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APPLICATION REF
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13 November 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via email: dsplanningsupport@brisbane.qld.gov.au

RE: MINOR CHANGE APPLICATION TO DEVELOPMENT APPROVAL A005732929

Applicant	Derry Developments Pty Ltd C/- The Development Directive Pty Ltd
Land Owner	Derry Developments Pty Ltd
Application Number	A005732929
Application Address	32 Jennifer Street, Seventeen Mile Rocks QLD 4073
Property Description	Lot 1 on RP95505

Dear Sir/ Madam,

I am writing to you on behalf of the Applicant, Derry Developments Pty Ltd (the **Applicant**), who owns land at 32 Jennifer St, Seventeen Mile Rocks QLD 4073, more particularly described as Lot 1 on RP95505 (**the site**). In accordance with Section 78 of the *Planning Act 2016* (the **Act**), the Applicant seeks to make a change to existing development approval (Council ref: A005732929) on the site. The proposed change will not result in substantially different development, is a minor change for the purposes of the Act and is considered appropriate for approval.

Please find enclosed the following supporting and technical documentation:

- Attachment 1: Planning Act Form 5, prepared by Development Directive;
- Attachment 2: Amended Architectural Plans, prepared by Tim Lowe;
- Attachment 3: Traffic Technical Note, prepared by Ratio Consultants.

Note: The Applicant is the landowner, and therefore owners consent is not required to accompany this application. Refer to Attachment 2 for the signed owners consent form.

Note: The responsible entity for this change is the assessment manager, being Brisbane City Council, pursuant to section 78A(1)(b) of the Act.

Note: There were no referral agencies associated with the Development Approval and therefore a pre-request notice has not been provided with this minor change application.

EXISTING APPROVALS

The site is located within an established industrial area within Seventeen Mile Rocks and benefits from an existing development approval over the site. On 8 June 2022, Council granted development approval for a Development Permit for Material Change of Use for Warehouse (Council Ref: A005732929) over the site.

PROPOSED CHANGE TO DEVELOPMENT APPROVAL

The Applicant is in the process of documenting as-constructed drawings for the development on the site and as a result, seeks to make minor amendments to the approved drawings to align with final built form preferred outcomes. It is relevant to note that all of the proposed changes do not impact on the operation of the use on the site and do not generate additional traffic impacts or demand on the transport network.

development directive
leah@developmentdirective.com.au
884 Logan Road, Holland Park West 4121
www.developmentdirective.com.au
ABN: 91 747 743 779

The key changes proposed relate to the following items:

1. Amend site plan to nominate loading bays within the warehouse tenancies
2. Amend Building B plans to incorporate sub floor
3. Amend Unit 1 Floor plans to incorporate minor increase to mezzanine
4. Amended landscaping outcome at front of site
5. Net increase to gross floor area of 86m^2 (total gross floor area of 961m^2)

DEALING WITH EACH CHANGE

1. AMEND SITE PLAN TO NOMINATE LOADING BAYS

The proposal plans have been amended to nominate a specific 22.4m^2 loading bay within each tenancy, which are for the exclusive use for internal loading vehicle parking. Similarly to outdoor loading bays, the loading areas do not generate new traffic and are therefore, are proposed to not be included in the calculation for car parking demand on a site. A calculation of car parking demand for the proposed minor change plans is provided in the following sections. Refer to Attachment 2 - Amended proposal plans for further details.

2. CHANGES TO BUILDING B

Built Form

Unit 1 of the development incorporates a minor increase to the extent of mezzanine. The extent of increase to the mezzanine is illustrated under Figure 1.

