



DTS Group Qld Pty Ltd – Urban Planning

**1340-1348 Samford Road & 25, 47, 47A, 47B
Conavalla Street, Ferny Grove QLD 4055**

Request to Change a Development Approval under Section 81 of the
Planning Act 2016: Development Permit – Material Change of Use
(Council Reference: A006124979)

On behalf of
HDM Ferny Grove Pty Ltd

September 2026

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Minor Change Application

1340-1348 Samford Road & 25, 47, 47A, 47B Conavalla Street, Ferny Grove
Being described as Lot 701 on SP306545,
Lot 1000 on SP306546, Lots 900, 101 & 102 on SP306547

On behalf of
HDM Ferny Grove Pty Ltd

September 2026

Document History				
Revision No.	Description	Company	Author/Reviewer	Date
A	Draft Report	DTS Group QLD	Siena Monnier	14/08/2026
B	Technical & Quality Review	DTS Group QLD	Nick Bailey	27/09/2026
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Limitations

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Executive Summary

Site Details

Address:	1340-1348 Samford Road and 25, 47, 47A, 47B Conavalla Street, Ferny Grove QLD 4055
Lot Description:	Lot 701 on SP306545, Lot 1000 on SP306546, Lots 900, 101 & 102 on SP306547
Zone:	District Centre (District) Zone & Special Purpose (Transport Infrastructure) Zone
Neighbourhood Plan:	Ferny Grove-Upper Kedron Neighbourhood Plan
Site Area:	34,920m ²
Registered Landowner:	Lot 701 on SP306545, Lot 1000 on SP306546, Lot 900 on SP306547: The State of Queensland (represented by Department of Transport and Main Roads) 101 & 102 on SP306547: HDM Ferny Grove Pty Ltd as trustee

Application Details

Application:	Request to Change a Development Approval under Section 81 of the <i>Planning Act 2016</i> : • Development Permit for Material Change of Use over Stages 1-3 (Council Reference: A006124979)
Defined Uses:	Multiple Dwelling, Hotel, Parking Station & Centre Activities (Childcare Centre, Food & Drink Outlet, Shop, Office, Health Care Service, Indoor Sport & Recreation, & Theatre)
Applicant:	HDM Ferny Grove Pty Ltd C/- DTS Group QLD Pty Ltd PO Box 3128, West End QLD 4101
DTS Reference:	BNE160552

Synopsis

On behalf of our client, HDM Ferny Grove Pty Ltd, and as prescribed under Section 78 of the Planning Act 2016 ("PA") we hereby make a formal request to change development approval A006124979.

The proposed development retains the approved land uses, being Multiple Dwelling, Hotel, Parking Station, and Centre Activities (including Childcare Centre, Food & Drink Outlet, Shop, Office, Health Care Service, Indoor Sport & Recreation, & Theatre). The approved building height, site coverage, setbacks, and access arrangements are generally retained as part of this application.

As illustrated in the amended Architectural Plans (**Appendix A**), the proposal involves changes to the servicing arrangements and car parking layouts, including alterations to parking bays, bicycle parking facilities, and manoeuvring areas.

The proposed changes to the development approval achieve a high level of compliance with the assessment benchmarks including key performance indicators. The proposed amendments can constitute a 'minor change' in accordance with the PA and warrant support by Council.

1 Introduction

The proposed development pursues a minor change to the approved development at 1340-1348 Samford Road and 25, 47, 47A, 47B Conavalla Street, Ferny Grove (Council Reference: A006124979). Having regard to the provisions of the *Planning Act 2016*, the application requests to change a development approval pursuant to Section 78.

The proposed amendments to the development approval are sought to be assessed and decided as a minor change under section 81 of the *Planning Act 2016*. The resultant development maintains a high level of compliance with the assessment benchmarks including key performance indicators.

Section 3 – The Summary of Changes of this report together with **Appendix A** – Plans of Development contain detailed information with regard to the design and layout of the proposed development and comparison with the approved development.

In accordance with Section 79 of the PA the following documentation has been lodged in support of this Minor Change application:

- Duly executed DA Form 5;
- Signed landowners consent form;
- **Amended Architectural Plans** prepared by Bureau Proberts, attached under **Appendix A**;
- **Traffic Engineering Letter** prepared by Colliers International Engineering & Design, attached under **Appendix B**.
- **Architectural Underlay Plans** prepared by Bureau Proberts, attached under **Appendix C**;

