



Job Reference: 0002279-T
Council Reference: A006504068

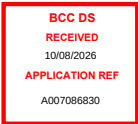
7 August 2026

Assessment Manager
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REQUEST FOR MINOR CHANGE TO DEVELOPMENT APPROVAL – A006504068

Development Type:	Multiple Dwelling
Site Address:	128-130 Swann Road TARINGA QLD 4068
Real Property Description:	Lot 117 RP23368 Lot 118 RP71354
Council Reference:	A006504068
Approval Type:	Material Change of Use – Multiple Dwelling (9 units)
Planning Scheme Benchmarks:	Medium Density Residential Zone Taringa Neighbourhood Plan (no precinct) Multiple Dwelling Code Filling and Excavation Code Infrastructure Design Code Landscape Work Code Outdoor Lighting Code Stormwater Code Transport, Access Parking and Servicing Code Airport Environs Overlay Bicycle Network Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay



Dear Assessment Manager,

We write in respect of Development Permit A006504068 for a Material Change of Use for a Multiple Dwelling at 128-130 Swann Road, Taringa, approved on 6 February 2026, on behalf of our client, Tarpack Pty Ltd. Pursuant to sections 78 and 81 of the *Planning Act 2016*, the applicant seeks approval for a Minor Change to the existing development approval.

At the outset, it is noted that the proposed amendments do not alter the fundamental nature, scale or planning intent of the approved development. The development remains a contemporary multiple dwelling development of substantially the same architectural character and built form outcome as originally approved. Whilst the proposal introduces an additional undercroft parking level and one additional residential storey, the revised building retains the approved design language, presentation to the streetscape and overall development footprint. As a result, the amended development is not materially different from that previously assessed and approved by Council and continues to achieve the strategic and built form outcomes anticipated for the site.

The proposed change specifically involves the introduction of an additional suspended parking level within the existing undercroft and one additional residential storey, increasing the approved development yield from nine (9) dwellings to eleven (11) dwellings. Consequential amendments are proposed to the architectural plans, building elevations and internal parking arrangements. Notwithstanding these amendments, the approved architectural form and design intent are retained, with the majority of the revised building remaining within the approved building envelope. The increase in overall building height is limited through reduced floor-to-floor heights and does not give rise to significant additional amenity impacts.

The details of the proposed amendments are outlined in this Minor Change Report and illustrated in the amended plans prepared by Contreras Earl Architecture. The application is also supported by a Traffic Impact Statement prepared by Zekacorp, which assesses the access and parking implications associated with the revised development.

Having regard to the nature and scale of the amendments, it is considered that the proposal constitutes a Minor Change pursuant to section 81 of the *Planning Act 2016*, in that the changes do not result in a substantially different development, do not introduce significant new impacts, and do not alter the essential character, function or planning outcomes of the approved multiple dwelling development.

The change application is accompanied by amended architectural plans and supporting technical documentation, included within Appendices 1 and 2 of this report. These documents demonstrate that the amended proposal continues to achieve the relevant planning outcomes while maintaining substantial consistency with the development approval granted by Council on 6 February 2026.



PROPOSED CHANGES

Introduction

The site is currently approved for a nine-unit multiple dwelling development comprising five residential levels above a parking level, with communal rooftop facilities including a pool and terrace (Ref: A006504068) with an overall height of 25.9m.

This Minor Change application retains the approved land use, building footprint, building setbacks, deep planting, access/egress arrangements, communal open space facilities, architectural style and overall design intent, while proposing:

- an increase in overall building height by 2.1m and inclusion of additional residential level;
- the reduction of floor-to-floor heights on levels 1-5;
- an increase in dwelling yield from nine (9) to eleven (11) units;
- the addition of a suspended car parking level within the existing undercroft area;
- the consequential reconfiguration of vehicle parking, bicycle parking and storage areas; and,
- consequential amendments to building elevations and sections.

The details of changes to each level is provided below:

Explanation of Amended Designs

Undercroft Level:

- Introduction of a new suspended parking level within the existing undercroft area;
- Provision of fourteen (14) resident car parking spaces;
- Provision of eleven (11) private storage areas, one for each dwelling;
- Retention of the lift, stair core and plant/equipment room;
- Incorporation of a vehicle access ramp connecting the suspended parking area and ground floor parking levels; and,
- Bicycle parking accommodated within individual storage areas rather than a communal bicycle storage area.

Ground Floor:

- Reconfiguration of the parking layout to accommodate access ramp to the new undercroft level;
- Reduction in ground floor parking numbers from twenty-four (24) to sixteen (16), with parking redistributed to undercroft level; and
- Relocation of storage and bicycle parking space to new undercroft level.

N.B. Building entry, waste storage and communal areas remain generally consistent with the approved design.

Level 01:

- No changes.

Levels 02 and 03:

- No changes.

Level 04 (New Residential Level):

- Introduction of a new residential floor between the approved Level 03 and Level 05 including two additional dwelling units, increasing the development yield from nine (9) to eleven (11) dwellings.

N.B. The new level maintains the established architectural form, articulation and building setbacks of the levels below.

Level 05:

- Approved upper-level residential accommodation retained with minor internal reconfiguration.

N.B. Continues to provide larger dwelling accommodation and associated private open space.

Level 06 (penthouse):

- Minor amendments to the internal layout and configuration of the penthouse dwelling.

N.B. Retains the approved architectural character and design intent.