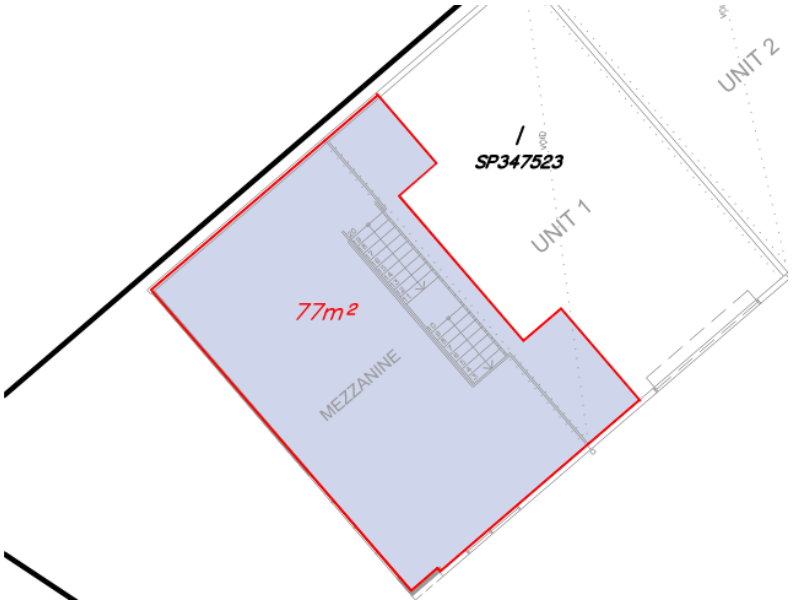


Figure 1: Building B – Sub-floor plan

The Applicant also seeks to amend the Warehouse Building B floor plans to include a sub-floor storage level for Unit 4 and Unit 5 below the ground floor level. This level contains an additional 202m^2 of gross floor area (across the two tenancies) and will be exclusively used for additional storage for the future tenants. The operation of the site does not change despite the increased floor area and therefore, there will be no additional demand on the transport network. Ultimately, the proposal seeks to make use of the approved extent of undercroft which would otherwise be underutilised.

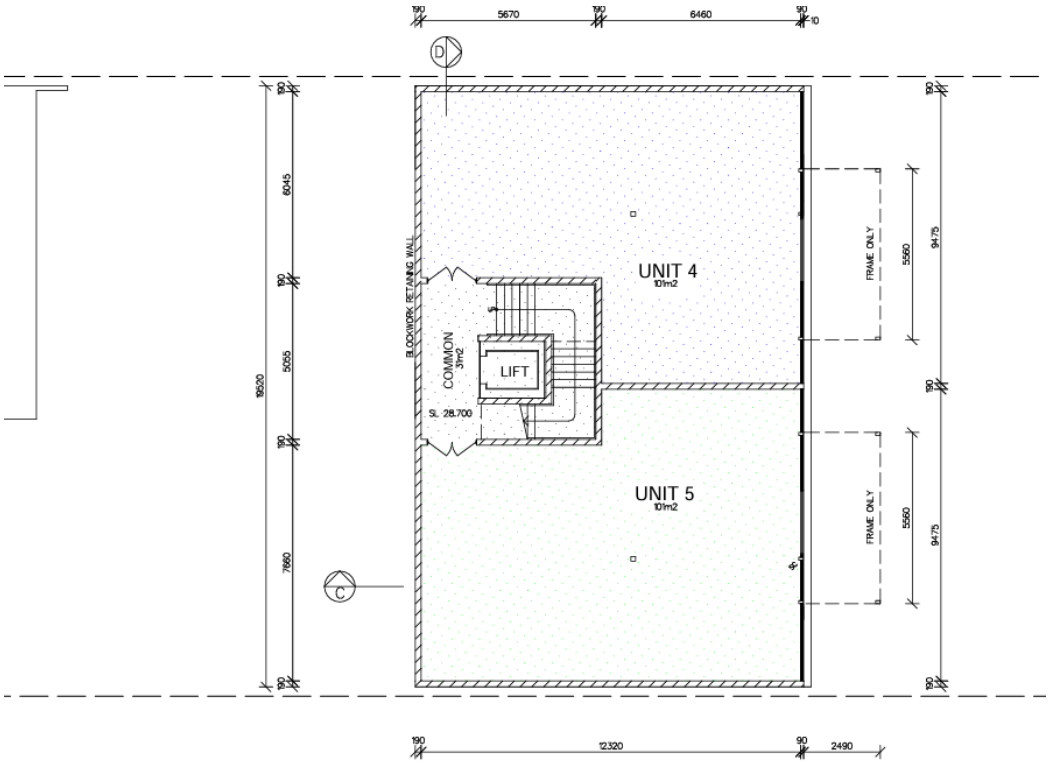


Figure 2: Building B – Sub-floor plan

As a result of detailed design and due to the introduction of the sub-floor area, there is a very minor increase to the maximum building height for Building B. In particular, it is proposed to increase the building height from 7.57m to 7.61m in height, which is an overall increase in 4cm. Refer to Figure 3 and 4 below for a comparison between the approved and proposed Building B rear elevation.