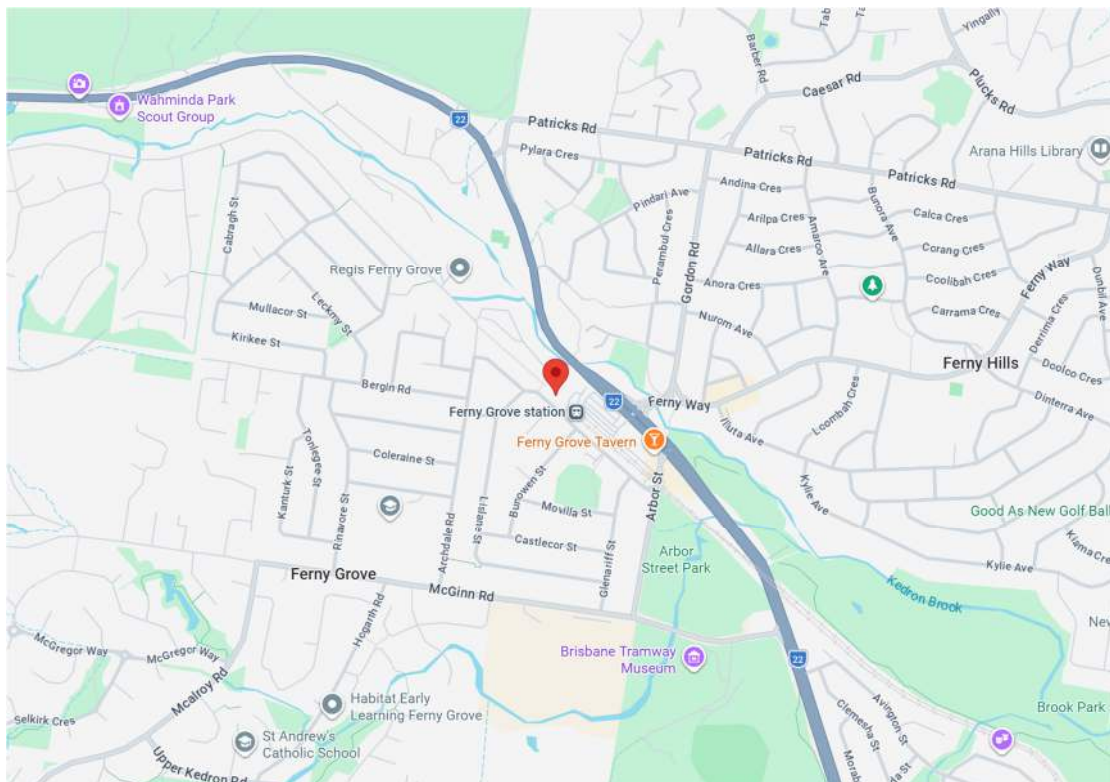


Figure 1 Site Locational Context
Source: Google Maps, 2026



Figure 2 Site Aerial Photograph
Source: Near Map, June 2026

2 Site Characteristics

The subject site is located at 1340-1348 Samford Road and 25, 47, 47A, 47B Conavalla Street, Ferny Grove and is described as Lot 701 on SP306545, Lot 1000 on SP306546, Lots 900, 101 & 102 on SP306547. The subject site has an area of 34,920m² and has a frontage to Conavalla Street along the southern boundary and Samford Road along the northern boundary.

The development site involves an approved mixed use, transit-oriented development associated with the Ferny Grove Railway Station (Council Reference: A006124979) (as discussed further in **Section 2.1** below). Construction works associated with development approval A006124979 are currently being undertaken across the site.

In the broader context, the subject site located within the suburb of Ferny Grove and is situated south-west of Samford Road, north of Conavalla Street, west of Ferny Way, south of Kedron Brook, and north of Cedar Creek. The subject site is located within the District Centre (District) Zone and the Special Purpose (Transport Infrastructure) Zone of the *Brisbane City Plan 2014*. The surrounding lots are identified within the District Centre Zone, Special Purpose (Transport Infrastructure) Zone, Low Density Residential Zone, Low-Medium Density Residential Zone, Community Facilities, and Open Space Zone.

2.1 Application History

On 18 November 2020, Council granted approval for a Development Permit for Material Change of Use for a mixed use 'Transit Oriented Development' (TOD) located at 1340-1348 Samford Road and 47 Conavalla Street, Ferny Grove, previously described as Lot 1 on SP249856, and Lots 9-10 on SP249885 (Council Reference: A005002931). The development approval is to be constructed over three stages and includes significant improvements to the existing bus interchange, significant increase to the number of commuter car parking spaces, and improvements to pedestrian and cyclist connectivity through the site. The approved development involves three stages, as outlined below:

- **Stage 1:** Development Permit for Material Change of Use – Parking Station (temporary commuter car park).
- **Stage 2:** Development Permit for Material Change of Use – Child Care Centre, Food and Drink Outlet, Shop, Office, Health Care Service, Indoor Sport and Recreation, Theatre, and Hotel (associated with a liquor store); and Material Change of Use – commuter car park ancillary to train station.
- **Stage 3:** Development Permit for Material Change of Use – Multiple Dwellings (82 Units) and Shop.

The development application was subject to Impact Assessment and involved referral to the State Assessment and Referral Agency ('SARA') as a concurrence agency and Energex as an advice agency.

On 18 March 2021, Council granted approval for a negotiated infrastructure charges notice for Community Purposes, Stormwater and Transport (Council Reference: A005002931). The changes sought recalculations of the Infrastructure Charge Notice ICN-019563 & ICN-019566 issued as part of the approval, specifically relating to the non-residential Stages 2 and 3 of the development.

On 25 May 2022, Council granted approval for a Minor Change to the previous approval for a Development Permit for Material Change of Use (Council Reference: A005758946). The changes involved amendments to the unit mix, resulting in an additional 4 bedrooms, but retained the total yield of 82 units. The changes also included amendments to the car parking provision and arrangement. The development application was subject to Impact Assessment and involved referral to the State Assessment and Referral Agency ('SARA') as a concurrence agency and Energex as an advice agency.

On 16 June 2023, Council granted approval for a Minor Change to the previous approval for a Development Permit for Material Change of Use (Council Reference: A006124979). The changes involved removing the Stage 1 Parking station (temporary commuter car park) and bringing forward the Stage 2 commuter car park ancillary to train station into Stage 1. As a result of the early works of the Stage 2 commuter car parking being undertaken, the full delivery

of 1,433 commuter car parking spaces is to be delivered upfront (Stage 1) and therefore the requirement for a temporary commuter car parking was made redundant. The approved development description is as follows:

- **Stage 1:** Development Permit for Material Change of Use – commuter car park ancillary to train station.
- **Stage 2:** Development Permit for Material Change of Use – Child Care Centre, Food and Drink Outlet, Shop, Office, Health Care Service, Indoor Sport and Recreation, Theatre, and Hotel (associated with a liquor store).
- **Stage 3:** Development Permit for Material Change of Use – Multiple Dwellings (82 Units) and Shop.

The development application was subject to Impact Assessment and involved referral to the State Assessment and Referral Agency ('SARA') as a concurrence agency and Energex as an advice agency. It is noted that the currency period will end on 17 February 2027.

The proposed *Level 01 Key Plan* from the current approval (A006124979) is illustrated in **Figure 3** below.

