

05 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 FOR A DEVELOPMENT PERMIT – MULTIPLE DWELLING (4 UNITS) UPON LAND AT 15 WILKINS STREET EAST, ANNERLEY (COUNCIL REF: A006345637)**

We write on behalf of the applicant, *Radana Stojanovic and Teodora Pantelic*, with respect to the approval granted by Brisbane City Council on 8 November 2023 for a changed Development Permit for Material Change of Use & Building Work (Multiple Dwelling (4 Units) & Partial Demolition of Pre-1946 Dwelling over the subject site (Council Ref: A006345637).

The development has recently been constructed and in accordance with section 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval to capture a number of the changes made to the development during the construction phase to circumvent any potential delays during plan sealing. 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:

- Planning Act DA Form 5;
- Signed Owners Consent;
- Amended Architectural Plans prepared by *Skycity Developments*;
- Traffic Engineering Review prepared by *Colliers*.

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

A handwritten signature in black ink that reads "B Andrews".

Brendan Andrews  
TOWN PLANNER

Enc Minor Change Application

## MINOR CHANGE APPLICATION

### 1. Site Details

Site Address	15 Wilkins Street East, Annerley QLD 4103
Real Property Description	Lots 16 & 17 on RP37866
Area of Site	810m <sup>2</sup>
Zoning	Character residential zone (Infill housing precinct)
Neighbourhood Plan	Dutton Park-Fairfield 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>▪ Dwelling house character overlay</li> <li>▪ Road hierarchy overlay</li> <li>▪ Streetscape hierarchy overlay</li> <li>▪ Traditional building character overlay</li> <li>▪ Transport noise corridor overlay</li> </ul>

Located at 15 Wilkins Street East, Annerley, more particularly described as Lots 16 & 17 on RP37866, the subject site comprises 810m<sup>2</sup> in area, with frontage of approximately 20m to Wilkins Street East, as seen in Figure 1 below. In accordance with the *Brisbane City Plan 2014*, the site is located in the Infill housing precinct of the Character residential zone.



Figure 1: Aerial View of the Subject Site (Nearmap, November 2025)



*Figure 2: Existing Constructed Status of Development*

## **2. Application History**

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To assist Council with this request, the development approval history over the site is detailed below as follows:

- **A003897194 – MCU & BW**

On 3 June 2016, Council granted approval of a Development Permit for Material Change of Use & Building Work over the subject site. Specifically, the approval involved partial demolition of a pre-1946 dwelling and a Multiple dwelling comprising five units. The approval had a currency period of 48 months.

- **A005353028 – Extension to Currency Period**

On 6 February 2020, an extension to the currency period of the development approval for Material Change of Use & Building Work was granted by Council, taking the currency period to 2 August 2022.

- **COVID-19 Automatic Extensions**

In accordance with section 275R of the Planning Act 2016, the then Treasurer and Minister for Infrastructure and Planning declared the COVID-19 Applicable Event. Under this provision, 3 automatic extensions were granted and applicable to this approval as detailed below:

- On 8 July 2020, the Minister issued a notice under section 257R of the Planning Act 2016 granting a 6 month extension. The automatic extension notice had effect from 8 July 2020 to 31 October 2020.
- On 1 September 2021, the Minister issued a notice under section 257R of the Planning Act 2016 granting a 6 month extension. The automatic extension notice had effect from 1 September 2021 to 30 September 2021.
- On 28 April 2022, the Minister issued a notice under section 257R of the Planning Act 2016 granting a 12 month extension. The automatic extension notice had effect from 28 April 2022 to 24 June 2022.

The subject approval was in effect when the abovementioned notices were given on 8 July 2020, 1 September 2021 and 28 April 2022. Thus, the currency period was extended by a period totalling 24 months to 2 August 2024.