Figure 3: Approved Building B Rear Elevation

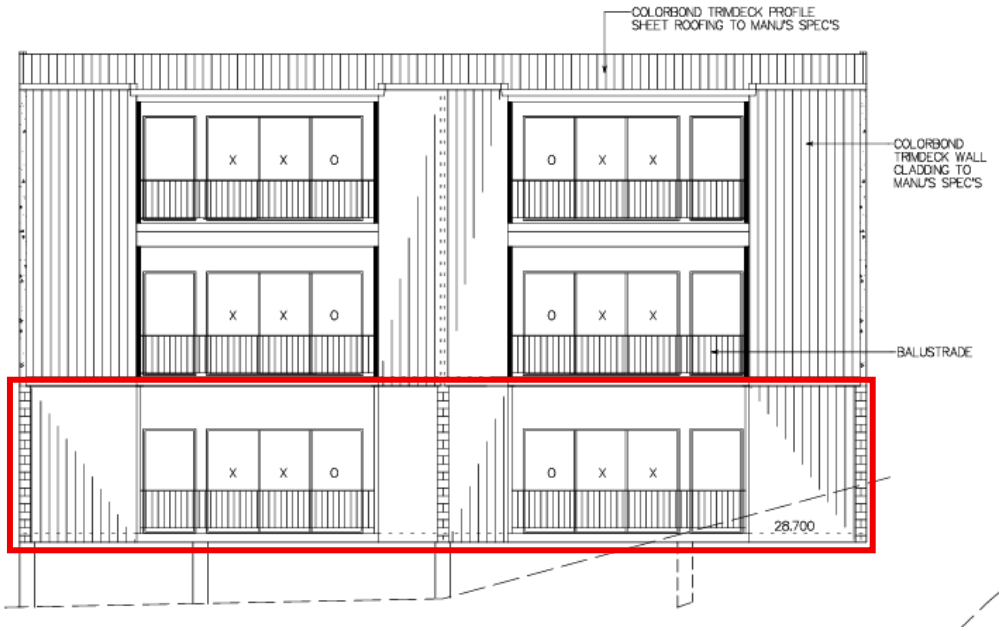


Figure 4: Proposed Building B Rear Elevation

Importantly, the undercroft area is not visible from adjoining properties or streetscapes (see Figures 5-6 below) and is visually screened by the existing 32m wide vegetation at the rear of the property. Therefore, the proposed development will not cause any additional visual amenity impacts onto adjoining properties or the streetscape.