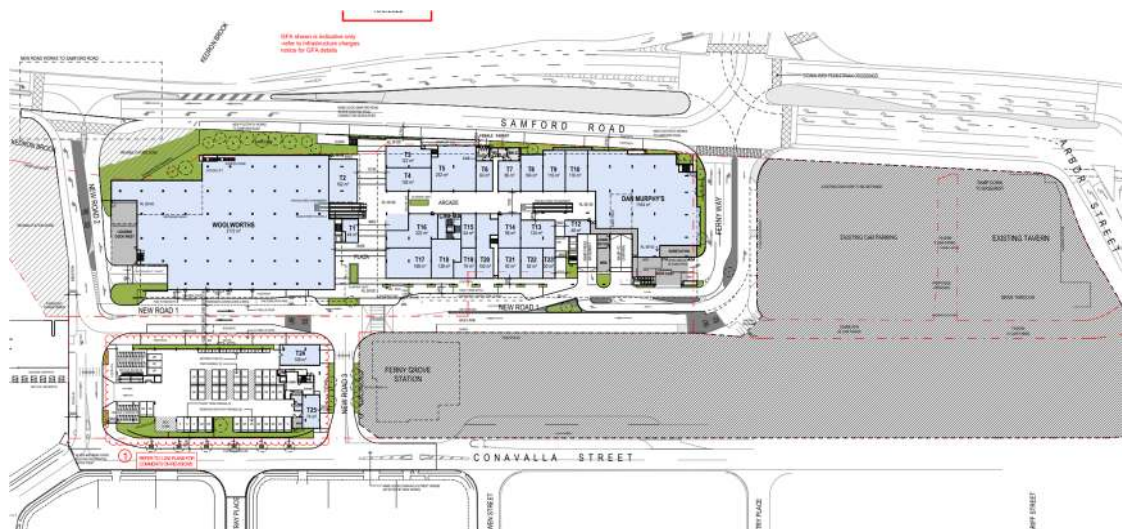


Figure 3 Approved Level 01 Plan

Source: Excerpt from approval documents under A006124979 (drawing number 20.22 Rev 40) – BCC Development.

3 Proposed Development – Minor Change

3.1 Overview

The application seeks a 'Minor Change' to the existing Development Permit for Material Change of Use – Multiple Dwellings, Hotel, Parking Station and Centre Activities (Council Reference: A006124979) under Sections 78 and 81 of the *Planning Act 2016* to make amendments to the approved architectural plans.

The proposed development retains the approved land uses, being Multiple Dwelling, Hotel, Parking Station, and Centre Activities (including Childcare Centre, Food & Drink Outlet, Shop, Office, Health Care Service, Indoor Sport & Recreation, & Theatre). The proposed minor change adopts a similar building envelope to the current approval with a comparable floor plate. The approved building height, site coverage, setbacks, and access arrangements are generally retained as part of this application.

As illustrated in the amended Architectural Plans (**Appendix A**) and Underlay Plans provided under **Appendix C**, the proposal involves changes to the servicing arrangements and car parking layouts, including alterations to parking bays, bicycle parking facilities, and manoeuvring areas. The vehicular and pedestrian access points are generally maintained. More specifically, the changes are as follows:

- **Basement Level 1:**
 - Added SW treatment tank (A) at south-eastern corner
 - Moved substation to south-eastern corner
 - Added fire exit at northern side
 - Added gas meter room (A) at northern side
 - Amended fire exit at north-western corner
 - Added gas meter room (B) at north-western corner
 - Moved EOT and added fan room (B) at north-western corner
 - Increased EOT facilities at western side
 - Added SW treatment tank (B) at western side
 - Removal of consolidated residential bike parking area and replacement with storage lockers at western side (including introduction of some storage cages between car parks)
 - Added fan room (C) at western side
 - Added SW treatment tank (C) at south-western corner
 - Displacement of car parks on the eastern end of the site, including adjustments to aisle widths
- **Level 1:**
 - Removal of QR parking spaces and introduction of additional commuter bicycle parking spaces
 - Added fire control room at south-eastern corner of Building A
 - Relocated refuse storage (A) at south-eastern corner of Building A
 - Moved substation to south-eastern corner of Building A
 - Moved fire stairs and carpark exhaust at south-western corner of Building B
 - Added MSB (B) at south-western corner of Building B
 - Added bus station (Bus Stop A) to northern side of Building C
 - Increased refuse facilities at western side of Building C
 - Changed commuter car parking layout in Building C
 - Added gas meter (C) at south-western corner of Building C
 - Relocated MSB and added fire pump to south-east corner of Building C
 - Added 2 x new PWD car parking spaces over RCV turn area at southern side of Building C

- **Level 2:**
 - Added mech riser and storage (A3) at south-eastern corner of Building A
 - Added mech plant (A1) to southern side of Building A
 - Added mech riser to western side of Building A
 - Added mech riser and storage (A4) at north-western corner of Building A
 - Moved screen at western façade of Building B
 - Deleted trellis and added bus station awning to northern façade of Building C
- **Level 3:**
 - Added mech riser and storage (A5) at south-eastern corner of Building A
 - Added mech plant (A2) to southern side of Building A
 - Added two mech risers to centre of Building A carpark
 - Added mech riser and storage (A6) at north-western corner of Building A
 - Added goods lift overrun at northern side of Building B
 - Deleted awning at western façade of Building B
- **Level 4:**
 - Added mech riser and storage (A7) at south-eastern corner of Building A
 - Added three mech risers to Building A carpark
 - Removed glazing at north-western corner of Building A
 - Added acoustic screening to retail plant (B1) in Building B
 - Added visual screen and mech risers to western side of Building B
 - Added fire exit to north-western corner of Building B
- **Level 5:**
 - Added storage (A9) at south-eastern corner of Building A
 - Added three mech risers to Building A carpark
- **Level 6:**
 - Added mech riser and mech plant (A3) at south-eastern corner of Building A
 - Reduced lightweight roof and added mech rise to centre of Building A
 - Added two mech risers to Building A carpark
 - Added perimeter anti-climb fence to northern side of Building A
- **Rooftop:**
 - Added screen/louvre to mech plan on Building C

The proposed changes are able to satisfy the definition of 'Minor Change' under the *Planning Act 2016* and do not result in 'substantially different development', as discussed under **Section 4** of this report. In support of this minor change request, please find attached a full set of updated Architectural Plans prepared by Bureau Proberts attached under **Appendix A**.

3.2 Key Development Statistics

An outline of the key development statistics has been presented in **Table 1** below, including a comparison with the current development approval.

