 of the Development Assessment Rules, because the Proposed Change does NOT:
 - Involve a new use.

- Involve a new parcel of land – the Site is **379 Broadwater Road, Mansfield**.
 - Dramatically change the built form in terms of scale, bulk, and appearance.
 - Change the ability of the proposed development to operate as intended (i.e., residential lot / childcare centre).
 - Remove a component that is integral to the operation of the development.
 - Significantly impact on traffic flow and the transport network.
 - Introduce new impacts or increase the severity of known impacts.
 - Remove an incentive or offset component that would have balanced a negative impact of the development.
 - Impact upon infrastructure provision, location, or demand within the surrounding area. The Change involves a dwelling house.
2. The Proposed Change does not cause the inclusion of prohibited development in the application.
 3. The Proposed Change does not require the Application be referred to a referral agency. There were no referral agencies for the original development application.
 4. The original Application was **Impact Assessable**. The level of assessment will not be altered because of the Change.

Having regard to the circumstances expressed above, we are of the opinion that the proposed change is a "minor change" for the purposes of compliance with section 81 of the PA2016 and Schedule 1 item 4 of the Development Assessment Rules.

With regard to Section 81(3) of the PA2016 we are not aware of any changes to BCP2014, since the original development application was made, that would apply to the change application for the Change.

3. Conditions

The Application will require amending the **Approved Drawings and Documents** referenced within the Approval. As well, as the following conditions.

- Condition 5 (E)
- Condition 6
- Condition 8

There are no other conditions affected by this Minor Change application.

Should you have any queries please contact our office.

Yours sincerely



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