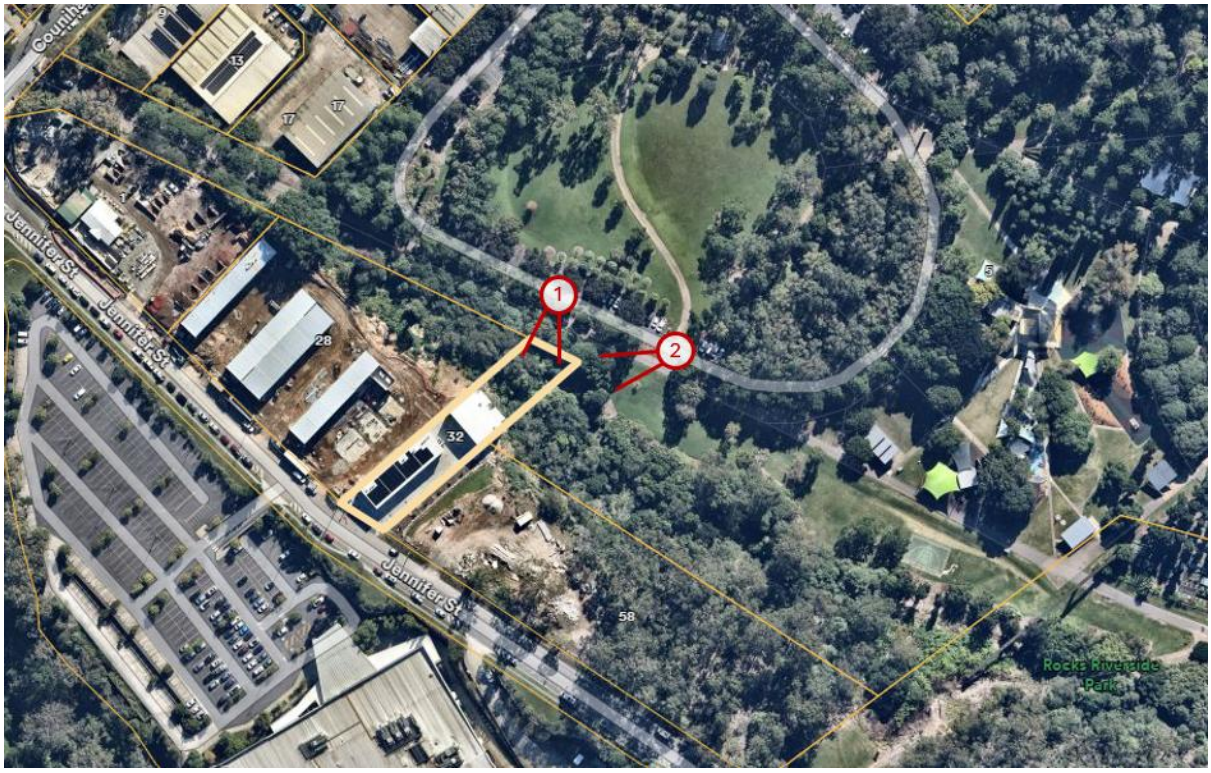


Figure 5: Aerial Image of site

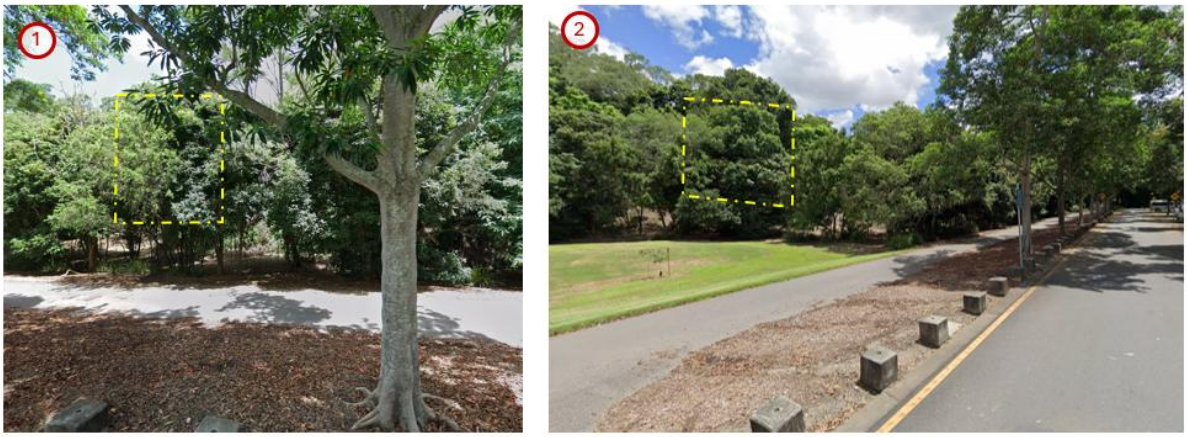


Figure 6: Google Streetview – view of site from adjoining park

Moreover, when viewed from Jennifer Street, there is no change to the appearance of the building in terms of bulk and scale and as illustrated under Figure 7 and Figure 8, when viewed from neighbouring properties the building appears consistent with the approved plans.

