



17 June 2026

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

Submitted Online

Dear Sir/Madam,

**RE: MINOR CHANGE TO EXISTING APPROVAL UPON LAND AT 675 SEVENTEEN MILE ROCKS ROAD, SINNAMON PARK QLD 4073**

We write on behalf of the applicant, *Seventeen Mile Rocks Pty Ltd ATF*, with respect to the approval granted by Brisbane City Council on 31 July 2024 for Building Work for Partial Demolition, Relocation and Alterations to a State and Local Heritage Place and for a Material Change of Use for Child Care Centre (70 places) over the subject site (Council Ref: A006310690).

The development has progressed through detailed design and in accordance with section 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval to reflect the amended design. We provide below an overview and assessment of the Minor Change with respect to relevant provisions under the *Planning Act 2016* below.

To facilitate Councils assessment of the proposal, please find enclosed the following:

- DA Form 5;
- Signed Owners Consent;
- Amended Proposal Plans prepared by *Z Architecture*;
- Updated Landscape Concept Plan prepared by *Mark Baldock Landscape Architect*;
- Updated Site Based Stormwater Management Plan prepared by *WC Designs*;
- Amended Heritage Report prepared by *Andrew Ladlay Heritage Architect*;
- Amended Arboricultural Impact Assessment prepared by *Independent Arboricultural Services*;
- Amended Noise Impact Assessment prepared by *Decibell Consulting*; and
- Traffic Engineering Report prepared by *QTraffic*;

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

Brendan Andrews  
TOWN PLANNER

Enc Minor Change Application

## MINOR CHANGE APPLICATION

### 1. Site Details

Site Address	675 Seventeen Mile Rocks Road, Sinnamon Park QLD 4073
Real Property Description	Lot 1 on RP114727
Area of Site	1012m <sup>2</sup>
Zone	Emerging community zone
Neighbourhood Plan	Centenary suburbs neighbourhood plan
Overlays	<ul style="list-style-type: none"> <li>▪ Airport environs overlay</li> <li>▪ Community purposes network overlay</li> <li>▪ Critical infrastructure and movement network overlay</li> <li>▪ Heritage overlay</li> <li>▪ Road hierarchy overlay</li> <li>▪ Streetscape hierarchy overlay</li> </ul>

The subject site comprises a single rectangular shaped allotment with a site area of 1012m<sup>2</sup>, with frontage of approximately 34.199m to Seventeen Mile Rocks Road. The site contains a gradual slope from the road frontage to the rear, with the site levels ranging from approximately 27m AHD to 24m AHD.

Current improvements onsite comprise the former Sinnamon Memorial Uniting Church, which is protected as a State and local heritage (see Figure 1 below). The site is largely clear of any vegetation, apart from a line of significant trees along the eastern side boundary. Other significant trees along the western side and northern rear boundaries are located within the adjoining common property.



Figure 1: Subject Site Aerial (Landchecker, December 2025)

In accordance with the Brisbane City Plan, the site is located in the Emerging community zone, as illustrated in Figure 2 below.



Figure 2: Zoning Map – Brisbane City Plan 2014

As demonstrated above, the surrounding area comprises a variety of zones. To the north-west and south-east is land within the Low density residential zone. To the immediate east of the subject site and across Seventeen Mile Rocks Road to the west is Community Facilities zoned land. There are pockets of Recreation and open space zoning further afield. The site is also located in the Centenary suburbs neighbourhood plan.

## 2. Application / Consultation History

To assist Council with this request, the relevant development approval/consultation history over the site is detailed below:

- A006310690** | July 2024  
 On 31 July 2024, Brisbane City Council approved a Development Permit for Building Work for Partial Demolition, Relocation and Alterations to a State and Local Heritage Place and for a Material Change of Use for Child Care Centre (70 places). The development approval sought to establish a childcare facility onsite, including the relocation and restoration of the existing heritage place onsite. This development approval is sought to be changed by this Minor Change Application.