Table 1 Key Development Statistics – Comparison

Criteria	Current Approval	Minor Change	Comment
Building Height	6 storeys	6 storeys	Maintained
Residential Yield	82 units	82 units	Maintained
Retail / Commercial GFA	Woolworths: 3172m ² Admin: 344m ²	Woolworths: 3167m ² Admin: 344m ²	Minor Changes <i>Refer to Section 3.3.1</i>

Criteria	Current Approval	Minor Change	Comment
	T1: 44m ² T2: 162m ² T3: 122m ² T4: 138m ² T5: 252m ² T6: 64m ² T7: 86m ² T8: 104m ² T9: 116m ² T10: 116m ² Dan Murphy's (T11): 1164m ² T12: 48m ² T13: 124m ² T14: 96m ² T15: 64m ² T16: 222m ² T17: 188m ² T18: 138m ² T19: 76m ² T20: 150m ² T21: 92m ² T22: 92m ² T23: 50m ² T24: 108m ² T25: 74m ² Childcare Centre: 1807m ² Medical Centre: 436m ² Gym: 1793m ² Dental Centre: 124m ² Cinema: 2075m ² Total: 3516m²	T1: 41m ² T2A: 80m ² T2B: 80m ² T3: 146m ² T4: 147m ² T5: 227m ² T6: 64m ² T7: 182m ² T8: redundant room T9: 225m ² T10: redundant room Dan Murphy's (T11): 1176m ² T12: 42m ² T13B: 81m ² T14: 94m ² T15: 100m ² T16: 88m ² T17A: 141m ² T18: redundant room T19: 55m ² T20: 185m ² T21: 224m ² T22: redundant room T23: redundant room T24: 105m ² T25: 74.5m ² Childcare Centre: 1807m ² Medical Centre: 436m ² Gym: 1793m ² Dental Centre: 124m ² Cinema: 2075m ² Total: 3511m²	
Car Parking	1431 commuter spaces 304 retail spaces (incl. 8 PWD spaces) 101 resident spaces 13 resident visitor spaces 2 shop spaces	1431 commuter spaces 307 retail spaces (incl. 8 PWD spaces) 101 resident spaces (includes 1 car wash bay) 13 resident visitor spaces 2 shop spaces	Generally Maintained <i>Refer to Section 3.3.2</i>

Criteria	Current Approval	Minor Change	Comment
Bicycle Parking	78 retail spaces (19 supermarket employee spaces, 19 supermarket visitor spaces, 20 retail employee spaces, 20 retail visitor spaces) 103 resident spaces (82 resident spaces and 21 visitor spaces)	78 retail spaces (19 supermarket employee spaces, 19 supermarket visitor spaces, 20 retail employee spaces, 20 retail visitor spaces) 104 resident spaces (82 resident spaces and 22 visitor spaces)	Generally Maintained <i>Refer to Section 3.3.2</i>
Communal Open Space	Maintained		
Private Open Space	Maintained		
Deep Planting	Maintained		

3.3 Key Changes

3.3.1 Tenancy Adjustments

As identified in **Table 2** below, the proposal involves adjustments to the tenancy areas and layout across the development. Several retail tenancies in Building A are to be amalgamated, including T7 and T8, T9 and T10, T17 and T18, and T21, T22 and T23. Additionally, T2 in Building B is to be divided into two tenancies, being T2A and T2B. Other minor adjustments are sort to facilitate the proposed changes to the parking and servicing arrangements.

Table 2 Tenancy Area Comparison

Approved Area	Amended Area
Woolworths: 3172m ²	Woolworths: 3167m ²
T1: 44m ²	T1: 41m ²
T2: 162m ²	T2A: 80m ²
	T2B: 80m ²
T3: 122m ²	T3: 146m ²
T4: 138m ²	T4: 147m ²
T5: 252m ²	T5: 227m ²
T6: 64m ²	T6: 64m ²
T7: 86m ²	T7: 182m ²
T8: 104m ²	T8: redundant room
T9: 116m ²	T9: 225m ²
T10: 116m ²	T10: redundant room
Dan Murphy's (T11): 1164m ²	Dan Murphy's (T11): 1176m ²
T12: 48m ²	T12: 42m ²
T13: 124m ²	T13B: 81m ²
T14: 96m ²	T14: 94m ²
T15: 64m ²	T15: 100m ²
T16: 222m ²	T16: 88m ²
T17: 188m ²	T17A: 141m ²

T18: 138m ²	T18: redundant room
T19: 76m ²	T19: 55m ²
T20: 150m ²	T20: 185m ²
T21: 92m ²	T21: 224m ²
T22: 92m ²	T22: redundant room
T23: 50m ²	T23: redundant room
T24: 108m ²	T24: 105m ²
T25: 74m ²	T25: 74.5m ²
Childcare Centre: 1807m ²	Childcare Centre: 1807m ²
Medical Centre: 436m ²	Medical Centre: 436m ²
Gym: 1793m ²	Gym: 1793m ²
Dental Centre: 124m ²	Dental Centre: 124m ²
Cinema: 2075m ²	Cinema: 2075m ²
Total: 3516m²	Total: 3511m²

3.3.2 Access, Parking and Servicing Arrangements

As discussed in the Engineering Letter, attached under **Appendix B**, the proposal involves minor variations to the provision of vehicle and cyclist facilities. These primarily relate to the location of parking assignments and the configuration of resident cyclist parking spaces.

The number of parking spaces required and dimensions consistent with the approved layout have been provided (general grid layout and circulation are retained) for the car parking and bicycle parking in Basement Level 1. It is noted that the proposed transfer of bicycle spaces from communal to individual lockers is considered to exceed the conditioned arrangement. It is proposed to remove the QR parking spaces and introduce additional commuter bicycle parking areas (R spaces swapped with PWD) at Level 1. The overall supply and compliant design have been provided. The encroachment by the cinema at Levels 2-4 has resulted in several parking bays being marked as 'small car' spaces – noting that supply is not impacted.

The floor-to-ceiling and clearance heights of all car parking areas are in accordance with the requirements. All access ways between Buildings A, B and C, and external areas provide adequate access and circulation for design vehicles generally in accordance with the approval. Additionally, the overall dimensions of the connecting driveway between Building B and C (including width and grades) have been retained in accordance with the approval. Therefore, accessibility by pedestrians, including trolleys, is not impacted.

