

22 September 2026

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

Sent Via Email

Dear Sir / Madam,

RE: REQUEST FOR A MINOR CHANGE TO DEVELOPMENT APPROVAL FOR A RECONFIGURING A LOT (1 INTO 4 LOTS & DRAINAGE RESERVE) UPON LAND AT 168 JUNCTION ROAD, MORNINGSIDES QLD 4170

We write on behalf of the *Applicant* regarding the existing development approval for a Reconfiguring of a Lot upon land at 168 Junction Road, Morningside QLD 4170. In accordance with Sections 78 & 81 of the *Planning Act 2016*, we hereby request for a Minor Change to the existing development approval as detailed below.

1. Site Details

Site Address	168 Junction Road, Morningside QLD 4170
Real Property Description	Lot 62 on RP12846
Site Area	4,480m ²
Zone	Rural



Figure 1: Subject Site

2. Site History

On 5 April 2024, Council granted a development approval (A006052019) for a Reconfiguring of a Lot (1 into 4 lots & drainage reserve). The development approval retained the existing dwelling house while creating new allotments over the subject site.

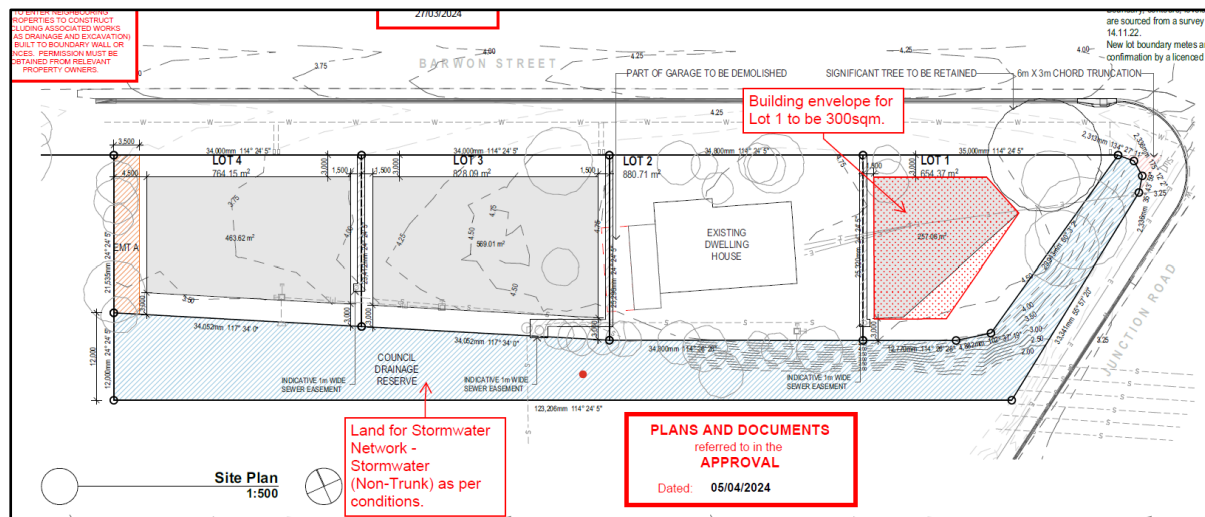


Figure 2: Approved Plan

Subsequent Operational Work approvals have been received in accordance with the conditions of approval:

- A006648129 – 28 January 2025 – Road Works and/or Stormwater Drainage;
- A006648133 – 3 February 2025 – Signs and Line Marking for Minor Roads;
- A006648116 – 1 April 2025 – Vegetation Management Plan;
- A006648123 – 28 January 2025 – Rehabilitation Plan.

On 26 June 2026, Council granted a Generally in Accordance approval to accept the change of the materiality of the pet exclusion fence to timber paneling with steel posts and no gaps.

