

27 August 2026

Brisbane City Council

GPO Box 1434

Brisbane Qld 4001

Attention: Development Assessment Team

Dear Sir/Madam,

RE: REQUEST FOR A MINOR CHANGE APPLICATION ON LAND AT 15 BORON STREET, SUMNER BEING LOT 91 ON RP146224

We refer to the approved and constructed Industrial Uses building located at the abovementioned address and advise on behalf of the Applicant, Happy Monkeys Pty Ltd that we are writing to request a Minor Change to a Development Approval pursuant to Section 78 of the *Planning Act 2016*. In particular, this application is seeking remove three car parking spaces and create additional gross floor area (GFA) to be used for warehouse purposes.

This Minor change application is accompanied by the necessary application forms, proposed plans of development and owner's consent. The applicable application fee will be paid upon receipt of the application fee invoice from Council.

1. OVERVIEW OF MINOR CHANGE

This minor change seeks to increase the GFA of the existing building by enclosing a car parking area within an undercroft area of the existing building. The subject building received Council approval on the 6 May 1977 under reference number: 420/10/GD050/15.

The proposed building works will result in 206m² of additional GFA on the Ground floor level which will be used for storage. The building has 320m² of existing office space and 1571m² of warehouse floor area on the Office and warehouse level. The additional GFA will result in a total GFA of 1777m² for warehouse purposes.



Figure 1: Location of Ground Floor Area to be Enclosed

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APPLICATION REF

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The area to be enclosed is currently a car parking area for 3 cars, however, the length of the car parking spaces and width of the manoeuvring aisle which total 10.50m, does not achieve the minimum dimensions required under Council's Transport, Access, Parking and Servicing Planning Scheme Policy or AS2890.1 to allow vehicles to ingress/egress from the spaces. It is also noted that the location of the columns within this undercroft area makes accessing these spaces extremely difficult.

The site contains 15 existing parking spaces located adjacent to the south western boundary which will be retained as part of this application. While there is a proposed increase in GFA it is not anticipated to result in additional peak car parking demand and the existing car parking and access arrangements onsite will not change as part of this application.

Overall, the proposed warehouse extension will result in additional floor area within the footprint of an existing building, while not adversely impacting on the functionality of the overall site. The development will not result in unreasonable changes to the built form and appearance of the existing development and there will be no changes to uses currently occurring within the subject site. Furthermore, we note the following:

- The development will not change site cover, building height or boundary setbacks.
- The development will not increase traffic demand beyond what is currently anticipated for this site.
- No additional landscaping is proposed or required as part of this application.
- The development will not increase noise beyond what already occurs on the site and hours of operation will continue as existing;
- The development will not create air emissions or a health risk.
- The development will not introduce the storage of dangerous goods and combustible liquids.
- The development has been provided with all services.