Rooftop Recreation Level:

- Retention of the approved communal rooftop recreation facilities floor plate, setbacks and facilities, including the pool and terrace areas; and
- Minor reconfiguration of rooftop facilities.

N.B. The size, function and operation of the rooftop recreation area remain unchanged.

Despite these changes, the development remains a single integrated multiple dwelling and retains the approved contemporary architectural form, material palette, articulation and landscaping outcomes. The proposal is consistent with the approved development and the existing and intended character of the locality. Details of the proposed changes are outlined and discussed in further detail below.

Undercroft Level

A suspended car park is proposed within the existing approved undercroft of the building and is intended to provide additional parking and private storage for the eleven (11) dwellings. As illustrated in Figure 1, the majority of the proposed area is accommodated within the existing undercroft area approved by Council, with the amendment comprising a partial infill of this area.

The approved undercroft level comprises a lift and stair core, plant and equipment room, and communal bicycle storage area. The revised design retains these elements while incorporating fourteen (14) car parking spaces and eleven (11) private storage areas, one for each dwelling. Vehicle access to the suspended parking level is provided via a ramp from the ground floor parking area. The extent of the changes proposed compared to the approval is detailed in Table 1 overleaf.

Table 1: List of proposed changes to undercroft level.

APPROVED UNDERCROFT Drawing No: DA-2.00	REVISED UNDERCROFT Drawing No: DA-5.07
• Plant/equipment room; • Stairs & lift shaft; and • Communal bicycle storage area.	• Plant/equipment room; • Stairs & lift shaft; • Fourteen (14) car parking spaces; • Eleven (11) storage spaces; and • A vehicle access ramp from the ground level car park.

Bicycle storage is now accommodated within the individual storage areas, providing a practical alternative to the approved communal bicycle storage arrangement. The additional parking provision responds to the modest increase in dwelling yield while maintaining appropriate vehicle access, manoeuvrability and servicing arrangements.

As shown in Figure 1, the proposed works occupy only a portion of the approved undercroft and do not extend across its full length or height. At approximately 2.8 metres in height, the suspended parking level remains subordinate to the approved building and does not materially increase the bulk, scale, visual prominence or overshadowing of the development. Any potential impacts associated with vehicle movements, light or noise pollution will be appropriately mitigated through architectural screening and the existing separation distances to adjoining properties. Accordingly, the proposed change does not result in significant additional amenity impacts when compared to the approved development.

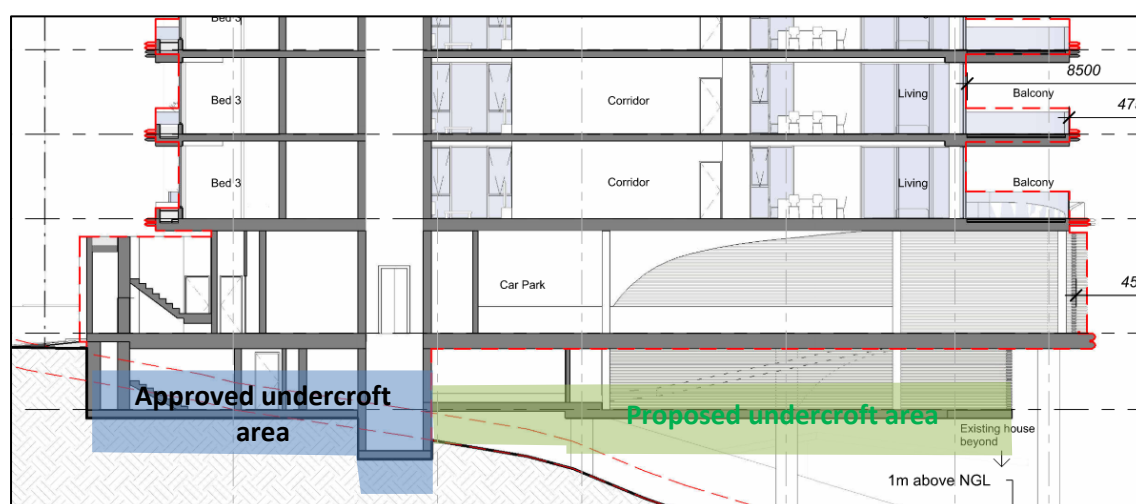


Figure 1: Section comparison illustrating the approved undercroft area and the extent of the proposed suspended undercroft parking level. (Source: Contreras Earl Architecture)

Additional Residential Storey & Dwelling Yield Increase

The proposal includes the addition of a new 'Level 04 residential floor' between the approved Level 03 and Level 05 penthouse level, increasing the approved development yield from nine (9) dwellings to eleven (11) dwellings.

The increase in dwelling yield is facilitated through the introduction of the additional residential level, which accommodates two (2) further dwellings.

Refer to Figure 2 below for a visual comparison of the approved and proposed development. Figure 3 illustrates the proposed new Level 04 floor plan.



