

MINOR CHANGE APPLICATION

Minor Change (before the application
has been decided) to a Material
Change of Use for Office
(Administration Building)

228 Brookland Road, Allenvue QLD
4285

Lot 12 on SP186526

May 2023

Site details	
Address	228 Brookland Road, Allenvue QLD 4285
RPD	Lot 12 on SP186526
Planning Authority	Bromelton State Development Area (SDA) Development Scheme under the State Development and Public Works Organisation Act 1971 Administered by the Office of the Coordinator-General
Planning Authority Zoning	Special Purpose (Scenic Rim Regional Council) Rural Precinct (Bromelton State Development Area Development Scheme)
Application details	
Application type	Change application – Minor Change Request to change a SDA application under section 2.1.2 of the Bromelton State Development Area (SDA) Development Scheme
Current Application	Application No. AP2022/023 Development permit for: - Material change of use (Administration Building)
Applicant Details	Jimboomba Turf Group C/- HPC Planning Level 4, Central Tower One, 56 Scarborough Street, Southport, QLD 4215 Contact: Murray Wright Phone: (07) 3217 5800 Email: Murray.w@hpcplanning.com.au Web: www.hpcplanning.com.au

1 Introduction

We act on behalf of the applicant, Jimboomba Turf Group, in lodging this change application under Section 2.1.2 of the *Bromelton State Development Area (SDA) Development Scheme*. The applicant is seeking a change to the current application with reference AP2022/023, being a Development Application for a Material Change of Use for Office (Administration Building). The applicant proposes to relocate the proposed administration building on the site from the flood hazard area as mapped on the local government planning scheme mapping to mitigate flooding impacts upon the property.

As demonstrated in section 5 of this report the applicable requirements of the *Bromelton State Development Area Development Scheme (the Scheme)* have been satisfied and the assessment of this change application should proceed under Schedule 2 Section 3 of the Scheme.

The following supporting documentation is provided with this application:

Appendix A: Architectural Plans Version D	<i>Cyber Drafting & Design</i>
Appendix B: Minor Change Request Response	<i>Office of the Coordinator General</i>
Appendix C: Fee Waiver Request Response	<i>Office of the Coordinator General</i>

2 Development Application History

Summary of application history and key development components

- AP2022/023 SDA Application – Material Change of Use for Office (Administration Building)

3 Proposed Modifications

This minor change application proposes the following modifications to the development:

- Relocation of the proposed administration building.

The development proposal seeks to establish a minor change of the location of the proposed Office building. The eastern part of the lot is within the Flood hazard area according to Scenic Rim Planning Scheme 2020 mapping. The proposed location of the office building in the current design located within the Flood Hazard Area. The purpose of the adjustment is to relocate the building proposed to be located within the Flood Hazard Area overlay further South to the non-flood hazard area according to the Scenic Rim Planning Scheme 2020 mapping.

The proposed development does not involve any changes to the operational characteristics of the office building. Similarly, the proposal does not seek to expand the operation of the existing Cropping land use or place additional land under cultivation. The proposed change will not result in the removal of any environmentally significant vegetation or impact other matters of environmental significance. The proposed development will be setback over 85m from the southern boundary. Therefore, it does not introduce or intensify amenity impacts upon the surrounding area. The existing access arrangement is to be retained. The current design of the office building is to be retained and there is no additional building work involved in the proposed change. Put simply, the proposed change only seeks to amend the location of the administration building. The assessment undertaken to date generally remains valid.



Figure 1: The current locality plan.