- **A006345637 – Minor Change to MCU & BW**  
On 8 November 2023, Council granted approval of a Minor Change to the development approval for Material Change of Use & Building Work. Specifically, the Multiple dwelling component was reduced to comprise four units – two new dwellings at the rear of site and two dwellings within the renovated pre-1946 building at the front of site.
- **A006580143 – Extension to Currency Period**  
On 29 August 2024, an extension to the currency period of the development approval for Material Change of Use & Building Work was granted by Council, taking the currency period to 2 August 2025.
- **A006924416 – Request for Written Information**  
On 3 February 2026, Council provided written confirmation that the first change of use occurred prior to the end of the currency period lapsing on 2 August 2025 by Units 3 and 4 being completed and occupied by residents prior to 2 August 2025.

### 3. Responsible Entity

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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 change request is Brisbane City Council.



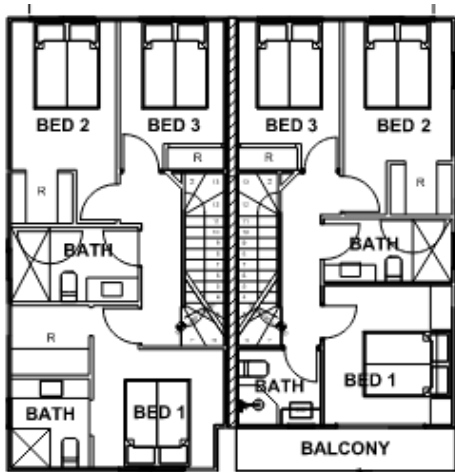


Figure 9: Approved MUD A First Floor Plan

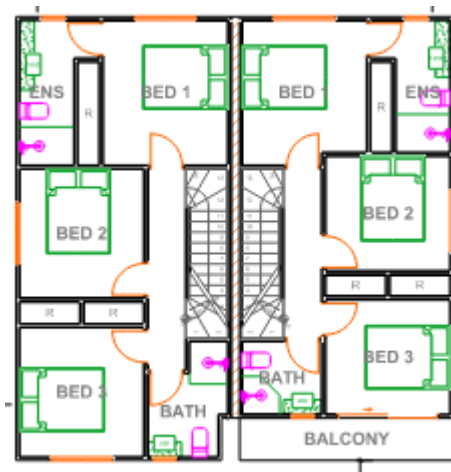


Figure 10: Proposed MUD A First Floor Plan

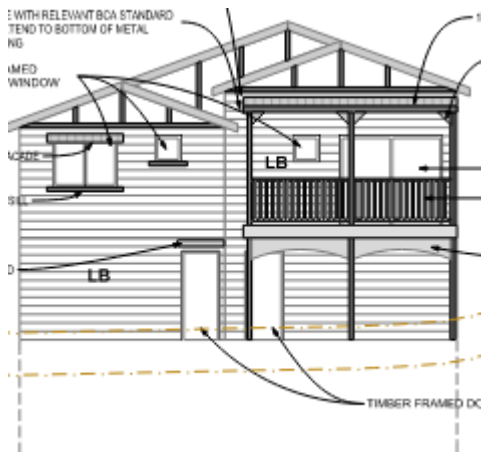


Figure 11: Approved MUD A South Elevation

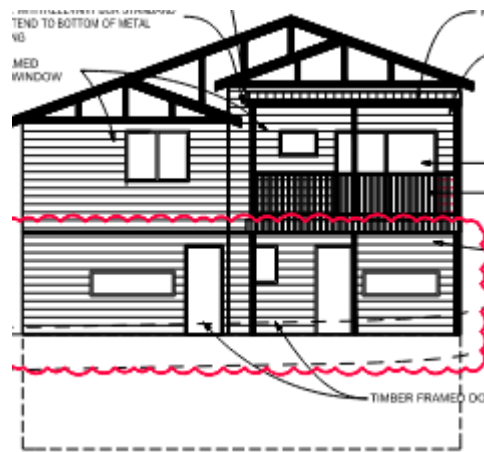


Figure 12: Proposed MUD A South Elevation



Figure 13: Approved MUD A North Elevation