Following receipt of the abovementioned approval, the development has progressed through the detailed design phase towards obtaining the relevant building and operational works approvals to proceed to construction.

- A006910283** | December 2025  
 On 17 December 2025, a Prelodgement Meeting was held between Council and the applicant to discuss a future Minor Change Application to capture minor adjustments to the approved development. This Minor Change Application has been prepared in response to Council's advice confirming the proposed changes can be considered through a s81 Minor Change Application process.

### 3. Responsible Entity

---

Section 78A of the *Planning Act 2016* outlines the responsible entity for a change application, as follows:

- (1) The **responsible entity** for a change application is—
  - (a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or
  - (b) otherwise—the assessment manager.

Note—

For the responsible entity for a change application for a development approval that was a PDA development approval, see also the *Economic Development Act 2012*, section 51AN.

- (2) However, the P&E Court is the responsible entity for the change application instead of the person under subsection (1) if—
  - (a) the change application is for a minor change to a development approval; and
  - (b) the development approval was given or changed by the P&E Court; and
  - (c) a properly made submission was made about—
    - (i) the development application for the development approval; or
    - (ii) another change application for the development approval.
- (3) Also, the Minister is the responsible entity for the change application instead of the person under subsection (1) if—
  - (a) the change application is for a change to—
    - (i) a condition of a development approval that the Minister directed be imposed or amended under section 95; or
    - (ii) a condition of a development approval that the Minister directed be imposed under the old Act, section 419 or the repealed *Integrated Planning Act 1997*, section 3.6.1; or
    - (iii) a development approval given or changed by the Minister for an application that was called in under a call in provision; and
  - (b) the P&E Court is not the responsible entity for the change application.

With reference to the above, we note that the responsible entity for this request is Brisbane City Council.

### 4. Proposed Changes

---

Following receipt of the most recent approval as noted above, the development has progressed through the detailed design phase with construction set to commence shortly. The proposed amendments are sought to capture several changes made to the development as part of detailed design following specialist consultancy input, appropriately respond to feedback from parents/guardians of other facilities owned and operated by the applicant, as well as to optimise construction efficiencies and costs.

Importantly there are no changes to the demolition components onsite, with the extent of the existing church to be retained in accordance with the current approval package.

Specifically, the proposal differs from the approved plans as identified in Table 1 below:

**Table 1: Breakdown of Key Proposal Statistics vs Approved Development**

COMPONENT	APPROVED (2024)	PROPOSED (2026)	CHANGE
Total Placements	70	80	+10
Ground Floor			
▪ Placements	▪ 37	▪ 43	▪ +6
▪ Indoor (Placements) Area	▪ 120.25m <sup>2</sup>	▪ 140.8m <sup>2</sup>	▪ +20.55m <sup>2</sup>
▪ Outdoor Play Area	▪ 259m <sup>2</sup>	▪ 303.7m <sup>2</sup>	▪ +44.7m <sup>2</sup>
Level 1			
▪ Placements	▪ 33	▪ 37	▪ +4
▪ Indoor (Placements) Area	▪ 104.25m <sup>2</sup>	▪ 123.4m <sup>2</sup>	▪ +19.15m <sup>2</sup>
▪ Outdoor Play Area	▪ 231m <sup>2</sup>	▪ 260.5m <sup>2</sup>	▪ +29.5m <sup>2</sup>
Total Indoor (Placements) Area	224.5m <sup>2</sup>	264.2m <sup>2</sup>	+39.7m <sup>2</sup>
Total Outdoor Play Area	490m <sup>2</sup>	564.2m <sup>2</sup>	+74.2m <sup>2</sup>
Total Change to Indoor (Placements) & Outdoor Play Area			+113.9m <sup>2</sup>
Basement Parking	14 spaces (8 staff, 5 visitor, 1 PWD)	15 spaces (8 staff, 6 visitor, 1 PWD)	+1 visitor space
Functional Deep Planting	120 m <sup>2</sup> (11.85%)	119 m <sup>2</sup> (11.75%)	-1m <sup>2</sup> (-0.1%)

The proposed changes do not significantly differ from the development that was approved by the Council on 31 July 2024, remaining minor in nature in accordance with s78 and s81 of the *Planning Act 2016*. Key changes are outlined in the following subsections.

