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22/11/2026
APPLICATION REF
A007156992

19 November 2026

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Sent via: Online SmartForm

Dear Sir/Madam

RE: Minor change to development approval (Council ref: A007001997) for a Material Change of Use for Multiple dwelling (7 units) upon land at 112 Racecourse Road, Ascot QLD 4007 (Lots 19 and 20 on RP33675)

We write on behalf of *Skyhold and Muscolino Shaw* (the applicant) to request a change application under section 81 of the Planning Act 2016 to modify the development approval issued by Brisbane City Council on 30 September 2026 (Council ref: A007001997) for a Material Change of Use for Multiple dwelling (7 units) upon land at 112 Racecourse Road, Ascot.

The proposed changes have arisen through the detailed design and construction documentation phase of the development and primarily involve the introduction of an internal mezzanine level above the approved ground floor car parking area, minor refinements to the building setbacks and rooftop facilities, and an increase in the height of the lift overrun.

Importantly, the proposed changes do not materially alter the external building form, architectural presentation, residential yield or overall intensity of the approved development. The additional mezzanine level is accommodated entirely within the existing ground floor building envelope and does not introduce any additional external building bulk or height.

1. Site details

Applicant	Skyhold and Muscolino Shaw
Site address	112-112A Racecourse Road, Ascot 4007
RP description	Lots 19-20 on RP33675
Site area	810m²
Zoning	District centre (District) zone
Neighbourhood plan	Racecourse precinct neighbourhood plan Racecourse Road precinct - NPP-001
Existing approval	Material Change of Use for Multiple dwelling (7 units)
Council reference	A007001997
Approval date	30 September 2026
Currency period	30 November 2032

The subject site is located on the western side of Racecourse Road within the established Racecourse Road centre. The surrounding area contains a mixture of commercial, residential and short-term accommodation developments, with lower-density residential properties located

further to the west. The site adjoins a commercial development to the north, short-term accommodation to the south and residential properties within the Character residential zone to the rear.

The site is well serviced by existing infrastructure and public transport and is located within an established centre where medium-rise residential development is anticipated. The existing building has recently been demolished.



Figure 1 – Aerial of subject site (QLD Globe)

Figure 2 below shows the street view of the site as viewed from Racecourse Road.



Figure 2 – Street view of subject site (Google Streetview)

Figure 3 below shows the zoning for the site and surrounding land as mapped under the Brisbane City Plan 2014.



Figure 3 – Brisbane City Plan 2014 – zoning map

2. Site history

On 30 September 2026, Brisbane City Council issued a development permit for a Material Change of Use for Multiple dwelling (7 units) – Council ref: A007001997.

The approved development comprises a high-quality residential apartment building designed by *111.company*, incorporating seven generously proportioned apartments, secure resident car parking, private and communal rooftop recreation facilities, and extensive landscaping designed by *Paul Bangay Studio*.

The approved development includes a ground-level car parking area containing individual resident garages, four residential levels above and a rooftop terrace providing private open space for the penthouse apartment and communal recreation facilities for residents.

The development was approved with five storeys, exceeding the four storey building height nominated under the Racecourse precinct neighbourhood plan. The approved building incorporates substantial upper-level setbacks, façade articulation, integrated landscaping and architectural treatments to manage the perceived building height and relationship with adjoining development.

The approved development also includes a 3.5m wide vehicle crossover from Racecourse Road, designed to retain the significant existing street tree, maintain the functionality of the adjoining bus stop and accommodate the required kerbside refuse collection arrangements.

The original approval remains current, with the currency period expiring on 30 November 2032.