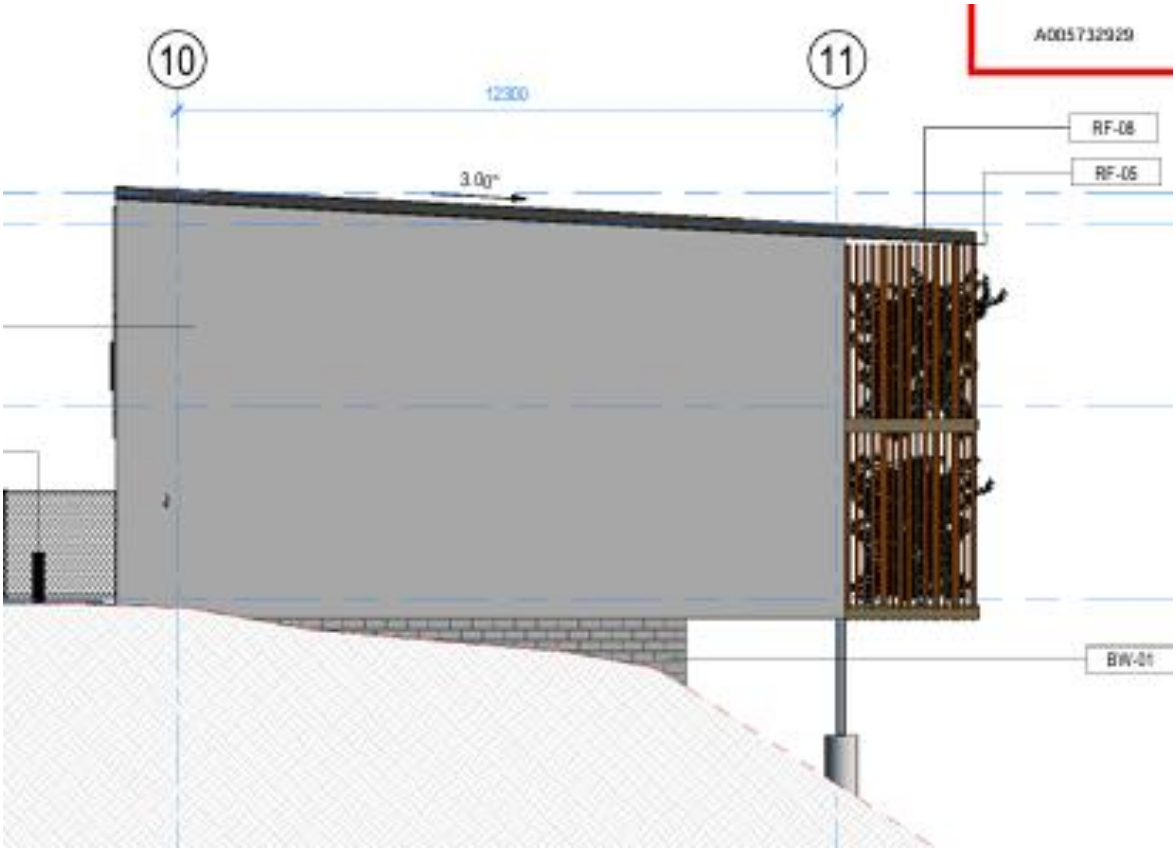


Figure 7: Approved side elevation

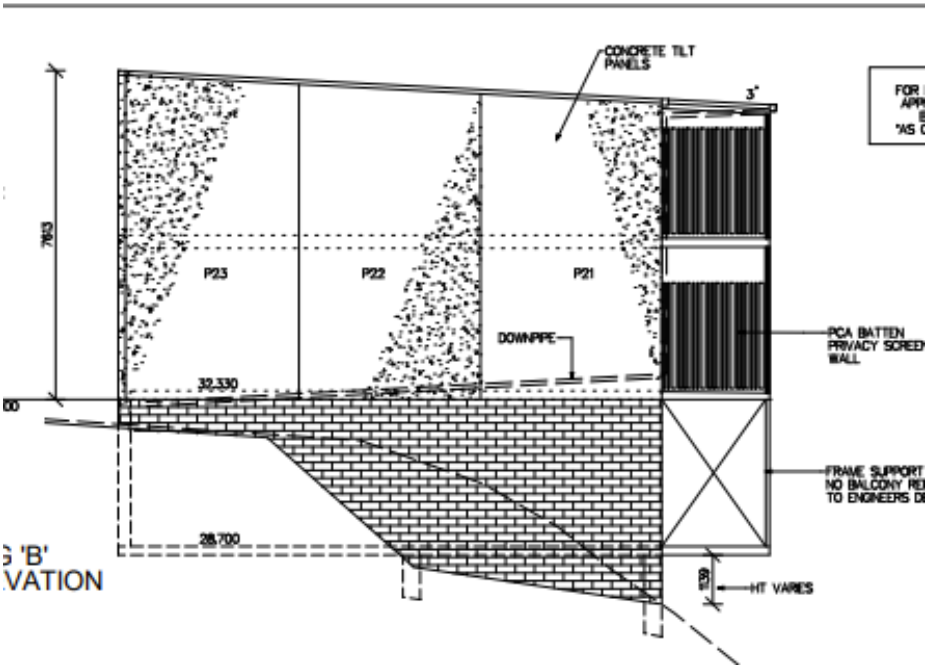


Figure 8: Proposed side elevation

Parking Demand

A Traffic Technical Note has been prepared by Ratio Consultants to assess the additional car parking requirements on the site and is provided in Attachment 3.

It is noted that there is a net increase in GFA on the site is 86m^2. Therefore, the car parking requirement is 6 spaces (20 spaces required).

The traffic review has determined that the additional area for storage would not fundamentally change the parking demands for the small-scale tenant operators. Ratio have reviewed case study data for similar sized tenancies and the original TIA submitted, which has determined that the average car parking rate of 1.2 spaces per 100m^2 is a more accurate measurement for calculating car parking demand for small scale industrial type development. Based on a total GFA of 954m^2, the car parking requirement (based on case study data) is 12 spaces and therefore, it is expected that there would be at least 2 car parking spaces vacant within the subject site during peak times.

In addition, the proposal seeks to establish two (2) new motorcycle spaces on the site to provide further parking opportunities on the site. Refer to Attachment 2 for further detail.

3. CHANGED LANDSCAPING OUTCOME

The front car parking area has been slightly amended which requires a minor change to the landscaping area in this location. The change allows for parking areas to grade into the approved stormwater solution. In particular, it is proposed to relocate a landscape strip between the car parking area and Building A, instead of it being between the car parking area and the road verge. Furthermore, the landscaping buffer along the northern-western boundary has slightly increased (refer to Figure 9 & 10 below).

While the proposed landscaping changes result in a reduction of approximately 10m² of landscaped area, the site will retain approximately 35% landscaping coverage overall. This represents a significant proportion of the site and is considered appropriate within the context of industrial development.