Figure 2: Excerpt of South Elevation showing outline of approved DA. (Source: Contreras Earl Architecture)

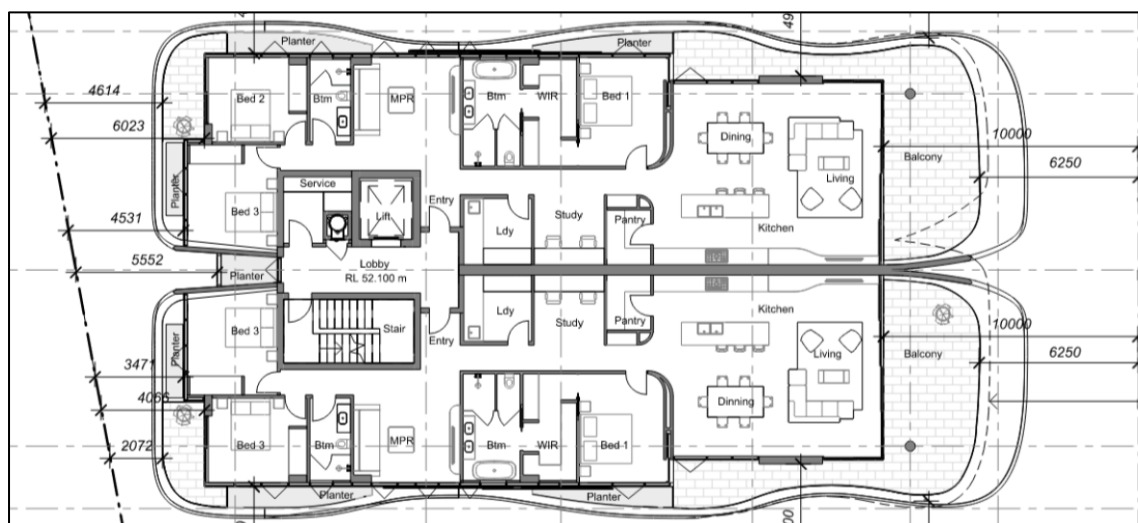


Figure 3: Level 04 Floor Plan. (Source: Contreras Earl Architecture)

Building Height Modifications

To accommodate the additional Level 04 residential floor, floor-to-floor heights throughout the building have been reduced, enabling the revised development to incorporate an additional storey while limiting the overall increase in building height to 2.1 metres. As demonstrated in Table 2 below, the additional storey has largely been absorbed through modest reductions in floor-to-floor heights across the building, rather than resulting in a proportionate increase in overall height.

Table 2: Comparison of approved and proposed floor-to-floor heights.

BUILDING ELEMENT	APPROVED (m)	PROPOSED (m)	CHANGE (m)
Undercroft to Ground Floor	4.3	2.8	-1.5
Ground Floor to Level 1	4.2	4.2	0.0
Level 1 to Level 2	3.25	3.10	-0.15
Level 2 to Level 3	3.25	3.10	-0.15
Level 3 to Level 4	3.25	3.10	-0.15
Level 4 to Level 5	3.25	3.10	-0.15
Additional Residential Level	-	3.10	+3.10
Roof Level to Roof Apex	5.40	5.00	-0.40
Overall Building Height	25.9	28.0	+2.1
Roof Apex RL	61.4m RL	63.5m RL	+2.1m

As illustrated in the table above, the revised development remains broadly consistent with the scale and built form of the approved development, while achieving a more efficient use of the building envelope.

Figure 4 below illustrates the proposed western section, with the red dashed outline identifying the approved development envelope and highlighting the limited extent of the height increase.

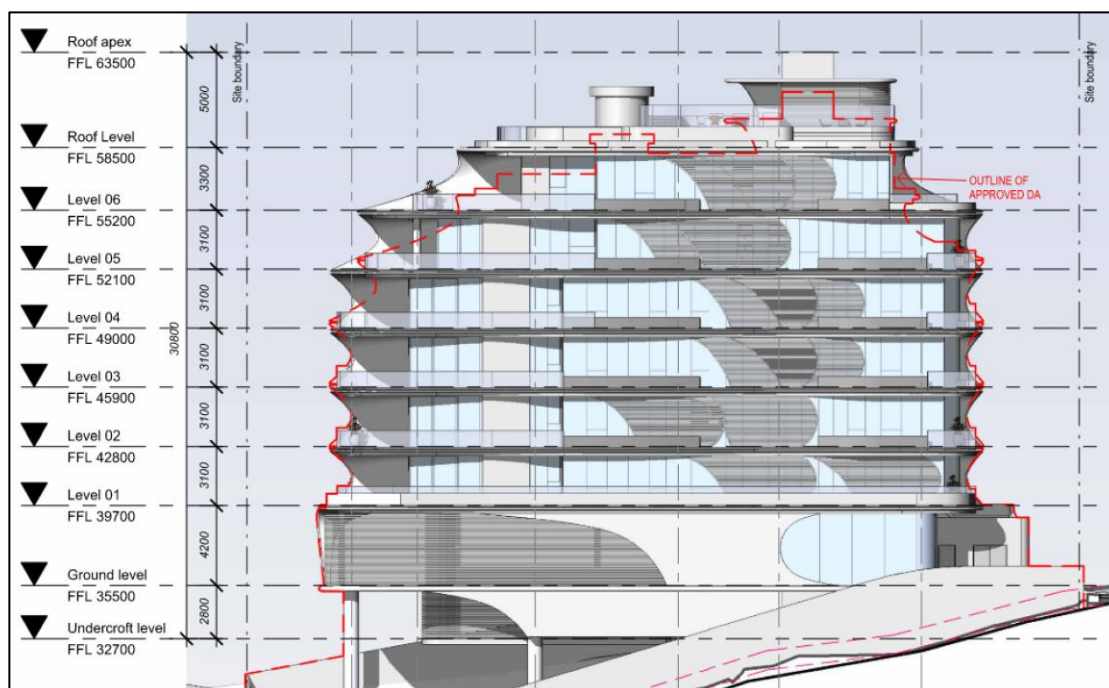


Figure 4: Proposed western section showing outline of approved DA. (Source: Contreras Earl Architecture)