#### 4.1 Additional Placements

The approved economic needs assessment prepared by *Bull + Bear Economics*, dated 17 October 2023, assessed the economic and community need for long day care services within the Sinnamon Park/Seventeen Mile Rocks catchment area. The assessment identified steady population growth and a modest but consistent increase in demand for childcare services. While the 0–4 year age cohort had experienced a minor decline over the preceding decade (–3.9%), projections indicated a return to growth at approximately 0.7% per annum through to 2031, with the proportion of young children expected to rise from 5% in 2022 to 5.3% by 2031.

The report also noted several socio-economic factors that strengthen long day care demand in the area, including higher prevalence of couples with children families, higher household incomes, above-average female workforce participation and a high instances of employment in essential service industries, such as health care, education and social assistance, which typically require external childcare support.

Further, the 2023 report identified capacity for an additional 64 long day care places by 2026 and increasing to 78 by 2029, supporting a 72 place centre at the subject site.

This proposal was subsequently approved for 70 places in 2024. Based on the findings above, there is scope to include an additional 10 places, amounting to a total of 80 placements at the centre. The increase is not significant (approx. 14% uplift) and represents a modest response to continued local demand. The uplift will provide better functionality for the centre and the proposed design accordingly accommodates it without any adverse impacts.

#### 4.2 Car Parking

*Brisbane City Plan 2014* prescribes a parking rate of 1 space per 5 children for a Childcare centre, with 60% of those spaces to be staff parking. The proposed increase from 70 to 80 child places generates a requirement for 16 car parking spaces however, the proposal includes 15 onsite car spaces. This represents an increase of one space from 14 spaces in the existing approval however, it also results in a nominal shortfall of one space against the requirements under the prescribed parking rates.

This proposed shortfall of one car parking space was discussed at the prelodgement meeting held with Council on 17 December 2025, where it was considered minor and consistent with the performance outcome already sought in the original approval.

The proposed change will not result in any material adverse impacts on the operation of the centre or surrounding road network for the following reasons:

- Operational Efficiency**  
The additional 10 places equates to a single additional educator onsite, whereby staffing rosters can be arranged to ensure staggered arrival and departure times. This internal management strategy ensures that staff and parent parking demand is spread across the day rather than concentrated at a single time.
- Parent Drop-off and Pick-up Functionality**  
The layout provides for one additional convenient drop-off zone, which improves vehicle turnover and short-term parking efficiency. In practical terms, the additional space offsets the shortfall by increasing circulation and reducing on-street queuing.
- Surplus Capacity and Demand Observations**  
Empirical observations of similar centres confirm that a portion of parent parking is used for less than 10 minutes at a time. Consequently, actual peak demand is typically below the calculated rate, and the proposed supply adequately accommodates realistic demand levels.
- Location**  
The site benefits from strong public transport connectivity along Seventeen Mile Rocks Road, with multiple bus stops located within a short walking distance serviced by key routes that operate frequently throughout the day to provide direct connections to major employment and activity centres, such as Mount Ommaney, Oxley railway station and Indooroopilly.

Please refer to the RPEQ certified traffic statement prepared by *QTraffic* (Ref: 2264\_TPA29) for further information. The proposed basement layout has been refined since the prelodgement meeting to reinstate the required turnaround area at the end of the parking aisle and ensure no conflicts between the refuse collection vehicle and parking spaces, supported by swept path diagrams in the statement. A comparison between the approved and proposed basement layouts can be seen in Figure 4 and Figure 3 below.