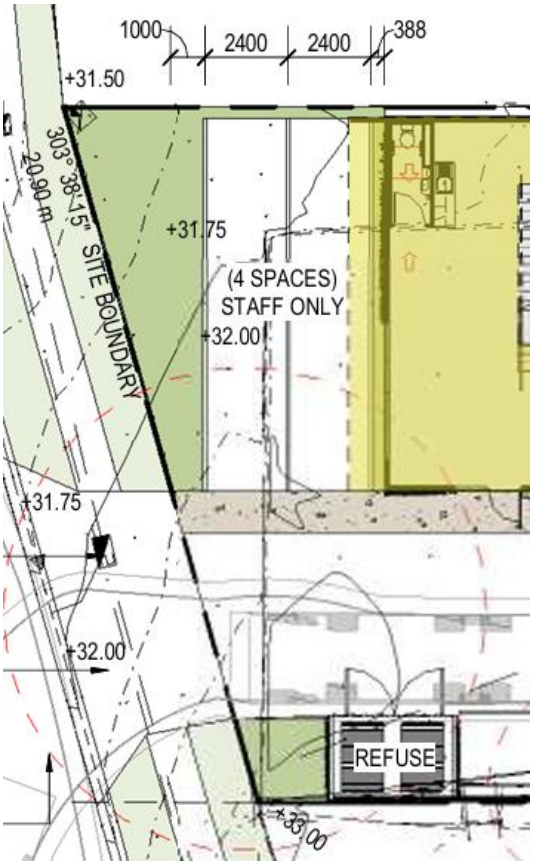


Figure 9: Approved Landscaping Outcome

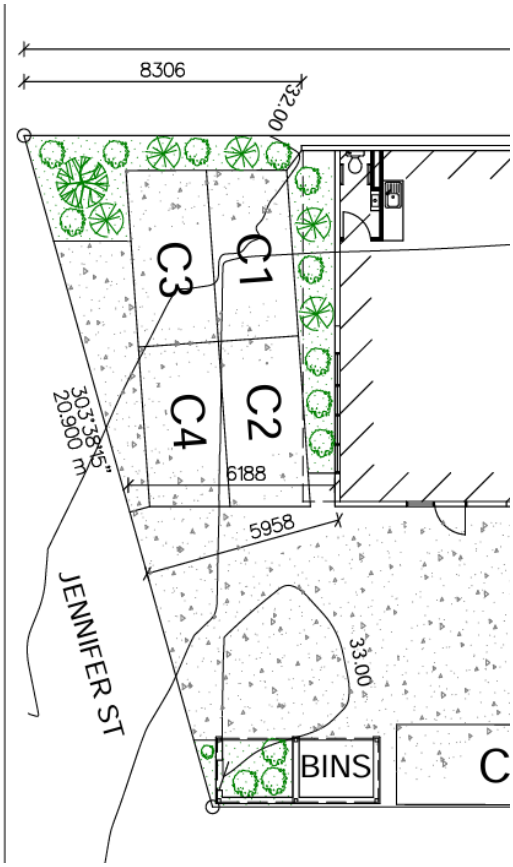


Figure 10: Proposed Landscaping Outcome

ARE THE CHANGES A MINOR CHANGE

The Applicant seeks to make a minor change to the existing development approval A005732929 for a Development Permit – Material Change of Use (Warehouse). The Applicant has considered the definition of a Minor Change under the Act. In particular, the proposed change does not:

a. Result in substantially different development – refer to Schedule 1 which provides for an assessment of whether the change triggers substantially different development.
b. The inclusion of prohibited development; or
c. Referral to a new referral agency; or
d. A referral agency to assess the application against or have regard to a new matter; or
e. Public notification.

Therefore, the changes should rightly be considered as a 'minor change' for the purposes of the Act.

ASSESSMENT OF MINOR CHANGE

In accordance with section 81 of the Planning Act 2016, the assessment manager must undertake its assessment of the minor change against the Planning Scheme as in effect when the original development application was properly made. The assessment manager may place weight it considers appropriate on a Planning Scheme or document that has since come into effect or comes into effect during the assessment of this application.

In this instance, the relevant planning scheme is the superseded Brisbane City Plan 2014 (Version 23). The current version of the planning scheme is Version 37 (Current Scheme) which represents the current interest of the community. Although the schemes are relatively similar insofar as how they treat this land, it is considered appropriate to place substantial weight on the current scheme.

- Pursuant to Table 7.2.3.5.3.B of the Centenary Suburbs neighbourhood plan code, the maximum building height for the site is 9 metres with no limitation on height specified. In

contemplating PO1 of the neighbourhood plan code, it is important to note that the there is no perceivable change to the overall building height. The use of an undercroft is considered an additional storey however makes use of underutilised sub floor which forms part of the originating approval. There is no impact on infrastructure provision and there is no impact on adjoining development. When considered in the context of AO1/PO1 of the neighbourhood plan code, the changes remain compliant with the relevant benchmarks.