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 Planning Act 2016) 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</i>	The proposed change does not dramatically alter the approved built form in terms of scale, bulk or appearance. While the proposal introduces an additional residential level, the increase in building height is limited to 2.1m achieved by

<i>scale, bulk and appearance; or</i>	reductions in floor-to-floor heights throughout the building. As a result, the additional level has largely been accommodated within the approved building envelope rather than generating a proportionate increase in the overall building height. Importantly, the revised development retains the approved architectural character, including the curvilinear building form, articulated façades, deep balconies, extensive planter boxes, transparent balustrading and integrated landscaping. These elements were fundamental to the approved design and continue to break down the building mass, soften the built form and reduce perceptions of bulk and scale. The majority of the revised development remains within the approved building envelope, with only limited encroachments associated with balcony projections, façade articulation elements and the reconfigured rooftop terrace. These changes do not materially alter the building footprint, overall massing or visual presentation of the approved development. Comparative plans and visual representations demonstrate that the additional height is predominantly accommodated within the main bulk of the approved building. Importantly, the upper storeys retain a stepped building form, ensuring the development continues to present a reduced bulk and scale when viewed from the public realm and adjoining properties. As a result, the amended building remains generally consistent with the visual appearance and design intent of the approved development. Accordingly, the proposal generally retains the approved built form, architectural expression and visual character of the development and cannot reasonably be characterised as a dramatic change in scale, bulk or appearance. Instead, the changes represent a refinement of the approved design that remains generally consistent with the built form outcomes previously assessed and approved by Council. In terms of overshadowing, shadow diagrams prepared for the March, June and December assessment periods demonstrate that the amended development generates shadow patterns that are generally consistent with those produced by the approved development. Any additional shadowing is limited and generally contained within the extent of shadow already cast by the approved building. This outcome reflects the modest nature of the height increase and the fact that the additional height has largely been absorbed within the approved building envelope. The proposal therefore does not result in any material increase in overshadowing impacts to adjoining properties, nearby streets, or surrounding public spaces when compared to the approved development.
<i>changes the ability of the proposed development to</i>	The change will not alter the ability of the development to operate as intended. The use is unchanged and continues to function as a multiple dwelling development.



<i>operate as intended; or</i>	
<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 proposed change does not significantly affect traffic flow to or from the site, nor does it adversely impact the surrounding transport network. While the proposal increases the dwelling yield, by two (2) dwellings, this does not alter the vehicular access arrangements or significantly impact traffic flow on the surrounding local roads. Importantly, the proposal provides an improved parking outcome compared to the approved development. Total on-site parking increases from twenty-six (26) spaces to thirty (30) spaces via the introduction of an undercroft parking level. The revised design also removes constrained parking arrangements, including tandem and small car spaces, resulting in a more efficient and functional parking layout for residents and visitors. The approved site access, internal circulation and servicing arrangements remain substantially unchanged. The supporting Traffic Impact Statement prepared by Zekacorp Traffic and Transport concludes that the increase in traffic generation associated with the additional two dwellings is negligible in the context of the surrounding road network and that the findings of the approved traffic assessment remain valid. Accordingly, the proposal does not result in any material increase in traffic impacts and does not adversely affect the operation, function or capacity of the surrounding transport network.
<i>introduces new impacts or increase the severity of known impacts; or</i>	The proposed change does not introduce any new impacts or materially increase the severity of known impacts previously assessed by Council. The original application involved consideration of matters including building height, building separation, visual bulk, privacy, overshadowing and landscaping. These matters remain the primary considerations relevant to the proposed minor change. Whilst the proposal introduces an additional residential level and increases the dwelling yield from nine (9) to eleven (11) dwellings, the development will continue to operate as a Multiple Dwelling use and retains the approved architectural character, built form response and design intent. Importantly, the additional residential level has been accommodated through reductions in floor-to-floor heights throughout the building, resulting in an overall height increase of only 2.1 metres. As such, the additional level has

largely been absorbed within the approved building envelope rather than resulting in a commensurate increase in height.

The majority of the revised development, including the additional residential level, remains within the approved building envelope. The limited elements extending beyond the approved envelope comprise:

Level 04:

- External façade elements associated with the northern balconies.

Level 05:

- External façade elements associated with the northern and southern balconies.

Level 06 (penthouse):

- External façade elements and minor portions of the northern and southern balconies.

Rooftop Terrace:

- Reconfigured rooftop terrace areas extending beyond the approved envelope with an overall building height increase of 2.1 metres.

Figure 5 below illustrates the approved building envelope compared with the proposed development.