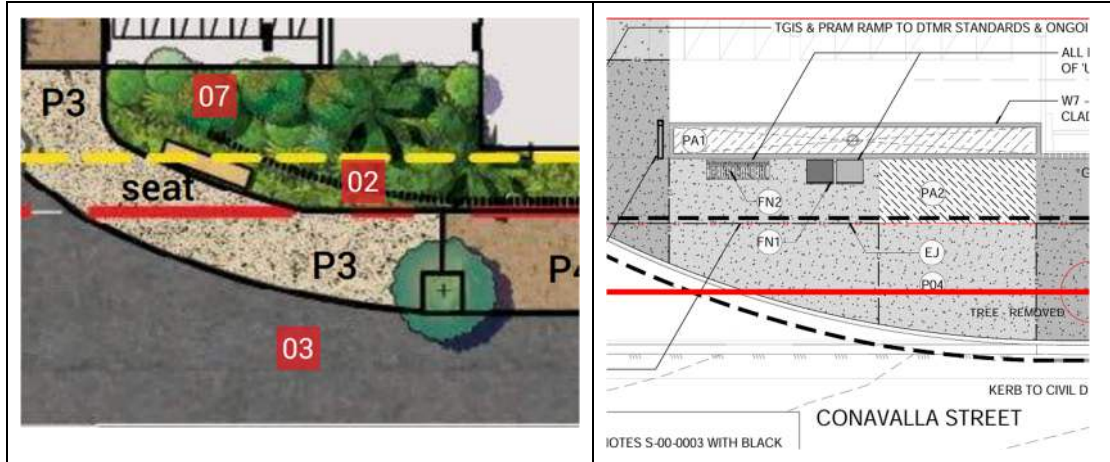
The proposed changes to the three (3) refuse storage areas, including size, shape and location, have typically increased capacity while retaining proximity to the RCV standing area. The proposal also involves minor amendments to the locations of the garbage chutes (no changes in size). The adjustments to the waste management arrangements are deemed suitable for the development and are not anticipated to adversely impact the development in accordance with the approval.

While minor changes to the location or classification of transport infrastructure have occurred, the minimum requirements for accessibility, supply and design are retained. The end user experience for each movement to, from or within the site is also largely unchanged, and in many instances improved. There is no net increase in traffic associated with the proposed development.

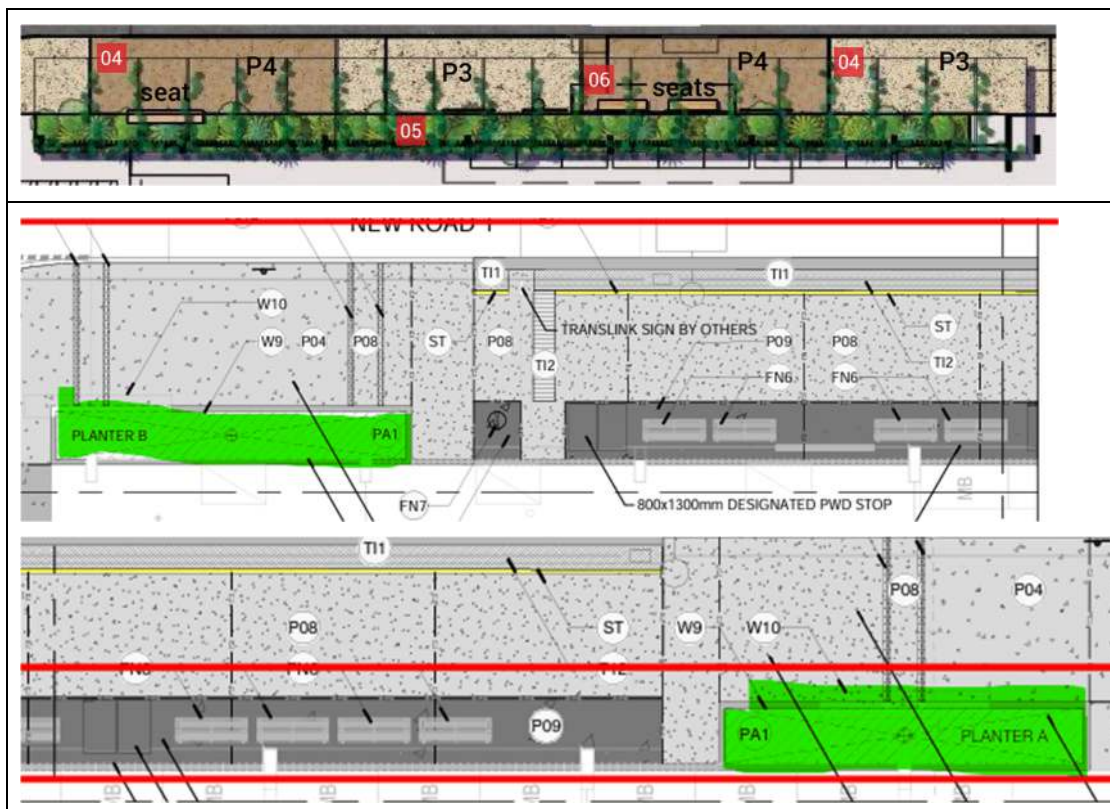
Refer to the Engineering Letter, attached under **Appendix B**, for detailed discussion.

3.3.3 Landscaping

The builder has been in consultation with Thomas Jonker (BCC) as part of the completion of site works. As part of these engagements, it was agreed that two minor departures from the approved landscape concept plans would be resolved via a Minor Change. The changes are in two locations. In the Southwest corner of the Residential Building (Building C) minor changes occurred to the planter box configuration.



Along the Northern Elevation of the Residential Building (Building C) the full-length planter box in the car park has been removed and replaced with two new planter boxes detailed on the pathway.



The updated Architectural package attached under Appendix A illustrate that the changes have resulted in the stamped Landscape Concept Master Plan – Page 11 of 30 being replaced by the Vee Design Drawings C-30-0101 and C-30-0102.

3.3.4 Elevations

Whilst certain elevations have been included in the revised pack, the exterior materials and design remain consistent with the stamped plans of approval. It is worth noting that the exterior materials and finishes have also subsequently been approved via a related Compliance Assessment process.