- Pursuant to Table 13 of the Transport, access, parking and servicing planning scheme policy, the car parking demand for a Warehouse use is '2 spaces per tenancy plus 1 space per 100m^2 GFA up to 7,500m^2'. This is the same car parking rate as Version 23 of the planning scheme. The proposal provides 14 car parking spaces and two (2) motorcycle parking spaces,. Notwithstanding the shortfall, the proposed number of car parking spaces is considered to be suitable for the nature of the proposed development.

  The original approval also incorporated parking less than the acceptable outcome, however, the Traffic Impact Assessment submitted to Council supported the reduction in spaces and was ultimately approved by Council. A Traffic Technical Note has been prepared by Ratio to support this minor change application and is provided in Attachment 3 which supports the proposed parking supply.

- A013.1 of the Industry Code is relevant to the proposal and includes the following requirements for landscaping:

  a. Minimum 3% of the site area

  b. Minimum 2m wide landscape strip along the street frontage

  c. Minimum 3m wide landscape strip along any frontage or boundary with a motorway or arterial road

  The corresponding performance outcome is as follows:

  PO13 - Development provides landscaping:

  a. areas in locations where planting will ameliorate the view of the development from major public vantage points;

  b. to the site frontage which makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form.

  The proposal achieves compliance with AO13.1(a) of the Industry Code, as approximately 35% of the site is landscaped. The landscaping at the rear of the site provides significant buffering to the development and will ameliorate the view of the development from public vantage points, as detailed in Section 2 of this report.

  However, the proposed does not achieve the minimum 2m wide landscape strip along the street frontage and instead provides a 0.8m -1.5m wide landscape buffer between the car parking area and Building A. The relocation of the landscape buffer does not dimmish the landscaping outcome achieved on site but rather provides an alternative design outcome which achieves the same intent under the performance outcome.

  The proposed landscaping along the street frontage will screen and buffer the built form associated with Building A and the refuse area. The proposal retains an 8.33m^2 landscape area at the southwest corner of the property and 5.24m^2 landscape area in the southeast corner of the property, providing landscaping along both sides of the site access and hardstand areas of the site. The landscaping is considered to complement the scale and bulk of the small-scale industrial development of the site, and results in an attractive streetscape outcome along Jennifer St. Therefore, the proposed development is considered to comply with Performance Outcome 13 of the Industry Code.

Considering the development application, with the proposed changes incorporated, we have undertaken an assessment of the proposed minor change in accordance with section 81 and consider it appropriate to approve the Minor Change. This is detailed as follows:

- The proposed minor changes do not result in additional impacts on any infrastructure networks, specifically on transport networks.

- The proposed changes to Building B are minor and will not cause adverse visual amenity impacts to external properties or the streetscape.
- The proposed changes do not introduce aspects which are in non-compliance with the planning scheme, including the Industry Investigation Zone Code, the Centenary suburbs neighbourhood plan code (including the Jennifer Street Precinct) and the Warehouse Code.
- One submission was received for the original application; however, this submission does not raise matters relating to the minor change.

As further demonstrated in Schedule 1, the proposed change does not result in substantially different development or introduce new or materially increase impacts when compared with the existing development approval.

CHANGES TO APPROVED PLANS

As a result of the changes described above, the approved Drawings and Documents for the development approval (Council Reference: A005732929) will need to be substituted with the amended plans and as such the approved conditions package will also need to be amended. Refer to Schedule 2 for the changes to the approved Drawings and Documents.

CHANGES TO CONDITIONS OF APPROVAL

The current development approval was granted by the assessment manager, subject to conditions. The changes requested as part of this minor change request do not require changes to any approval conditions.

CONCLUSION & RECOMMENDATIONS

It has been demonstrated that the proposed changes are rightly considered as a minor change. This minor change application will not materially change of alter the current function or form of the approved development. Therefore, this minor change application should be approved.

Please do not hesitate to contact the undersigned at leah@developmentdirective.com.au should you wish to discuss further.

Kind Regards,



Leah Hamel
Senior Town Planner
The Development Directive Pty Ltd

SCHEDULE 1 – ASSESSMENT OF PROPOSED CHANGES AGAINST THE ACT

In accordance with section 78 of Act, this request seeks a change application for a minor change to a development approval. A minor change to a development approval is defined in Schedule 2 of the Act – Dictionary, meaning a change that –

a. 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.