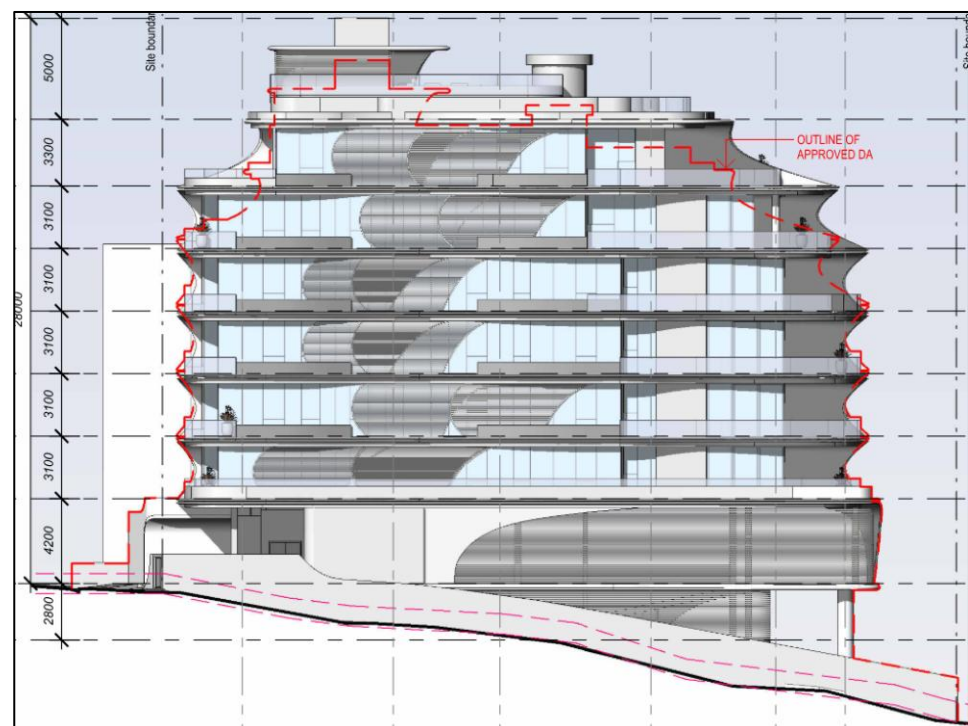


Figure 5: Comparison of eastern building envelopes. (Source: Contreras Earl Architecture)

As illustrated in Figure 5, the areas extending beyond the approved envelope are largely limited to façade articulation, balcony projections and rooftop terrace elements. These encroachments do not result in a substantial increase

	in building mass or bulk and the revised development continues to exhibit the approved curvilinear architectural form, articulated façades, deep balconies, integrated planter boxes and extensive landscaping that were originally relied upon to minimise perceptions of bulk and scale. While an additional residential level is proposed, Figure 6 demonstrates that the resulting increase in height is largely concentrated within the rooftop terrace level, which remains substantially obscured from the public realm. Consequently, the revised development does not materially alter the building's perceived scale, visual dominance or streetscape presentation.  Figure 6: Street view of proposed development. (Source: Contreras Earl Architecture) Accordingly, the proposal does not introduce new impacts, nor does it materially increase the severity of the building height, bulk and scale impacts previously assessed and accepted by Council as part of the approved development.
<i>removes an incentive or offset component that</i>	The change does not remove any incentive or offset components.



<i>would have balanced a negative impact of the development; or;</i>	
<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 will result from the change.
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</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>application was made; or</i>	
<i>Public notification if public notification was not required for the development application.</i>	The original development application was subject to public notification. Consideration of the issues raised in the fifty-one (51) properly made submissions, and the extent to which those matters are affected by the proposed minor change, is provided in the 'Section 81 – Assessing and Deciding Application for Minor Changes' section below.

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 subject to public notification. A total of 51 properly made submissions were received, with the key issues raised relating to building height, building bulk and scale, setbacks, privacy, traffic, parking, vegetation and servicing arrangements.

The proposed minor change does not introduce any new impact categories beyond those considered as part of the original assessment. Rather, the proposal retains the architectural character and overall design intent, with amendments primarily relating to the introduction of an additional residential level and the resulting minor exceedance beyond the approved building envelope.

As mentioned previously, the additional residential level has been accommodated through reductions in floor-to-floor heights, resulting in an overall increase in building height of only 2.1 metres. As demonstrated throughout this report, the majority of the proposed amended structure remains within the approved building envelope, with areas extending beyond the approved envelope limited to façade articulation, balcony projections and rooftop terrace elements.

The revised development also retains the approved architectural response, including the curvilinear built form, articulated façades, deep balconies, integrated planter boxes, transparent balustrading and extensive landscaping. In addition, setbacks, building footprint and site cover is maintained from the approved form. These design elements continue to break down the perceived building mass and minimise visual bulk and scale. Comparative plans and visual representations demonstrate that the modest increase in height does not materially alter the

development's appearance, visual dominance or streetscape presentation when compared to the approved development.

The matters raised in the original submissions relating to privacy, visual bulk, scale and overshadowing have also been reassessed as part of this minor change application. Comparative plans, elevations and shadow diagrams demonstrate that the proposed amendments do not give rise to materially different impacts from those already considered and accepted by Council under the original approval. In particular, the shadow diagrams (refer Figure 7) confirm that the shadow extent generated by the amended development is substantially consistent with that of the approved development across the March, June and December assessment periods.

While the proposal incorporates an additional residential level, the increase in overall building height is limited to approximately 2.1 metres and has largely been absorbed within the approved building envelope through reduced floor-to-floor heights. Consequently, the additional shadow cast by the amended development is negligible and generally confined within the shadow envelope already established by the approved scheme. The diagrams illustrate that adjoining residential properties, streets and surrounding public spaces experience shadowing outcomes that are materially the same as those approved by Council, with no significant increase in overshadowing impacts.