3. Proposal Overview

In accordance with the approved development plans, the existing Dwelling house is annotated for retention, with only a small section of the house to be demolished to ensure it wholly sits within the allotment. As part of the delivery of the subdivision, the existing dwelling was found to be in poorer condition than originally anticipated. As such, the dwelling house was demolished as part of the site works during the construction phase of the subdivision.

While the original approval sought to retain the existing Dwelling house, it is emphasized that the dwelling house was not identified to be pre-1946. Additionally, the subject site itself is not located within the Traditional building character overlay, Pre-1911 overlay or Heritage overlay. As such, the dwelling house was not protected under the *Brisbane City Plan 2014*.

As such, the proposed minor change application seeks to amend the development approval and conditions (#37) to reflect the removal of the Dwelling house to ensure compliance can be achieved as the development progresses to plan sealing.



Figure 3: Site Photo

4. Assessment of Proposed Changes

In accordance with the *Brisbane City Plan 2014*, the subject site is located within the Rural zone. As noted above, the existing Dwelling house was not pre-1946 and the site is not prescribed within an overlay that protects the dwelling house. As such, the removal of the Dwelling house will not conflict with any prescribed assessable assessment criteria under the Planning Scheme.

The subject allotment will continue to be serviced by relevant infrastructure such as water, sewer, stormwater, electricity and telecommunications. Furthermore, the lot configuration is of a size and shape that allows for the development of a future dwelling house.

In light of the above, the proposed amendments to the existing development should be deemed reasonable, and approved subject to reasonable and relevant conditions.

5. Changes to Approval Package

Approved Plans

The approved plan is requested to be amended to reflect the removal of the existing Dwelling house.

Conditions of Approval

The minor change request request the following conditions to be amended:

- *Removal of Condition 37 Re-connect the existing house*
"Re-connect the existing house sanitary drainage and water supply plumbing to the new sewerage connection(s)/and water service(s), to ensure drainage is located within the lot it serves".

6. Planning Framework

A minor change to the development approval is sought under Section 78 & 81 of the *Planning Act 2016* to facilitate the required amendments. The alterations to the development approval are considered to meet 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 proposed changes to the approval do not result in a substantially different development having regards to the matters in Schedule 1(4) of the Development Assessment rules. In particular, the changes do not result in the following:
 - (a) *Involves a new use* – The proposal does not involve a new use.
 - (b) *Results in the application applying to a new parcel of land* – The proposed changes do not result in applying to a new parcel of land.
 - (c) *Dramatically changes the built form in terms of scale, bulk and appearance* – The proposed request does not dramatically change the built form in terms of scale, bulk and appearance;
 - (d) *Changes the ability of the proposed development to operate as intended* – The minor change application does not alter the ability of the proposal to operate as intended.
 - (e) *Removes a component that is integral to the operation of the development* – The minor change to the approval does not remove any integral components 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 adversely impact upon the traffic flow and the transport network.
 - (g) *Introduces new impacts or increase the severity of known impacts* – The proposed changes do not result in new impacts nor increasing the severity of known impacts.
 - (h) *Removes an incentive or offset component that would have balanced a negative impact of the development* – 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 proposed minor change does not impact on the infrastructure provisions, location or demand with no change proposed to the number of persons visiting or living on the premises.

(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 – The proposed changes do not result in the inclusion of prohibited development.*
- b) *Referral to a referral agency, other than the chief executive, if there were no referral agencies for the development application – The proposal does not involve referral to any additional referral agencies.*
- c) *Referral to extra referral agencies, other than the chief executive – The proposal does not require referral to any extra 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 – Not application as the proposal does not trigger referral.*
- e) *Public Notification if public notification was not required for the development application – Not applicable.*

In view of the above, the proposed changes to the existing approval are considered a minor change as prescribed under the *Planning Act 2016*. In support of this written request, please find enclosed the following attachments:

- Minor Change Plan.

Should you wish to discuss the matter further, please do not hesitate to contact me on 0433 110 137.

Yours Faithfully,

Amelior Development Services



Phillip Ng

Director

BRTP (Regional & Urban Town Planning)

MPM (Project Management)