With respect to the definition of a minor change, regard has been given to Schedule 1– Substantially different development of the Development Assessment Rules (**DA Rules**). An assessment of the proposed changes against Schedule 1(4) has been provided below. A change may be considered to result in a substantially different development if any of the following criteria apply to the proposed changes:

Substantially different development criteria	Response
(a) involves a new use; or	The proposal does not involve a new use.
(b) results in the application applying to a new parcel of land; or	The proposal does not result in the application applying to a new parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Whilst this is typically a matter for experts, our view is that the proposal does not dramatically change the built form in terms of scale, bulk and appearance. The changes relate to the enclosure of a sub floor which, whilst creating an additional storey, does not change the overall height of the development from ground level. At the rear of the site, the building height is increased by 4cm which is negligible. Furthermore, when viewed from Jennifer Street there is no perceivable change to the built form in terms of bulk, scale and appearance. As demonstrated under Figures 5 and 6, the site is not visible from park to the rear of the site due to the existing vegetation. There is marginal change to the side profile of the development.
(d) changes the ability of the proposed development to operate as intended; or	The proposal does not change the ability of the proposed development to operate as intended.
(e) removes a component that is integral to the operation of the development; or	The proposal does not remove 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; or	The proposal does not significantly impact on traffic flow and the transport network, including increasing traffic to the site. We refer to the assessment prepared by Ratio Consulting, which demonstrates that, despite an increase of 86m^2 of gross floor area, there is sufficient parking supply on site to meet demand.

Substantially different development criteria	Response
	The proposed number of car parking spaces is considered to be suitable for the proposed development, given that the inclusion of the sub-floor level for Building B is for storage purposes only does not generate any additional demand. Furthermore, the proposed development is intended for smaller scale warehouse developments and therefore, the types of future tenants which will occupy the buildings will be well aware of car parking numbers available per tenancy on the site. Therefore, the proposal is not considered to cause significant impacts on traffic flow and the transport network.
(g) introduces new impacts or increase the severity of known impacts; or	The proposal 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; or	The proposal does not remove an incentive or offset component that would have balanced a negative impact of the development.
(i) impacts on infrastructure provisions.	The proposal does not impact on infrastructure provisions.

Based on the above assessment, the requested changes are not considered to result in a substantially different development. Furthermore, as outlined below, the proposed change satisfies part (ii) of the minor change definition.

If a development application for the development, including the change, were made when the change application is made would not cause—	**Response**
(A) The inclusion of prohibited development in the application; or	The proposal does not involve the inclusion of prohibited development in the application.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	The proposal does not involve referral to a new referral agency. There were no referral agencies for the original development application.
(C) referral to extra referral agencies, other than to the chief executive; or	The proposal does not involve a referral to a referral agency.
(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	The proposal does not involve a referral to a referral agency.
(E) public notification if public notification was not required for the development application	The original application was required to undertake public notification. However, the proposal does not require further public notification to be undertaken.

SCHEDULE 2 – AMENDED APPROVED PLANS TABLE

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Proposed Site Plan	~~DA-01-01 H~~ **92222-BA1 Dwg 1**	~~Taylor Ellis~~ **Tim Lowe Building Design**	~~06/03/2022~~ **19/10/2026**
Building B Sub-Floor Plan	**92222-BA1 Dwg 2**	**Tim Lowe Building Design**	**19/10/2026**
Buildings A & B Ground Floor plan	~~DA-02-01 F~~ **92222-BA1 Dwg 3**	~~Taylor Ellis~~ **Tim Lowe Building Design**	~~06/03/2022~~ **19/10/2026**
Mezzanine Floor Plans	DA-02-10 F	Taylor Ellis	06/03/2022
~~Overall Elevations - Sheet 1~~	~~DA-05-01 G~~	~~Taylor Ellis~~	~~06/03/2022~~
~~Overall Elevations – Sheet 2~~	~~DA-05-02 F~~	~~Taylor Ellis~~	~~06/03/2022~~
~~Building Sections~~	~~DA-06-00 F~~	~~Taylor Ellis~~	~~06/03/2022~~
Material Finishes	DA-09-00 F	Taylor Ellis	06/03/2022
Stormwater Layout Plan	4483-SK02	DRW Consulting	07/02/2022
Earthworks Layout Plan	4483-SK03	DRW Consulting	08/02/2022
Buildings A & B First Floor plans	**92222-BA1 Dwg 4**	**Tim Lowe Building Design**	**19/10/2026**
Buildings A Elevations	**92222-BA1 Dwg 5**	**Tim Lowe Building Design**	**19/10/2026**
Building A Sections	**92222-BA1 Dwg 6**	**Tim Lowe Building Design**	**19/10/2026**
Building B Elevations	**92222-BA1 Dwg 7**	**Tim Lowe Building Design**	**19/10/2026**
Building B Sections	**92222-BA1 Dwg 8**	**Tim Lowe Building Design**	**19/10/2026**