4 Planning Act 2016 ("PA") – Minor Change

4.1 Section 78

Section 78 of the PA allows for the change of an existing development approval. The proposed amendments to the development approval satisfy the definition of a Minor Change as prescribed within Schedule 2 of the PA, as follows:

(i) would not result in substantially different development; and

Substantially different development is defined within Schedule 1 of the Development Assessment Rules (DAR). The schedule outlines what constitutes a substantially different development, and an assessment of the proposed changes against the criteria has been provided below.

(a) involves a new use;

The proposed change does not involve a new use.

(b) results in the application applying to a new parcel of land; or

The proposed change will not result in the inclusion of a new parcel of land.

(c) dramatically changes the built form in terms of scale, bulk and appearance; or

The proposed change does not dramatically alter the built form in terms of scale, bulk and appearance. The proposed amendments include adjustments to the servicing arrangements and car parking layouts, including alterations to parking bays, bicycle parking facilities, and manoeuvring areas.

Please refer to **Appendix A** for a comparison of the elevational drawings which confirm that the proposed changes do not result in significant changes to the scale, bulk or appearance of the approved development.

(d) changes the ability of the proposed development to operate as intended; or

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; or

No integral aspects of the approved development are removed as part of the proposed changes.

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

The proposed change will not impact on traffic flow or the transport network. The proposed amendments maintain the approved number of units (82 units).

(g) introduces new impacts or increase the severity of known impacts; or

The proposed change does not introduce new impacts or increase the severity of known impacts. As discussed within the body of this report, the changes generally maintain the approved building envelope. The proposed changes are not anticipated to increase the severity of known impacts or introduce any new impacts.

(h) removes an incentive or offset component that would have balanced a negative impact of the development; or

The proposed change will not remove an incentive or offset component that would have balanced a negative impact of the development. The proposed change generally maintains the approved building envelope albeit with improved external design treatments and does not remove positive components that offset a negative impact.

(i) impacts on infrastructure provisions.

The minor change to the development approval will not adversely impact upon infrastructure provision, location or demand within the surrounding area.

In relation to the above, the proposed minor change does not constitute a substantially different development in accordance with Schedule 1 of the DA Rules.

(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; or

The proposed change will not result in prohibited development.

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

The original development application required referral to the Department of Infrastructure, Local Government and Planning (DILGP) due to proximity to a railway line. This change application does not introduce any new referral agencies.

(C) referral to extra referral agencies, other than to the chief executive; or

The proposed changes would not require referral to additional referral agencies other than SARA.

(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; or

The original development application required referral to the Department of Infrastructure, Local Government and Planning (DILGP). This change application does not introduce any new referral agencies.

(E) public notification if public notification was not required for the development application.

The original development application was impact assessable and underwent public notification.

4.2 Section 81

Section 81 of the PA outlines aspects to which the responsibly entity, Brisbane City Council, must have regard when assessing the minor change, this includes:

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

No properly made submissions were received during the public notification period.

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

The original development application required referral to the Department of Infrastructure, Local Government and Planning (DILGP) due to the site's proximity to an existing railway line. Section 80, item (2) (a) of the *Planning Act 2016* identifies that notice must be given to a referral agency as an affected entity for the development application other than the chief executive.

It is therefore considered that DILGP (the chief executive) isn't required to be notified of the Minor Change and therefore is not required to provide the assessment manager with a response to the change application request. It is however noted that SARA's decision notice contains references to the architectural plans which have since changed, and accordingly a separate minor change approval will be sought from SARA. Furthermore, an affected entity notice will be submitted to Energex Limited.

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

The matters made assessable by the current development application have been considered as part of this minor change request. The changes are considered appropriate on the basis that the proposal is able to continue to comply with the relevant acceptable / performance outcomes in the applicable codes within *Brisbane City Plan 2014*.

5 Approved Plans and Conditions

5.1 Approved Drawing or Document Table

The revised plans and documents will require the approved 'Drawings and Documents' table to be updated, based on the following amended reports and documents. For ease in assessment the application has highlighted unchanged plans and reports green and outlined in red updated plan references.

Table 3 Amended Drawings & Documents Table

Drawing or Document	Number	Plan Date
Existing Site Plan	10.01 Rev.9 10.01 Rev 10	04-SEP-2020 22.09.2026
Demolition Site Plan	10.05 Rev.8 10.05 Rev 9	04-SEP-2020 22.09.2026
Site Proposed Works	10.11 Rev.11 10.11 Rev.12	04-SEP-2020 22.09.2026
Key Plan – Basement 1	20.21 Rev.37 20.21 Rev 41	15-DEC-2021 22.09.2026
Key Plan – Level 01	20.22 Rev.40 (Amended In Red 16-FEB-2022) 20.21 Rev 41	15-DEC-2021 22.09.2026
Key Plan – Level 02	20.23 Rev.29 20.23 Rev.30	15-DEC-2021 22.09.2026
Key Plan – Level 03	20.24 Rev.30 20.24 Rev.31	15-DEC-2021 22.09.2026
Key Plan – Level 04	20.25 Rev.31 (Amended In Red 16-FEB-2022) 20.25 Rev.32	15-DEC-2021 22.09.2026
Key Plan – Level 05	20.26 Rev.29 20.26 Rev.30	15-DEC-2021 22.09.2026
Key Plan – Level 06	20.27 Rev.24 20.27 Rev.25	15-DEC-2021 22.09.2026
Key Plan – Roof	20.28 Rev.4 20.28 Rev.5	15-DEC-2021 22.09.2026
Precinct Plans – Retail Precinct West – Level 01 / Ground	21.22 Rev.16 (Amended In Red 17-NOV-2020) 21.22 Rev.17	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct West – Mezzanine	21.23 Rev.13 (Amended In Red 17-NOV-2020) 21.23 Rev.14	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct West – Level 02	21.24 Rev.12 (Amended In Red 17-NOV-2020) 21.24 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct West – Level 03	21.25 Rev.13 (Amended In Red 17-NOV-2020) 21.25 Rev 14	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct West – Roof Level	21.26 Rev.12 21.26 Rev 13	04-SEP-2020 22.09.2026