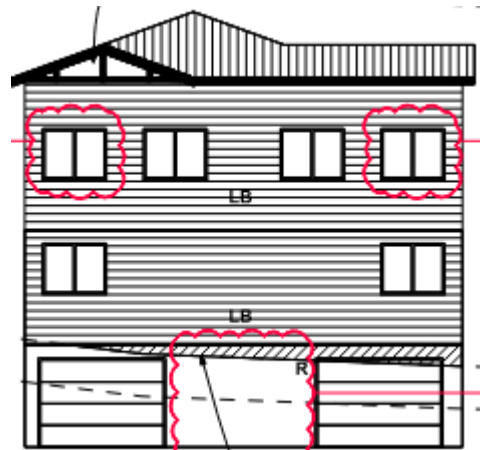


Figure 14: Proposed MUD A North Elevation



Figure 15: Approved MUD A East Elevation



Figure 16: Proposed MUD A East Elevation



Figure 17: Approved MUD A West Elevation



Figure 18: Proposed MUD A West Elevation

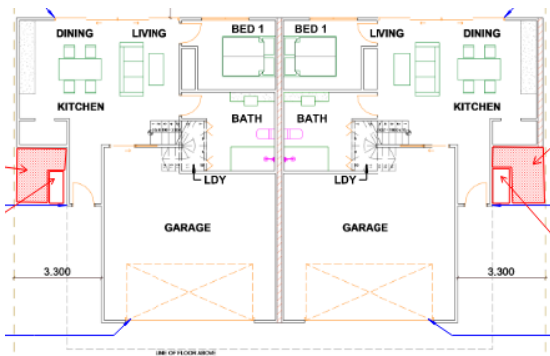


Figure 19: Approved MUD B Ground Floor Plan

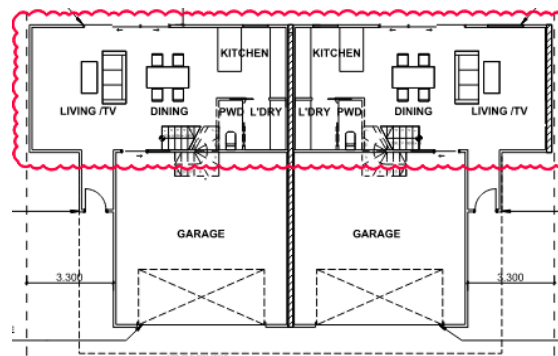


Figure 20: Proposed MUD B Ground Floor Plan

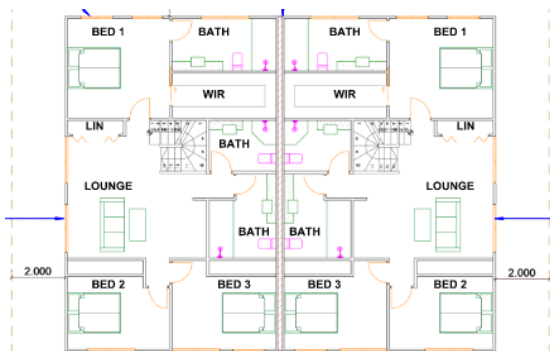


Figure 21: Approved MUD B First Floor Plan

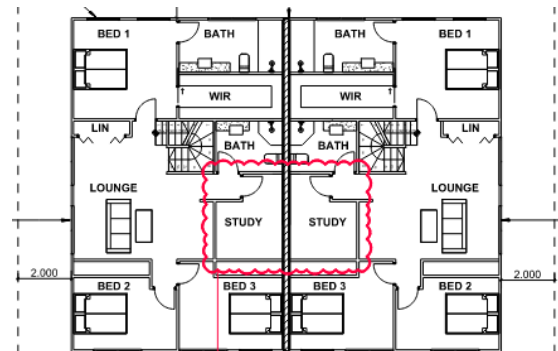


Figure 22: Proposed MUD B First Floor Plan

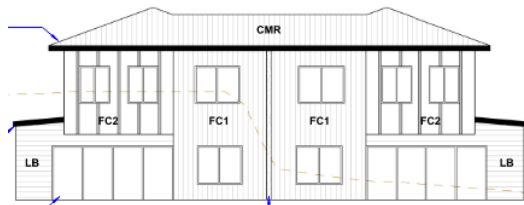


Figure 23: Approved MUD B North Elevation

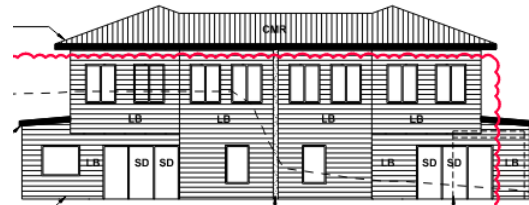


Figure 24: Proposed MUD B North Elevation

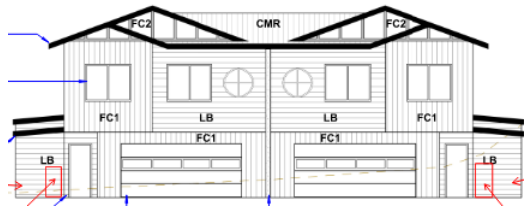


Figure 25: Approved MUD B South Elevation

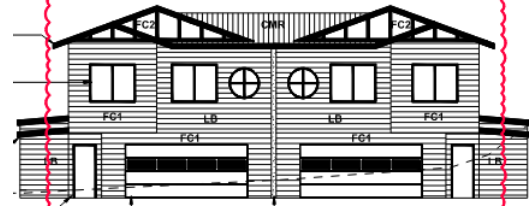


Figure 26: Proposed MUD B South Elevation

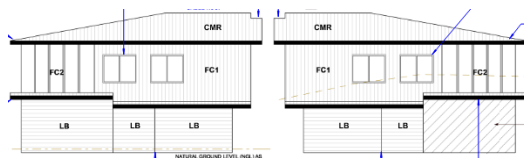


Figure 27: Approved MUD B East & West Elevation

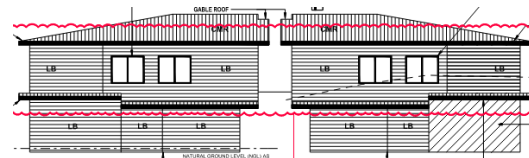


Figure 28: Proposed MUD B East & West Elevation

The below summary outlines the changes sought to the approved development arising from construction:

### Site Plan

- Removal of approved visitor parking spaces from blocking access to front doors of Units 3 & 4, replaced by pedestrian paths and landscaping;
- Provision of 1 visitor parking space in accordance with Council's prescribed rates for 4 dwellings;
- Modifications to bin storage areas for all units;
- Additional roofed structure within the rear courtyard of Unit 3 to enhance amenity of private open space for residents;
- Revisions to landscaping within private open space for Units 1 & 2;

### MUDA & MUD B Floor Plans

- Internal room layout changes;

### MUDA & MUD B Elevations

- Revised window and door locations; and
- Cladding changes.

We note that the changes as proposed do not significantly differ from the development that was approved by the Council on 8 November 2023. This correspondence, in conjunction with the attached documents, demonstrates that, where variations do exist, they do not result in a Development Application that cannot satisfy the current and relevant provisions of *Brisbane City Plan 2014*.

## 5. Changes to Approved Documents

We wish to formally change the development approval over the site to capture a number of the changes made to the development during the construction phase, assist with project costings and circumvent any potential delays during plan sealing. The proposal differs from the approved plan set in accordance with Section 4 above and are reflected in the attached Architectural Proposal Plans prepared by *Skycity Developments*.

### Proposed Changes to Approved Plans / Documents

To assist Council, and for completeness, a detailed list of the changes to the approved drawings and documents is provided below:

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Existing Floor Plan	DA-B-01	<del>21-MAY-2016</del>
MUD A Basement Floor Plan	DA-B-02 <b>Rev. 01</b>	<del>21-MAY-2016</del> <b>17-AUG-2023</b>
MUD A First Floor Plan	DA-B-04 <b>Rev. 02</b>	<del>21-MAY-2016</del> <b>15-MAY-2026</b>
MUD A Roof Plan	DA-B-05	21-MAY-2016
MUD A South Elevation (street)	DA-B-09 <b>Rev. 02</b>	<del>21-MAY-2016</del> <b>11-MAY-2026</b>
MUD A North Elevation	DA-B-10 <b>Rev. 02</b>	<del>21-MAY-2016</del> <b>11-MAY-2026</b>
MUD A East Elevation	DA-B-11 <b>Rev. 02</b>	<del>21-MAY-2016</del> <b>11-MAY-2026</b>
MUD A West Elevation	DA-B-12 <b>Rev. 02</b>	<del>21-MAY-2016</del> <b>11-MAY-2026</b>
Section 1-1	DA-B-16	21-MAY-2016
Section 2-2 (U1)	DA-B-17	21-MAY-2016
Section 3-3 (U2)	DA-B-18	21-MAY-2016
Site Plan - Proposed	<del>DA-A-03b Rev.01 (Amended In Red 08-NOV-2023)</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>21-APR-2026</b>
MUD A Ground Floor Plan - Proposed	<del>DA-B-03 Rev.01 (Amended In Red 25-OCT-2023)</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>
MUD B Ground Floor Plan - Proposed	<del>DA-B-06b Rev.01 (Amended In Red 25-OCT-2023)</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>
MUD B First Floor Plan - Proposed	DA-B-07b Rev. <del>01</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>
MUD B Roof Plan - Proposed	DA-B-08b Rev. <del>01</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>
MUD B North Elevation - Proposed	DA-B-13b Rev. <del>01</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>
MUD B South Elevation - Proposed	<del>DA-B-14b Rev. 01 (Amended In Red 25-OCT-2023)</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>
MUD B East & West Elevation - Proposed	DA-B-15b Rev. <del>01</del> <b>02</b>	<del>03-OCT-2023 (Received)</del> <b>11-MAY-2026</b>

### Proposed Amendments to Conditions

It is requested that Council please issue a revised approval package, inclusive of an amended set of conditions of approval, which are required to be appropriately altered to reflect the proposed changes within the Architectural Proposal Plans prepared by *Skycity Developments*.

Specifically, we draw Council's attention to Condition 39 that was not updated following the previous change application that reduced the number of dwellings from 5 units to 4 units. The constructed development provides one car parking space, in accordance with the rates prescribed by Council's Transport, access, parking and servicing planning scheme policy. Please also refer to the enclosed RPEQ certified traffic engineering review prepared by *Colliers* (Ref: 24BRT0592) demonstrating swept paths when the visitor space is occupied.

Condition 39(iii) requires amendment as detailed below:

## ACCESS, GRADES, MANOEUVRING, CARPARKS, SIGNS AND LINE MARKING

39	iii. Parking on the site for 6 <del>tenant</del> <b>resident</b> cars, 2 <b>1</b> visitor cars and for the loading and unloading of vehicle(s) within the site.
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## 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 change is limited to the changes as noted within the above and attached plans. No new land uses are proposed over the site.
  - 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 over the allotments included in the original approval.
  - c) **Dramatically changes the built form in terms of scale, bulk and appearance** – The proposed changes to the development do not change the built form in terms of scale, bulk and appearance. Importantly, the changes are deemed minor in nature and will not materially change what has previously been approved by Council.
  - 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.
  - 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 minor change will not result in any impacts on traffic flow or the transport network. Further, the number of onsite car parking spaces provided remains compliant with the car parking rates prescribed by *Brisbane City Plan 2014*.
  - 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 change to the layout is maintained 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* – 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. When initially lodged, the application did not require referral to a referral agency. Moreover, the proposed changes do not result in referral to any additional referral agencies.
  - (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 proposed change will not introduce any new matters for a referral agency assessment.
  - (E) *Public notification if public notification was not required for the development application* – The application was originally subject to Impact Assessable procedures and as such, public notification was undertaken as part of the original assessment. The proposed changes do not alter the level of assessment in this instance.

## 7. Conclusion

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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*.

We request that the Council update the approval package to include the amended plans as identified in Sections 4 & 5 above. The proposed changes are sought to capture modifications made to the development during the construction phase to ultimately assist with project delivery and avoid any potential delays during plan sealing.

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