Source: Cyber Drafting & Design

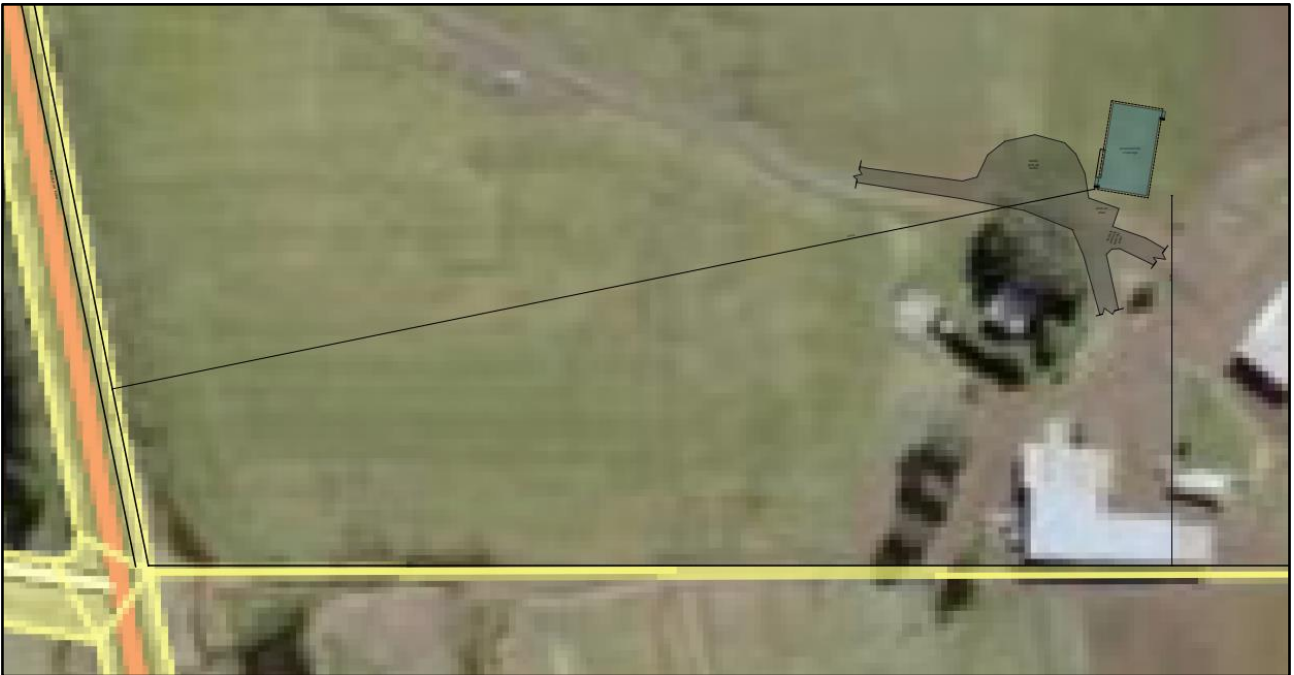


Figure 2: The current designed location of the administrating building.

Source: Cyber Drafting & Design

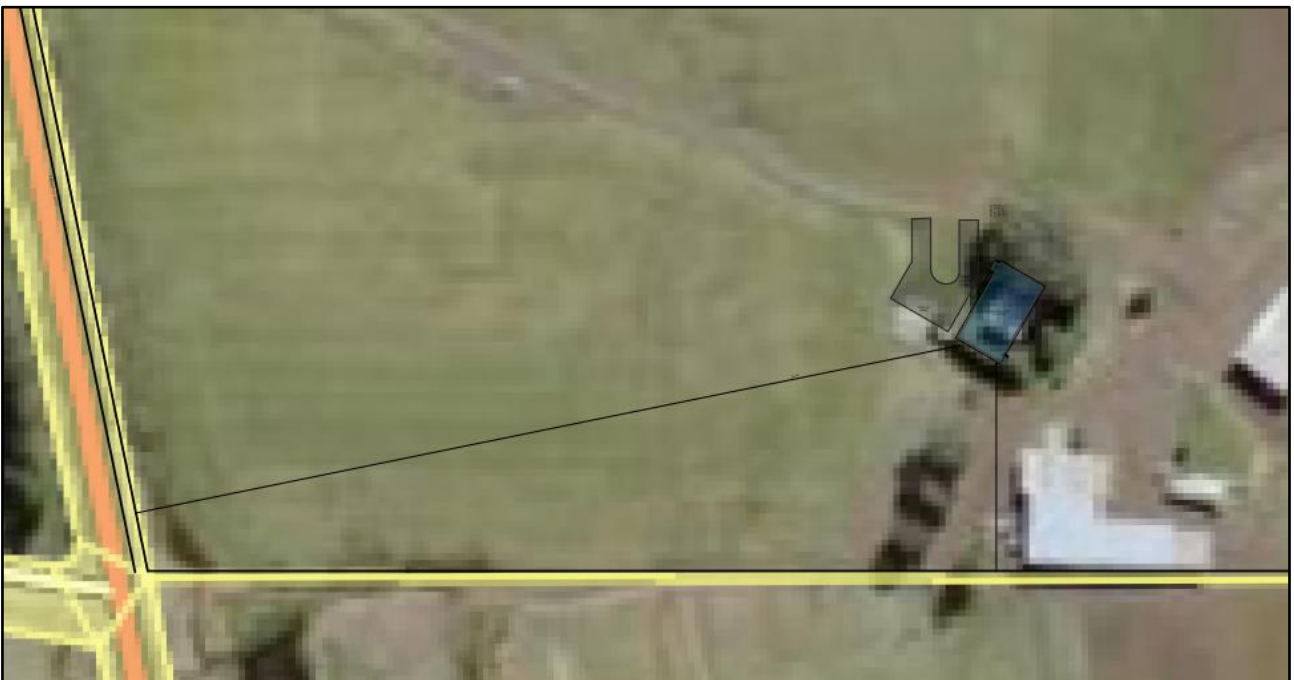


Figure 3: The updated location of the administrating building.

Source: Cyber Drafting & Design

4 Changes to Application Package

This Minor change application seeks to reference updated proposed site plan.