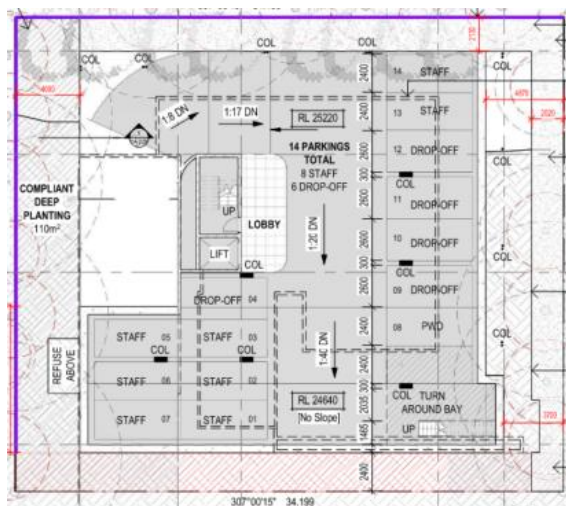


Figure 3: Approved Basement Plan

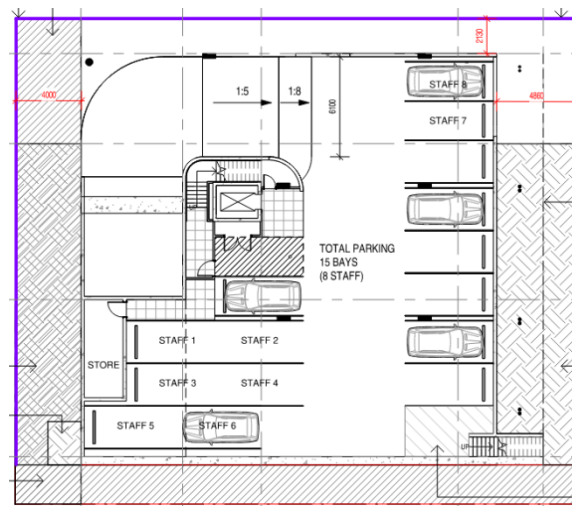


Figure 4: Proposed Basement Plan

### 4.3 Overall Building Height

The overall Upper Roof level has changed from RL 34m to RL 35.7m. Whilst the increased height exceeds the prescribed maximum 9.5m above ground level for the site, this has resulted from condensing the development footprint to reduce encroachment into the tree protection zones of adjoining trees, alongside maintaining minimum basement height clearances and compliant gradients for driveway access and ramps.

A comparison of the approved and proposed built forms can be seen in below and please refer to the Amended Proposal Plans prepared by *Z Architecture* for further details.

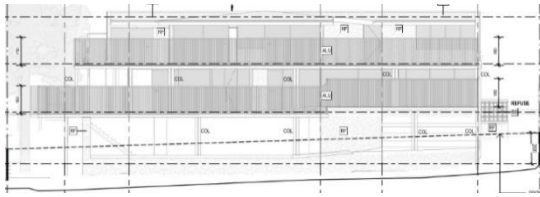


Figure 5: Approved Elevation B

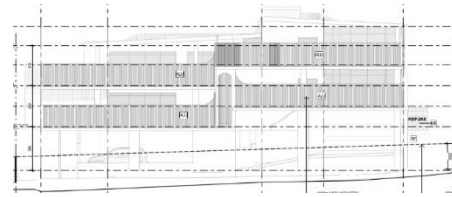


Figure 6: Proposed Elevation B

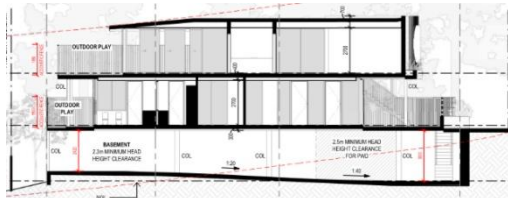


Figure 7: Approved Section B



Figure 8: Proposed Section B

#### 4.4 Heritage Elements

A review of the revised proposal has been undertaken by *Andrew Ladley Architect* with the original Heritage Impact Assessment updated to accompany this minor change application. Whilst the revised design slightly alters the setback arrangement, overall height and façade treatment of the new structure, none of the changes modify or affect the heritage element itself, being the former Sinnamon Memorial Uniting Church building or its established interface detailing. The newly proposed plans replicate the approved alterations ensuring that no additional impacts or demolition are part of the revised scope.

