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Project Reference: 001963  
Council Reference: A006270624

08 May 2026

Assessment Manager  
Planning Services  
Brisbane City Council  
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## REQUEST FOR MINOR CHANGE TO DEVELOPMENT APPROVAL

<b>Development Type:</b>	Material Change of Use (multiple dwelling)
<b>Site Address:</b>	26 Mcllwraith Street, Everton Park, QLD 4053
<b>Real Property Description:</b>	Lot 75 on RP26018
<b>Council Reference:</b>	A006270624

Dear Assessment Manager,

We are writing in respect of the development approvals at 26 Mcllwraith Street, Everton Park QLD 4053, granted on the 15 February 2024 for a Material Change of Use for a Multiple Dwelling (MCU), on behalf of the owner, who wishes to make changes to the approved development and is seeking an approval for the change under *Sections 78 & 81* of the *Planning Act 2016*.

The proposed changes are a result of detailed architectural design development and refinement of the approved building façade and screening elements.

The proposed changes are considered to be relatively minor in nature and satisfy the criteria of a Minor Change, under s81 of the *Planning Act 2016*.



## PROPOSED CHANGE

The proposed changes are described by the architect as below. They are also displayed in updated plans with “red cloud highlighting”, as attached. The changes are solely external.

External changes:

<b>Proposed change</b>	<b>Assessment trigger/Issue/Comment</b>
CH-01 Wall alignment changed	Nil assessment trigger
CH-02 Retractable blinds added	Nil assessment trigger
CH-03 Screens adjusted (Elevation – East)	Nil assessment trigger
CH-04 Glazing layout adjusted	Nil assessment trigger
CH-05 Window hood adjusted	Nil assessment trigger
CH-06 Screens adjusted (Elevation – West)	Nil assessment trigger



## MINOR CHANGE TEST

Section 78 of the *Planning Act 2016* allows for the change of an existing development approval and establishes two types of changes to a development approval:

- A 'Minor Change' to a development approval (s81); or
- An 'Other Change' to a development approval (s82).

For a change application to be considered a minor change, the change to the development approval must meet the definition of a minor change as set out in Schedule 2 of the *Planning Act 2016*. The table below provides our response to the criteria of Schedule 2 of the *Planning Act 2016* & Schedule 1 of the *Development Assessment Rules*, which determines what is substantially different development.

Minor Change (Schedule 2 of the <i>Planning Act 2016</i> ) for a development approval:	
<i>Development does not result in substantially different development (Schedule 1 – DA Rules v1.1).</i>	
<i>involves a new use; or</i>	The change will not involve a new use.
<i>results in the application applying to a new parcel of land; or</i>	The change will not result in development applying to a new parcel of land.
<i>dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The built form will be unchanged, that is the development remains a multiple dwelling. There is no change to the scale or building bulk. The change involves the adjustment of a window and addition of screening to balconies.
<i>changes the ability of the proposed development to operate as intended; or</i>	The change will not alter the ability of the development to operate as intended. The built form is unchanged, the access and parking is unchanged.
<i>removes a component that is integral to the operation of the development; or</i>	The change does not remove an integral component of the approval.
<i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The change does not affect traffic flow in and out of the site or the transport network.
<i>introduces new impacts or increase the severity of known impacts; or</i>	The change does not introduce new impacts or increase the severity of known impacts.



<i>removes an incentive or offset component that would have balanced a negative impact of the development; or;</i>	The change does not remove any incentive or offset components.
<i>impacts on infrastructure provisions</i>	The change results in development that is consistent with the infrastructure assumptions of the zone. No additional impacts to infrastructure are envisaged.
If a development application for the development, including the change, were made when the change application is made would not cause –	
<i>The inclusion of prohibited development in the application, or</i>	The proposed change does not result in the inclusion of prohibited development.
<i>Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>	The original development application did not require referral to a referral agency and the proposed change does not require referral to a referral agency.
<i>Referral to extra referral agencies, other than to the chief executive; or</i>	The original development application did not require referral to a referral agency and the proposed change does not require referral to a referral agency.
<i>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</i>	The original development application did not require referral to a referral agency and the proposed change does not require referral to a referral agency.
<i>Public notification if public notification was not required for the development application.</i>	The original development application was <u>Impact Assessable</u> . There were submissions.

As such the proposed changes are considered to be minor in nature and are a minor change.



## SECTION 81 – ASSESSING AND DECIDING APPLICATION FOR MINOR CHANGES

Section 81 of the *Planning Act 2016* outlines aspects to which the responsible entity must have regard to when assessing the minor change; this includes:

***The information the applicant included with the application***

This change application provides information to assist Council in determining the outcome of the minor change application.

***Properly made submissions about the development application or another change that was approved***

The original development application was 'Impact Assessable' and there were submissions. It is considered unlikely that the change would cause a person to make a submission. The single submission was regarding property values which was not a planning ground and amenity which is unchanged.

***Any pre-request response notice or response notice given in relation to the change application***

The original development application did not require referral to any referral agencies. If the application was made today, the proposed minor change would still not require referral to any referral agencies

***All matters the responsible entity would or may assess against or have regard to, if the change application were a development application***

The proposed change is consistent with the Performance Outcomes of *City Plan 2014 (v29/2023)* as demonstrated in the section below.



## DISCUSSION/JUSTIFICATION

Generally, the changes are considered to be primarily “cosmetic” in nature. That is, minor alterations to the visual form of the building. The overall building footprint, orientation and approved development yield remain substantially unchanged. Setbacks are unchanged. The landscaping provision is unchanged. The number of bedrooms and car parking are unchanged.

None of these are considered to be assessable or result in assessment triggers. The primary purpose of the change request is to ensure that the changes are noted on the approved plans for the purpose of plan sealing.



## CONCLUSION

We have assessed the minor change against the relevant sections of the *Planning Act 2016*. This assessment demonstrates that the minor change does not offend any State or Local Government requirements and generally complies with the provisions of the *Brisbane City Plan 2014*. The changes are considered to be “generally in accordance” with the approval, however, the purpose of the request is to note the changes on the approved plan to ensure that plan sealing proceeds smoothly.

If you have any further queries or questions, please do not hesitate to contact the undersigned on 1300 275 266.

Regards,

Samuele Graziano  
*Senior Town Planner*