Current table of architectural drawings and documents:

Drawing	Number	Date	Version	Action
Proposed Site Plan	Sheet No.2	21/11/2022	B	Updated on 11/05/2023
Proposed Floor Plan	Sheet No.3	21/11/2022	B	N/A
Proposed Elevations	Sheet No.4	21/11/2022	B	N/A
Section	Sheet No.5	21/11/2022	B	N/A
Floor Framing & Post Layout	Sheet No.6	21/11/2022	B	N/A
Roof Plan	Sheet No.7	21/11/2022	B	N/A
Electrical Plan	Sheet No.8	21/11/2022	B	N/A
Window Schedule	Sheet No.9	21/11/2022	B	N/A
Door Schedule	Sheet No.10	21/11/2022	B	N/A
Internal Elevations	Sheet No.11	21/11/2022	B	N/A
Internal Elevations	Sheet No.12	21/11/2022	B	N/A

Table 1: List of Architectural drawings in Architectural Plan version B

The architectural plan version D is attached in Appendix A with the updated proposed site plan on the location of the office building and there is no adjustment on other drawings.

Recommended table of architectural drawings and documents:

Drawing	Number	Date	Version
Proposed Site Plan	Sheet No.2	11/05/2023	D
Proposed Floor Plan	Sheet No.3	11/05/2023	D
Proposed Elevations	Sheet No.4	11/05/2023	D
Section	Sheet No.5	11/05/2023	D
Floor Framing & Post Layout	Sheet No.6	11/05/2023	D
Roof Plan	Sheet No.7	11/05/2023	D
Electrical Plan	Sheet No.8	11/05/2023	D
Window Schedule	Sheet No.9	11/05/2023	D
Door Schedule	Sheet No.10	11/05/2023	D
Internal Elevations	Sheet No.11	11/05/2023	D
Internal Elevations	Sheet No.12	11/05/2023	D

Table 2: List of Architectural drawings in Architectural Plan version D

5 Minor Change Requirements

Bromelton State Development Area (SDA) Development Scheme

The *Bromelton State Development Area (SDA) Development Scheme* Schedule 2 Section 3 (1) defines an SDA application may make a request to change the application.

- (1) A proponent that has made an SDA application may make a request to change the application if:
- (a) the application was properly made and has not lapsed and
 - (b) the application has not been decided.

Note: The Coordinator-General may only approve a request to change an SDA application if the Coordinator-General considers it is a minor change to the application. Otherwise, the proponent should withdraw the application and submit a new SDA application.

The *Bromelton State Development Area (SDA) Development Scheme* Schedule 1 defines what constitutes a *Minor Change* to an SDA application:

- (a) in relation to an SDA application, a change that the Coordinator-General considers does not substantially alter the original application in a way that would:
 - (i) result in a substantially different application
 - (ii) result in an application that is not properly made
 - (iii) cause a referral entity to make or alter a referral entity submission, if one has already been made
 - (iv) cause a person to make a submission about the change, or alter a submission that has already been made or
 - (v) otherwise compromise the ability of the Coordinator-General to make a decision on the original application.

The proposed changes constitute a **Minor Change** because:

The current SDA application was considered as properly made by the Coordinator-General and the application has not been decided. The proposed change does not result in a substantially different application. The proposed change does not involve a new land use or a new parcel of land. There is no change on the built form and the use to operate as intended. The proposed change does not impact or increase the severity on known impacts and in fact would reduce the severity of flood hazard in this instance. The request for a change for a Material Change of Use for an office (administration building) had been made and the Coordinator-General responded the proposed change of relocation of the proposed administrating building as a minor change and the current SDA application is on hold. Correspondence is provided at Appendix B.

6 Affected Entities

The *Bromelton State Development Area (SDA) Development Scheme* Schedule 1 that a minor change cannot cause a referral entity to make or alter a referral entity submission. The original application did not trigger referral to any external agencies. Therefore, the proposed change application does not have any affected entities.

7 Application Fees

Due to the small scale of the proposal and small scale of the use, a partial fee waiver was requested from the Office of the Coordinator-General. The Office of the Coordinator-General provided a formal response on 3

May 2023 stating that in accordance with the Guideline to State Development Area Fees July 2022, the Coordinator-General approved the request for a partial fee waiver of the relevant fee.

Per the correspondence the fee payable for the subject application is **\$1,134 (GST Exempt)**. Correspondence is provided at Appendix C.

8 Conclusion

This change application proposes minor modifications to the SDA application to a Material Change of Use for administrating building at 228 Brookland Road, Allenvue QLD 4285 and as described as Lot 12 on SP186526. The changes include the relocation of the proposed administrating building from the flood hazard area to mitigate the impact to the property on flooding.

This report has assessed the proposed changes with respect to the requirements of The *Bromelton State Development Area (SDA) Development Scheme* and concludes that the changes are of a low-risk nature and satisfactorily address all relevant planning, traffic, and amenity concerns for the following reasons:

- The request will not result in substantially different development;
- The proposal meets the Minor change definition and complies with schedule 1 and 3 of The *Bromelton State Development Area (SDA) Development Scheme*;
- The proposed change will not result in the removal of any environmentally significant vegetation or impact other matters of environmental significance; and
- The proposed minor change will have no impact on the rural amenity of adjoining properties.

It is therefore requested that the Coordinator-General issue a new Written Notice inclusive of the amended plans as detailed in this report.

If you have any questions, please do not hesitate to contact this office on 07 3217 5800.

Yours sincerely,

HPC Planning

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