Precinct Plans – Retail Precinct East – Level 01 / Ground	21.32 Rev.12 (Amended In Red 17 NOV 2020) 21.32 Rev.13	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 02	21.33 Rev.11 (Amended In Red 17 NOV 2020) 21.33 Rev.12	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 03	21.34 Rev.12 21.34 Rev.13	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 04	21.35 Rev.12 21.35 Rev.13	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 05	21.36 Rev.12 21.36 Rev.13	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 06	21.37 Rev.12 21.37 Rev.13	04 SEP 2020 22.09.2026
Precinct Plans – Residential Precinct – Level 01 / Ground	21.52 Rev.16 21.52 Rev.17	15 DEC 2021 22.09.2026
Precinct Plans – Residential Precinct – Level 02	21.53 Rev. 14 21.53 Rev. 14	15 DEC 2021 22.09.2026
Precinct Plans – Residential Precinct – Level 03	21.54 Rev. 13 21.54 Rev. 14	15 DEC 2021 22.09.2026
Precinct Plans – Residential Precinct – Level 04	21.55 Rev. 13 21.55 Rev. 14	15 DEC 2021 22.09.2026
Precinct Plans – Residential Precinct – Level 05	21.56 Rev. 13 21.56 Rev. 14	15 DEC 2021 22.09.2026
Precinct Plans – Residential Precinct – Level 06	21.57 Rev. 13 21.57 Rev. 14	15 DEC 2021 22.09.2026
Precinct Plans – Residential Precinct – Roof Level	21.58 Rev. 12 21.58 Rev. 13	15 DEC 2021 22.09.2026
Samford Rd / Conavalla St Elevations	30.11 Rev.15 30.11 Rev.16	15 DEC 2021 22.09.2026
Retail Precinct – South Elevations	30.13 Rev.16 30.13 Rev.17	16 OCT 2020 22.09.2026
Retail Precinct – North Elevations	30.14 Rev.16 30.14 Rev.17	16 OCT 2020 22.09.2026
Site – Short Elevations	30.15 Rev.20 30.15 Rev.21	15 DEC 2021 22.09.2026
Site – Short Elevations	30.16 Rev.20 30.16 Rev.21	15 DEC 2021 22.09.2026
Elevations – Residential	31.51 Rev.18 31.51 Rev.19	15 DEC 2021 22.09.2026
Sections – Retail Precinct Long Sections	41.41 Rev. 13 41.41 Rev. 14	16 OCT 2020 22.09.2026
Sections – Site Cross Sections	41.51 Rev. 16 41.51 Rev. 17	15 DEC 2021 22.09.2026
Sections & Elevations – Residential Precinct	41.61 Rev. 16 41.61 Rev. 17	15 DEC 2021 22.09.2026

Interface Sections	50.36 Rev.1	29-JUL-2020
Interface Sections	50.31 Rev.2	29-JUL-2020
Interface Sections	50.51 Rev.3	15-DEC-2021
Interface Sections	50.55 Rev.2	29-JUL-2020
Interface Sections	50.57 Rev.2	29-JUL-2020
Interface Sections	50.58	29-JUL-2020
Façade Details – Retail East Samford Rd	50.60 Rev.2 50.60 Rev.3	16-OCT-2020 22.09.2026
Façade Details – Retail East Samford Rd	50.61 Rev.1 50.61 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail East Ferny Way	50.62 Rev.1 50.62 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail East Ferny Way	50.63 Rev.1 (Amended In Red 23-OCT-2020) 50.63 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail West Samford Rd	50.70 Rev.2 (Amended In Red 23-OCT-2020) 50.70 Rev.3	16-OCT-2020 22.09.2026
Façade Details – Retail West New Rd 1	50.71 Rev.1 (Amended In Red 23-OCT-2020) 50.71 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail West New Rd 1	50.72 Rev.1 50.72 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail West Plaza	50.73 Rev.1 50.73 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Residential New Road	50.80 Rev. 2 50.80 Rev. 3	16-OCT-2020 22.09.2026
Façade Details – Residential Conavalla St	50.81 Rev. 2 50.81 Rev. 3	15-DEC-2021 22.09.2026
Façade Details – Residential Rec Deck	50.82 Rev. 2 50.82 Rev. 3	15-DEC-2021 22.09.2026
Façade Details – Residential Internal	50.83 Rev. 2 50.83 Rev. 4	15-DEC-2021 22.09.2026
Plan – Pedestrian Pathways	90.52 Rev.3	04-SEP-2020
Approval Staging	S-10-12 10.12 Rev 3	15-AUG-2022 22.09.2026
Carpark Schedule	S-00-21 Rev D S-00-21 Rev H	07-JUN-2022 07.07.2026
Roadworks Layout Plan Sheet 4 of 5	CV-NE-S-204 Rev 1	21-DEC-2022
Vehicle and Pedestrian Routes Within Site		21-DEC-2022
Stage 2 Construction Staging Modified Access via Ferny Way	20BRT0254-01 Rev B	03-NOV-2022
Swept Path Analysis - Stage 2 Construction Staging B85 Car Manoeuvring Requirements	20BRT0254-02 Rev B	03-NOV-2022