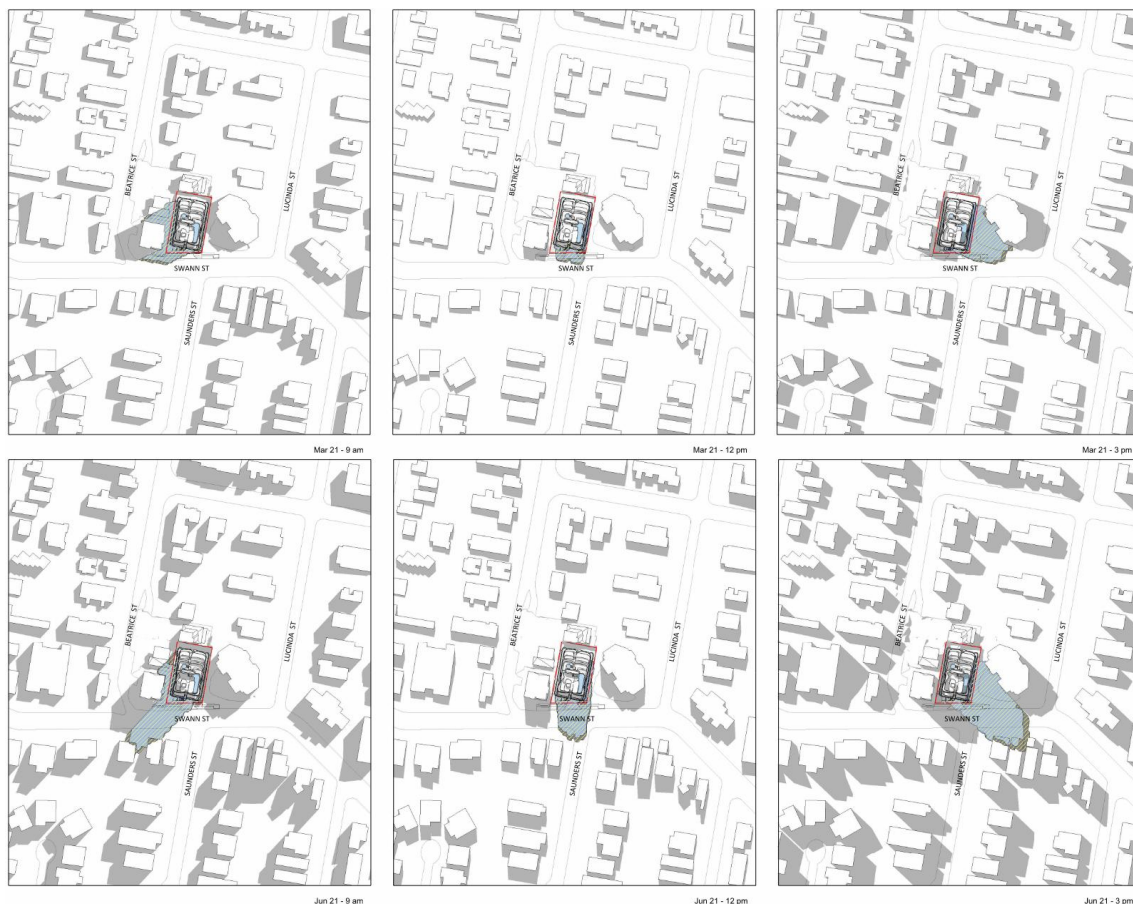




Figure 7: Shadow diagrams of proposed development. (Source: Contreras Earl Architecture)

As such, the proposal does not introduce any meaningful new impacts in relation to overshadowing and remains consistent with the amenity outcomes anticipated under the approved development.

Similarly, the proposal retains appropriate access, servicing and waste collection arrangements and provides an improved parking outcome through the introduction of a new undercroft parking level, increasing the overall on-site parking supply from the approved development. The supporting Traffic Impact Statement concludes that the increase in traffic generation associated with two additional dwellings is negligible and will not materially affect the operation of the surrounding road network.

Accordingly, the matters raised during the original public notification process have been carefully reconsidered in the context of the proposed amendments and remain appropriately addressed by the design response. The amendments do not materially alter the planning merits of the approved development, nor do they give rise to any new or exacerbated impacts that would warrant a different planning outcome. As such, the proposal cannot reasonably be characterised as substantially different development and continues to achieve the outcomes previously accepted by Council.

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 original development application was assessed against *Brisbane City Plan 2014* (v30.00/2024). While the current version of the planning scheme is *City Plan 2014* (v36.00/2026), the relevant Performance Outcomes applicable to the proposed development remain unchanged. Accordingly, the proposed minor change continues to achieve the applicable assessment benchmarks, as demonstrated below.

ASSESSMENT AGAINST PERFORMANCE OUTCOMES

The original development application was assessed against *Brisbane City Plan 2014* (v30.00/2026) and approved following impact assessment. As discussed previously, the relevant Performance Outcomes applicable to the approved development remain unchanged under the current version of *Brisbane City Plan 2014* (v36.00/2026).

The amendments comprise a modest increase in dwelling yield through the introduction of an additional residential level, a limited increase in overall building height, revised parking arrangements and minor architectural refinements. Notwithstanding these changes, the approved land use, development pattern, architectural character and overall planning intent are maintained. The amendments do not materially alter the planning outcomes previously assessed and approved by Council and therefore do not warrant assessment against additional assessment benchmarks.