Figure 2: Ground Floor Area to be Enclosed

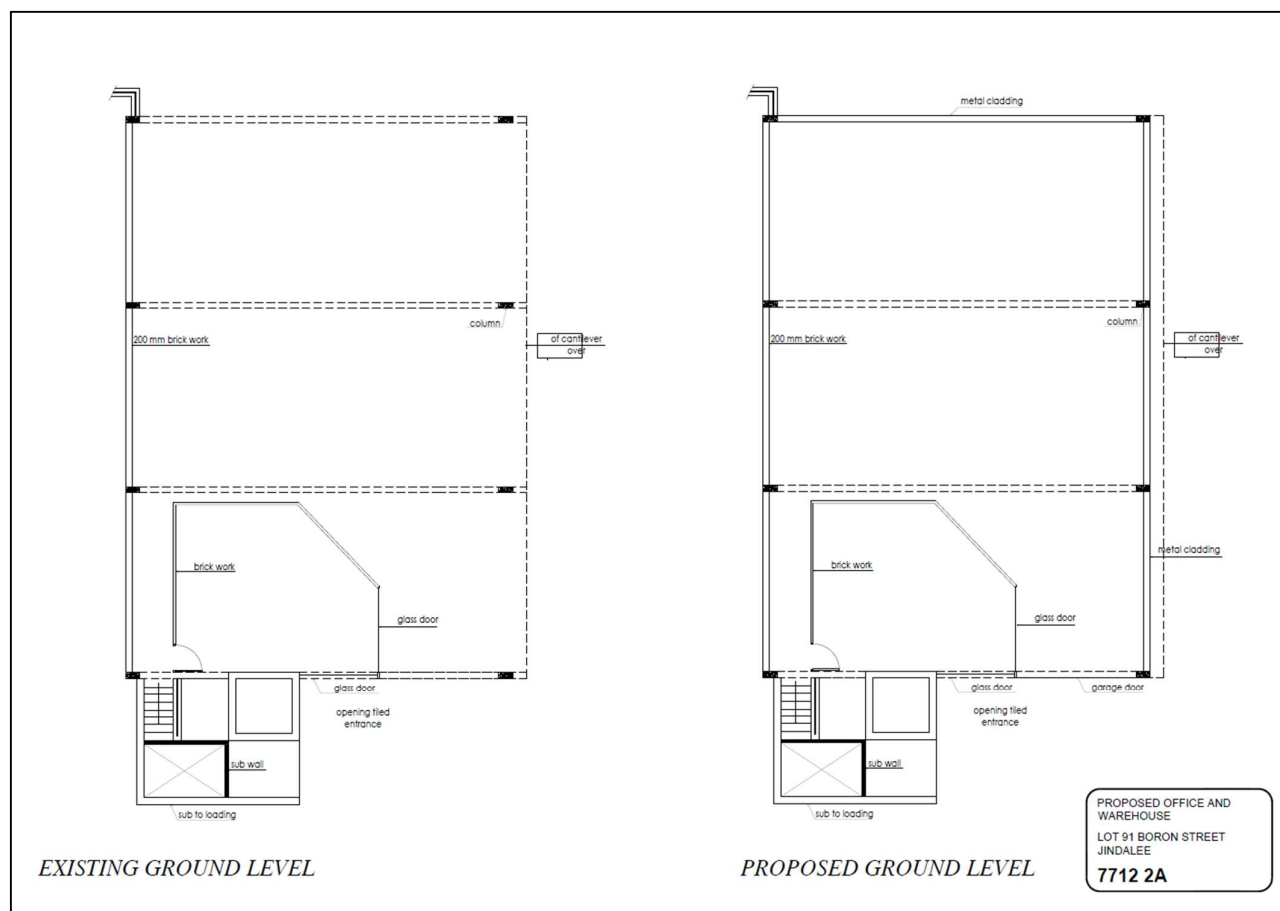


Figure 3: Existing & Proposed Ground Flood Plan

2. REQUESTED CHANGES

As noted above the proposed changes to the approved and constructed building relate to the enclosure of the ground floor car parking area. The enclosed area will result in additional GFA of 206m² which will be used for warehouse (storage) purposes in conjunction the primary use of the building. The changes to the ground level are shown in the attached plans of development.

3. PLANNING ASSESSMENT

Responsible Entity: This Change Application for a Minor Change is made to the responsible entity, which in this instance is Brisbane City Council.

Affected Entity: There are no affected entities for this application as identified in section 80(2) of the *Planning Act 2016*

Minor Change Assessment: An assessment of the requested change against sections 77 - 81 of the *Planning Act 2016* is provided below.

A minor change is defined in Schedule 2 of the Planning Act as follows:

- (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.

The proposed changes to the material change of use approval noted above will not result in substantially different development to the current approval (refer further commentary in **Table 1** below):

- A. result in the inclusion of prohibited development in the application;
- B. require referral to any new referral agencies;
- C. require a referral agency to assess the application against any matters prescribed by regulation under section 55(2); or
- D. trigger public notification if public notification was not required for the development application.

With respect to ‘substantially different development’, an assessment has been undertaken of the proposed Minor Change against Schedule 1 of the Development Assessment Rules as follows.

Table 1 – Assessment of ‘Substantially Different Development’

SUBSTANTIALLY DIFFERENT DEVELOPMENT PRINCIPLES	ASSESSMENT
(a) involves a new use; or	Complies: No new uses are proposed, and the site/building will continue to be used as a warehouse as a result of this application.
(b) results in the application applying to a new parcel of land; or	Complies: No addition land parcels are included as part of the change.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies: The proposed enclosure of the ground level will not dramatically change the building form in the context of the established warehouse.
(d) changes the ability of the proposed development to operate as intended;	Complies: The proposed changes are small in the context of the overall building size and do not restrict the development to operate as intended.
(e) removes a component that is integral to the operation of the development; or	Complies: The proposed changes are minor in nature and do not remove a component of the development that is integral to its operation.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies: The proposed changes are minor in nature and do not change the traffic generation associated with the development. While it is acknowledged that three car parking spaces are being removed, the site will retain fifteen parking spaces which will be sufficient to accommodate the demand generated by the warehouse use. It is also noted that the length of the car parking spaces and width of the manoeuvring aisle which totals 10.50m within the ground floor level does not achieve the minimum dimensions required under Council’s Transport, Access, Parking and Servicing Planning Scheme Policy or



SUBSTANTIALLY DIFFERENT DEVELOPMENT PRINCIPLES	ASSESSMENT
	AS2890.1 to allow vehicles to ingress/egress from the spaces. As such, these car parking spaces are redundant as they are extremely difficult to manoeuvre in and out off.
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	Complies: The proposed changes do 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;</i>	Complies: No incentives or offsets are being removed.
<i>(i) impacts on infrastructure provisions.</i>	Complies: The proposal does not impact on the provision of infrastructure.

4. CONCLUSION

This application has been made on behalf of the applicant, Happy Monkeys Pty Ltd, to seek a minor change to remove three car parking spaces and create 206m² of additional GFA on the ground floor level of building.

As demonstrated within **Table 1**, the proposed development does not constitute substantially different development and meets the requirements to be considered as a minor change. The proposed building layout and GFA remains consistent with the applicable provisions of *City Plan 2014*.

We look forward to receiving Council's response to this request. We trust that this correspondence provides all the necessary information for Council to make its decision. However, should you require any further information, please do not hesitate to contact me on telephone number 0400 130 207.

Yours Sincerely,

Paul Hanly
Principal Planner
PSA Consulting

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V1	27 August 2026	FINAL	PAUL HANLY	 DAVID IRELAND