The adjustments to setbacks on either side of the church effectively balance one another; the minor height increase does not result in any material visual or physical impact; and the removal of the concrete edge beam/planter does not diminish heritage outcomes. Importantly, the revised façade continues to provide clear visual separation and legibility of the former church.

As demonstrated in the enclosed updated Heritage Impact Assessment by *Andrew Ladley Architect*, the proposed changes are neutral in terms of their impact upon the cultural heritage significance of the Sinnamon Memorial Uniting Church.

#### 4.5 Tree Retention

The original approval involved the removal of two trees from the north-east of the subject site. Whilst the revised proposal generally maintains the approved setbacks from boundaries to protect structural root zones and canopies of significant trees on and adjoining the site, the relocation of the fire access stairs from the basement to ground level and from ground floor to first floor, located on the south-eastern part of the building, conflict with the tree protection zones of two trees in the south-eastern corner, thus necessitating their removal. This results in four trees in total onsite requiring removal, as outlined in the amended Arboricultural Impact Assessment prepared by *Independent Arboricultural Services*. It is noted that the Heritage Impact Assessment prepared by *Andrew Ladley Architect* identifies these significant pine trees onsite to be recent additions (c1980s) and therefore, not of particular significance to the cultural heritage values of the site. The removal of existing trees will be supplemented by generous landscaping and deep planting, as demonstrated in the amended Landscape Concept Plan prepared by *Mark Baldock Landscape Architect*, to enhance the amenity of the site.

### 5. Changes to Approved Documents

Formal changes to the development approval over the site are proposed to capture a number of the changes made during detailed design. The proposal generally differs from the approved plan set in accordance with Section 4 above and are reflected in the amended plans and reports submitted as part of this change application, which will supersede the existing approved plans.

#### 5.1 Proposed Changes to Approved Plans/Documents

To assist Council and for completeness, the amended table of drawings and documents sought to be approved is provided below, given an entirely new set will accompany the change request.

Table 2: Proposed Changes to Approved Drawings

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Landscape Concept Plan – Ground Level	Sht-1 Rev-B	09-FEB-2024 (Received)
Landscape Concept Plan – Level 1	Sht-2 Rev-B	09-FEB-2024 (Received)
Landscape Concept Plant List, Basic Specification	Sht-3 Rev-B	09-FEB-2024 (Received)
Arboricultural Impact Assessment	<del>IAS13220</del> <b>IAS20917</b> <b>Revision 2</b>	09-FEB-2024 (Received) <b>2-APR-2026</b>
Road Widening Plan	RC 16054 Issue 1	20-JUL-23
Environmental Noise Impact Report	2404442 <b>VER D</b> (Amended In Red 26-JUN-2024)	03-JUN-2024 (Received) <b>05-JUN-2026</b>
Proposed Site Plan	DA-1.00 (Amended In Red 03-JUL-2024)	02-JUL-2024 (Received) <b>19-MAY-2026</b>
GA Basement Plan	DA-1.01 (Amended In Red 03-JUL-2024)	02-JUL-2024 (Received) <b>19-MAY-2026</b>
GA Ground Floor Plan	DA-1.02 (Amended In Red 03-JUL-2024)	02-JUL-2024 (Received) <b>19-MAY-2026</b>
GA Level 01 Plan	DA-1.03 (Amended In Red 03-JUL-2024)	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Roof Plan	DA-1.04	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Elevation A	DA-1.50	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Elevation B	DA-1.51 (Amended In Red 03-JUL-2024)	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Elevation C	DA-1.52	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Elevation C - Fence shown	DA-1.53	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Elevation D	DA-1.54	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Section B	DA-2.01	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Section C	DA-2.02	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Boundary Sections	DA-2.03	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Existing/ Proposed Floor Connection	DA-2.50	05-JUN-2024 (Received)
Median Extension Concept Plan	ALT221289QLD - SK15 Rev A	05-JUN-2024 (Received)
Concept Services Layout Plan	WCD-21894-SK10 Rev C	09-FEB-2024 (Received)
Section A	DA-2.00	02-JUL-2024 (Received) <b>19-MAY-2026</b>
Demo - Existing Floor Plan	DA-0.55 (Amended In Red 03-JUL-2024)	02-JUL-2024 (Received)
Demo - Existing Roof Plan	DA-0.56	02-JUL-2024 (Received)