Swept Path Analysis - Stage 2 Construction Staging 14.5m Volvo Bus Manoeuvring Requirements	20BRT0254-03 Rev B	03-NOV-2022
Swept Path Analysis - Stage 2 Construction Staging QFRS Heavy Scania Vehicle Entering Site	20BRT0254-04 Rev B	03-NOV-2022
Swept Path Analysis - Stage 2 Construction Staging QFRS Heavy Scania Vehicle Exiting Site	20BRT0254-05 Rev B	03-NOV-2022
Ferny Way / Samford Road	14001 3	29-JUL-2020
Ferny Way / Samford Road	14001 4	29-JUL-2020
Plaza with Feature Tree	14001 5	29-JUL-2020
Plaza with Feature Tree	14001 6	29-JUL-2020
Samford Road Glass Shop Fronts	14001 7	29-JUL-2020
New Road 1 & Trellis	14001 8 (Amended In Red 25- MAY-2022)	29-JUL-2020
New Road 1 & Trellis	14001 9 (Amended In Red 25- MAY-2022)	29-JUL-2020
Conavalla Street	14001 10 (Amended In Red 25- MAY-2022)	29-JUL-2020
Conavalla Street	14001 11 (Amended In Red 25- MAY-2022)	29-JUL-2020
Concept Detail Plans Retail Precinct West	Page 09 of 30 Issue 12	11-JUN-2021
Concept Detail Plans Retail Precinct East	Page 10 of 30 Issue 12	11-JUN-2021
Concept Detail Plans Residential Precinct	Page 11 of 30 Issue 12	11-JUN-2021
Surface Finishes Plan – Level 1	C-30-0101 Rev AC	29.07.2026
Surface Finishes Plan – Level 1	C-30-0102 Rev AC	29.07.2026
Landscape Elevations	Page 12 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 13 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 14 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 15 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 16 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 17 of 30 Issue 12	11-JUN-2021
Residential Building – Upper Levels	Page 19 of 30 Issue 12	17-FEB-2022
Residential Building – Upper Levels	Page 20 of 30 Issue 12	17-FEB-2022
Retail Building – Upper Levels	Page 21 of 30 Issue 12	17-FEB-2022
Retail Building – Upper Levels	Page 22 of 30 Issue 12	17-FEB-2022
Materials & Furniture Palette	Page 23 of 30 Issue 12	11-JUN-2021
Planting Character	Page 24 of 30 Issue 12	11-JUN-2021

Tree Planting Palette	Page 25 of 30 Issue 12	11-JUN-2021
Shrub Planting Palette	Page 26 of 30 Issue 12	11-JUN-2021
Groundcover Planting Palette	Page 27 of 30 Issue 12	11-JUN-2021
Groundcover Planting Palette	Page 28 of 30 Issue 12	11-JUN-2021
Groundcover Planting Palette	Page 29 of 30 Issue 12	11-JUN-2021
Kedron Brook Rehabilitation Zone Planting Palette	Page 30 of 30 Issue 12	11-JUN-2021
Tree Retention and Removal Plan	QEJ17016 Rev. 2 (Amended In Red 08-SEP-2020)	02-SEP-2020
Tree Retention Plan Schedules	QEJ17016 Rev. 2 schedule_pages 1-7 (Amended In Red 08-SEP-2020)	02-SEP-2020
Concept Rehabilitation Plan	QEJ17016 Rev. C (Amended In Red 08-SEP-2020)	16-JUL-2020
Flood Impact Assessment	FIA-A005002931-Rev.3 (Amended In Red 29-SEP-2020)	21-DEC-2018
Flood Impact Assessment Addendum Letter	HON-0025/1903098_Rev02	23-JUL-2019

5.2 Conditions

The applicant has identified that the existing conditions can remain unchanged, with the exception of the following discussed under **Table 4**.

Table 4 Amendments to Conditions

Current Condition	Proposed Amendment	Applicant Comment
78) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 304 cars and for the loading and unloading of vehicles within the site. 8 of the car parking spaces are to be provided for people with disabilities.</i>	78) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 304 306 cars and for the loading and unloading of vehicles within the site. 8 of the car parking spaces are to be provided for people with disabilities.</i>	This condition is required to be updated to reflect the proposed amendments to the parking arrangement as illustrated under Appendix A and discussed in the Engineering Report attached under Appendix B .
133) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 101 resident/tenant cars, 13 visitor cars, and for the loading and unloading of vehicles within the site. The visitor spaces are not required to be signed or marked on site.</i> <i>iv. Provide and maintain 103 secure bicycle parking spaces for the proposed multiple dwellings, including 82 spaces for residents/tenants and 21 spaces for visitors of the multiple dwellings.</i>	133) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 101 102 resident/tenant cars, 13 visitor cars, and for the loading and unloading of vehicles within the site. The visitor spaces are not required to be signed or marked on site.</i> <i>iv. Provide and maintain 103 104 secure bicycle parking spaces for the proposed multiple dwellings, including 82 spaces for residents/tenants and 21 22 spaces for visitors of the multiple dwellings.</i>	This condition is required to be updated to reflect the proposed amendments to the parking arrangement as illustrated under Appendix A and discussed in the Engineering Report attached under Appendix B .

6 Conclusion

The proposed development pursues a change to the approved development for a Material Change of Use for Multiple Dwelling, Hotel, Parking Station, and Centre Activities located at 1340-1348 Samford Road and 25, 47, 47A, 47B Conavalla Street, Ferny Grove (Council Reference: A006124979).

The type of change application sought is a Minor Change assessed and decided in accordance with Section 81 of the PA. As outlined above, the proposed amendments are able to satisfy the definition of a Minor Change and will not result in substantially different development as defined by Schedule 1 of the DAR.

The conclusions which can be drawn from this assessment report, are as follows:

- This request is made under section 78 of the *Planning Act 2016* and is to be administered, assessed and decided as a 'minor' change in accordance with section 81 of the *Planning Act 2016*.
- The report undertakes a detailed comparison between the approved development and modified development, demonstrating that the proposal is able to satisfy the definition of a minor change and does not result in substantially different development.
- The minor change relates to elements that do not significantly affect the scale, bulk, or appearance of the development. The approved number of units, building height, vehicle access, and landscaping are generally retained in accordance with the approval. The modifications are limited to changes internal to the development, servicing arrangements and car parking layouts, including alterations to parking bays, bicycle parking facilities, and manoeuvring areas.
- The modifications achieve a high level of compliance with the assessment benchmarks including key performance indicators. The proposed change does not result in any additional performance outcomes, and it does not remove an incentive or offset component that would have balanced a negative impact of the development. The report has justified in detail these aspects of the development.
- The proposed amendments are supported by amended Architectural Plans, attached under **Appendix A**, and the Engineering Letter, attached under **Appendix B**.

This Assessment Report supports the development application and is recommended to Council as the Assessment Manager for approval subject to reasonable and relevant conditions.

Appendix A
Amended Architectural Plans

Appendix B
Engineering Letter

Appendix C
Architectural Underlay Plans