In this regard, the only aspects of the proposal that warrant consideration against the Performance Outcomes of the *Multiple dwelling code* are:

- The limited increase in building height of 2.1 metres associated with the introduction of the additional residential level; and
- The limited portions of the revised development that extend beyond the approved building envelope.

Accordingly, the only relevant Performance Outcomes for the purposes of this minor change assessment are those relating to:

- **PO3** – Development height, bulk and scale, siting and layout; and,
- **PO13** – Building transition and protection of adjoining residential amenity.

The approved development was previously assessed against these matters in detail, including building height, building bulk and scale, setbacks, building separation, visual amenity, privacy and overshadowing. The proposed amendments do not introduce any new planning issues beyond those already assessed and accepted by Council.

Importantly, the additional residential level has been accommodated via reductions in floor-to-floor heights throughout the building, resulting in an overall increase in building height of only 2.1 metres. Further, as demonstrated elsewhere in this report, the majority of the revised development remains within the approved building envelope, with the limited areas extending beyond the approved envelope comprising balcony projections, façade articulation elements and portions of the rooftop terrace.

The assessment below therefore focuses solely on the limited building height uplift and building envelope exceedances associated with the proposed amendments and demonstrates that the revised development continues to achieve the intent of the relevant Performance Outcomes of the *Multiple dwelling code*.

A03

Development is contained within the building envelope for the site created by applying:

- a. the maximum building height in Table 9.3.14.3.B;*
- b. front, rear and side boundary setback requirements in Table 9.3.14.3.C;*
- c. car parking boundary setback requirements in Table 9.3.14.3.E;*
- d. building separation requirements in Table 9.3.14.3.F;*
- e. building height transitions specified in Table 9.3.14.3.I where applicable;*
- f. the acceptable outcomes for deep planting and landscaping areas.*

PO3

Development height, bulk and scale, siting and layout ensures that:

- a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;*
- b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;*
- c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;*
- d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;*
- e. the development is consistent with the setback pattern and contributes to the character of the streetscape;*
- f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.*

Planning Issues:

- The proposed minor change introduces an additional residential level, resulting in an overall building height increase of approximately 2.1m.
- Limited portions of the revised development extend beyond the approved building envelope, including façade articulation elements, balcony projections and rooftop terrace elements.

Justification:

The proposed minor change continues to achieve the intent of PO3 notwithstanding the limited exceedance of the approved building envelope.

The original development approval was founded upon a highly articulated architectural response incorporating a curvilinear built form, recessed balconies, extensive landscaping, planter boxes, transparent balustrading and substantial façade articulation to reduce perceptions of bulk and scale. These architectural characteristics remain fundamentally unchanged and continue to form the basis of the revised design.

Whilst the proposal introduces an additional residential level, the resultant increase in building height is limited to 2.1m, via reductions in floor-to-floor heights throughout the building.

Consequently, the additional level has largely been absorbed within the approved form rather than generating a proportionate increase in overall building height.

As demonstrated by the approved and proposed building envelope comparison (Figures 2, 4 & 5), the majority of the proposed changes structure remains within the approved building envelope. The limited areas extending beyond the approved envelope are confined to balcony projections, façade articulation elements and portions of the rooftop terrace and do not constitute a substantial increase in the overall massing of the building.

The approved development was previously assessed against matters of height, bulk and scale, visual dominance, privacy, building separation and overshadowing. The planning rationale supporting the original approval remains directly applicable to the revised proposal. In particular:

- The articulated curvilinear building form continues to reduce the perception of building bulk and scale when viewed from adjoining properties and the public realm.
- Deep balconies, planter boxes and extensive landscaping continue to visually break down the building mass and soften the interface with adjoining development.
- The uppermost levels remain visually recessive within the overall building form and the rooftop terrace level remains substantially obscured from the public realm.
- The development maintains appropriate separation from adjoining development and does not result in any significant increase in overlooking, privacy or overshadowing impacts beyond those previously assessed and accepted by Council.

Importantly, comparative plans and visual representations demonstrate that the revised development retains the approved architectural expression and streetscape presentation. Whilst modestly taller (2.1m), the building continues to present as the approved highly articulated residential form and does not result in a materially different built form outcome.

Accordingly, the proposed development continues to achieve the outcomes sought by PO3. The revised development maintains a building height, bulk, scale, siting and layout that is consistent with the approved development and the established character of the Swann Road ridgeline, whilst continuing to minimise amenity impacts and provide appropriate landscape buffering and visual relief.

AO13.1

Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.

PO13

If:

- identified in a neighbourhood plan as a building height transition; or*
- in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.*

Development provides a transitional built form which protects the amenity of lower density residential areas by:

- a. stepping down in height and scale;*
- b. heavily landscaping interface area;*
- c. minimising impacts including overlooking and visual dominance through building articulation;*
- d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space;*
- e. avoiding large blank walls on steeply sloping sites.*

Planning Issues:

- The site adjoins lower density residential land to the north and is therefore required to provide an appropriate transition between differing residential densities.
- The proposal introduces an additional residential level and a limited increase in overall building height of approximately 2.1m.
- Limited portions of the revised development extend beyond the approved building envelope.

Justification:

The proposed minor change continues to achieve the intent of PO13 by maintaining an appropriate transition between the Medium Density Residential Zone and adjoining lower density residential areas.