It is requested that Council update the Approved Plans/Documents List accordingly to reflect the updated documentation. Whilst an updated landscape concept plan and site based stormwater management plan are submitted with this application, amended versions are forthcoming to replace those in the approval, if required.

## 5.2 Proposed Amendments to Conditions

To assist Council, specific consequential amendments required to the conditions package are provided below to reflect updated plan revisions and dates. Where content is to be removed, the text has been ~~struck through~~ and where text is proposed it has been **bolded and is in red**. Ultimately, it is requested that Council please issue a revised approval package, inclusive of an amended set of conditions of approval that are appropriately altered to reflect the proposed changes within the amended plans.

## ACOUSTIC FENCE – GENERAL

32	<p>Erect the 1.8m <del>and 2m</del> high acoustic fences, (relative to the finished RL of the site or building level/storey) as per Figures 2 &amp; 3 of the Environmental Noise Impact Report <b>Doc. No. 2404442 VER D</b>, received 3 June 2024, as amended in red on 26 June 2024 <b>dated 05 June 2026</b>. The acoustic fences must:</p> <ul style="list-style-type: none"> <li>- be constructed of a material with a minimum surface area density of 12.5kg/m<sup>2</sup>;</li> <li>- be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof; and</li> <li>- be continuous and gap free.</li> </ul>
----	---

## CHILDREN NUMBER LIMITATION

34	<p>The maximum number of children permitted on site is not to exceed <del>70</del> <b>80</b>, as modelled in the Environmental Noise Impact Assessment, Doc. No. 2404442 <b>VER D</b>, received 3 June 2024, as amended in red 26 June 2024 <b>dated 05 June 2026</b>.</p>
----	--

## 6. 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 proposed development will continue to involve a Childcare centre as per the development approval.
  - 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 in accordance with the approved plans. The proposed changes to the built form are limited to improvements to the forecourt and streetscape presentation, rationalisation of the basement car park layout, slight adjustments to the approved footprint and cosmetic improvements to façade treatments. The slight increase in number of placements from 70 to 80 children does not produce material changes to the scale or intensity of built form. Therefore, the overall development form in terms of scale, bulk and appearance is generally consistent with the current approval.
  - 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, for a childcare centre.
  - 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 changes do not significantly impact on traffic flow or the transport network. The slight increase to the number of child placements will have a negligible impact upon the traffic flow or parking demand for the site, as demonstrated in the enclosed traffic report.

- 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. The slight changes to the layout are maintained generally within the approved building envelope and therefore does not result in any new or increased 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 does not impact on infrastructure provision.
- (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** – The development application triggered referral to the chief executive (SARA) as a referral agency.
  - (C) **Referral to extra referral agencies, other than to the chief executive** – 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** – Not applicable. The original development application included public notification.

## 7. 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. While SARA was a referral agency for the development application, SARA (the Chief Executive) is not an affected entity.