Importantly, the proposed amendments do not alter the established planning context of the site. The approved development occupies a section of the Swann Road ridgeline characterised by a diverse range of residential building forms and heights. As illustrated in Figure 8, the subject site is located within a corridor containing numerous medium-rise and high-rise residential developments, including several developments exceeding five storeys. This established pattern of development demonstrates that the approved development, and the modest increase in height associated with the proposed minor change, remain consistent with the broader built form character of the locality.

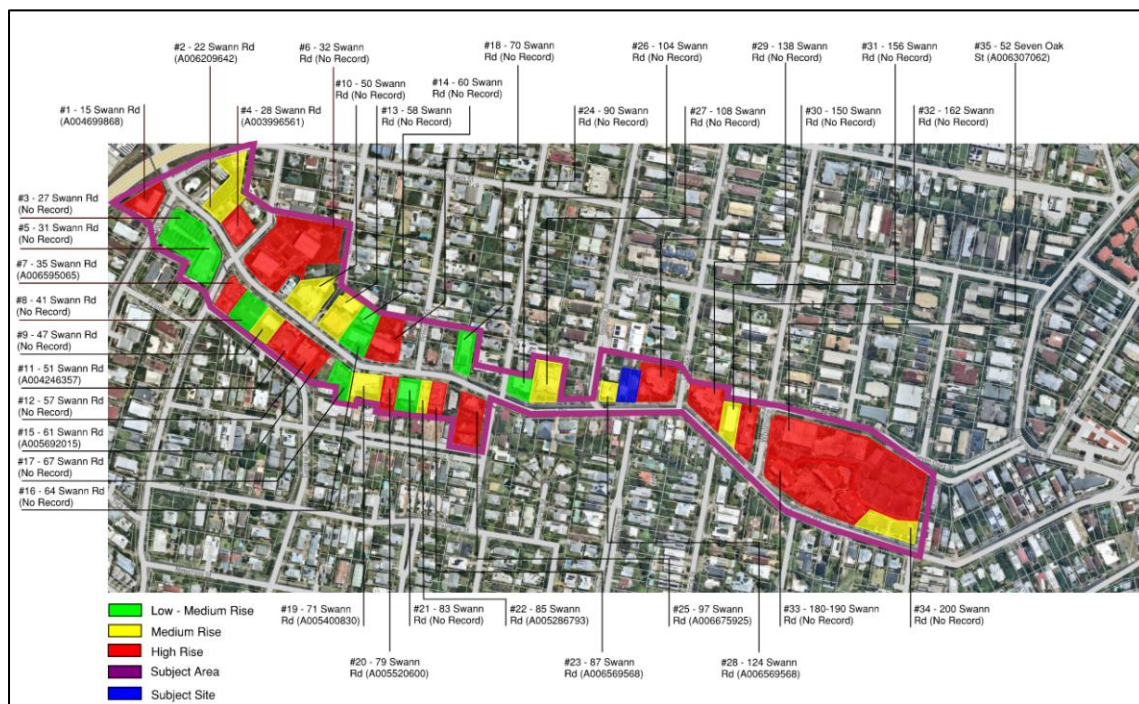


Figure 8: Swann Road Height Analysis (Source: B Planned & Surveyed Pty Ltd)

While the proposal introduces an additional residential level, the increase in building height is limited to 2.1m and does not result in a materially different relationship with adjoining lower density residential land. The approved development already establishes the development envelope, interface treatment and transition outcome between the site and adjoining properties. Those outcomes remain largely unchanged by the proposed amendments.

Due to this topographical context, the amended development continues to transition naturally toward the lower-lying residential land to the north. The proposal does not introduce significant additional building mass at the northern interface and does not materially alter the established relationship between the development and adjoining residential properties.

Further, the approved deep planting areas, landscaped setbacks and articulated building form are retained, ensuring the northern interface remains softened and visually filtered. The proposal does not introduce large blank walls, materially increase visual dominance, or create any significant additional impacts on privacy, outlook, ventilation or access to natural light.

Accordingly, the proposed amendments maintain the transitional built form outcomes previously assessed and approved by Council and continue to protect the amenity of adjoining lower density residential land. The proposal therefore remains consistent with the outcomes sought by PO13.

CONCLUSION

We have assessed the minor change against the relevant sections of the *Planning Act 2016*. This assessment demonstrates that the minor changes do not offend any State or Local Government requirements and generally complies with the provisions of the *Brisbane City Plan 2014*.

As identified within this report, the proposal presents a positive planning outcome for the area and is supported on the following grounds:

- The approved Multiple Dwelling use and overall development outcome are retained.
- The increase in height is limited to 2.1m and does not materially alter the approved built form.
- The majority of the revised development remains within the approved building envelope.
- Amenity impacts relating to bulk, scale, privacy and overshadowing are not materially increased by the proposed changes to the structure.
- Access, servicing and waste collection arrangements are retained, with an improved parking outcome achieved.
- The supporting traffic assessment confirms that any increase in traffic generation is negligible.

The development maintains compliance with the relevant assessment benchmarks and provides a positive streetscape and visual design that compliments the area and nearby developments.

The proposal is consequently considered to be an appropriate development in the context in which it is located and is recommend that Council approve the minor change, subject to reasonable and relevant conditions.

If you have any further queries or questions, please do not hesitate to contact the undersigned on 0409 740 470.

Regards,



Daniel Zilli
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Bplanned & Surveyed Pty Ltd.