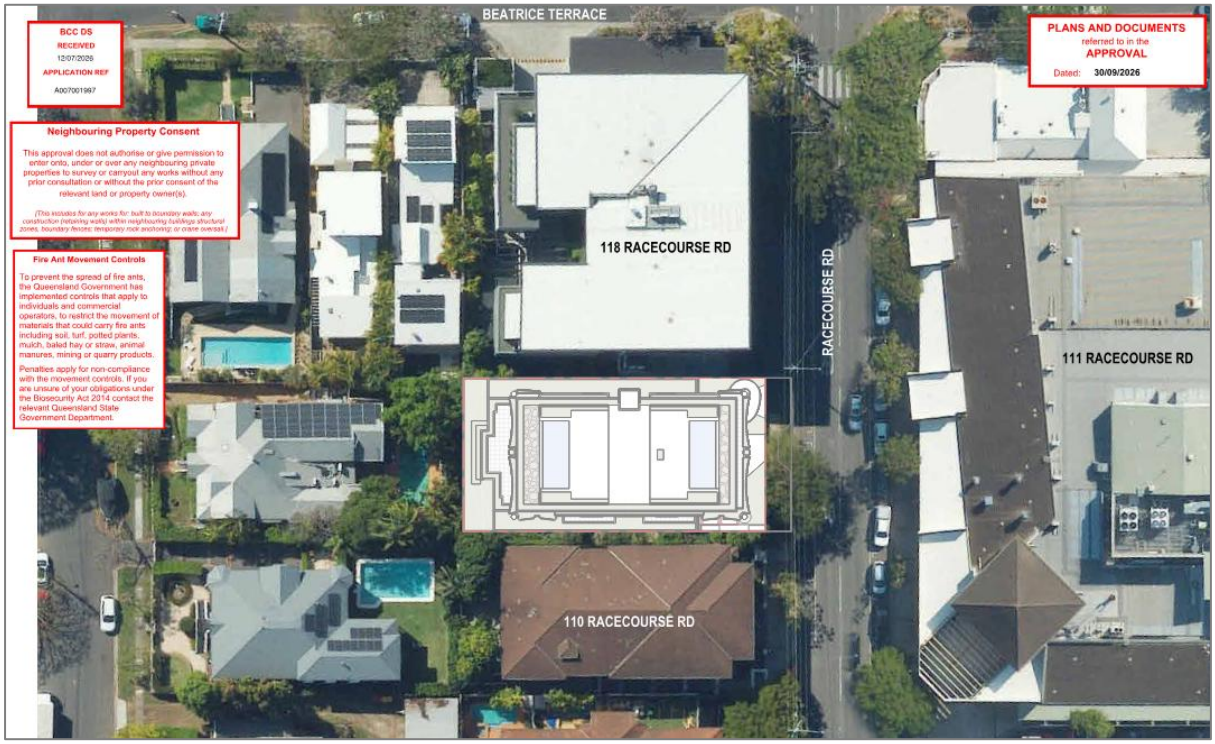


Figure 4 – Approved site plan (Council ref: A007001997)



Figure 5 – Approved front and rear elevations (Council ref: A007001997)

2.1 Approval components

The key components of the proposed development are summarised as follows:

- Five (5) storey building (including ground level car parking);
- Rooftop terrace including private open space for the penthouse apartment facing the rear and communal open space for all apartments facing the street (not constituting a storey);
- Seven (7) residential apartments, comprising a mix of three (3) and four (4) bedroom units;
- Seventeen (17) on-site car parking spaces, including 15 resident spaces and 2 visitor spaces;
- New vehicle crossover to Racecourse Road;
- Dedicated pedestrian entry and lobby addressing Racecourse Road;
- Private open space in the form of large balconies for each dwelling.

The proposal has been designed to provide a high-quality residential product designed by *111.company*, with generous apartment sizes, strong indoor-outdoor connections, and a high level of amenity for residents.



Figure 6 – 3D Render showing approved street façade

3. Proposal

The proposal seeks a minor change to the approved development to accommodate a series of design refinements identified during the preparation of detailed construction documentation.

The changes are primarily associated with improving the functionality of the resident garages, accommodating essential building services and refining the internal layouts of the apartments and rooftop recreation facilities.

The proposed amendments comprise:

a. Introduction of an internal mezzanine level above the ground floor car parking area, incorporating individual storage areas within each resident garage and a dedicated fire pump room.

b. Provision of internal stair access to the individual garage mezzanine storage areas.

c. Reduction in the previously approved ground floor-to-ceiling height, which is no longer required to accommodate on-site refuse collection vehicles.

d. Minor adjustments to building setbacks, generally involving increases in separation from the property boundaries, with a more notable adjustment to the western alignment of the Level 4 penthouse.

e. Provision of an accessible toilet servicing the communal rooftop terrace.

f. Provision of a private toilet servicing the penthouse rooftop terrace.

g. Increase in the lift overrun height by approximately 600mm to accommodate the manufacturer's technical requirements.

h. Associated minor internal layout and architectural refinements.

The most significant change is the introduction of the internal mezzanine level above the ground floor car parking area. Whilst this additional floor level constitutes a 'storey' under Schedule 1 of the Brisbane City Plan 2014, it is contained wholly within the approved building envelope and does not result in an additional externally expressed level.

The proposal continues to accommodate seven apartments, with the same general arrangement of residential floors, rooftop recreation facilities and ground-level car parking as previously approved.

The proposed changes are illustrated within the revised Architectural Plans prepared by *111.company*, together with the accompanying comparison drawings identifying the differences between the approved and proposed development.

The figures below provide a comparison between approved and proposed plans and elevations.

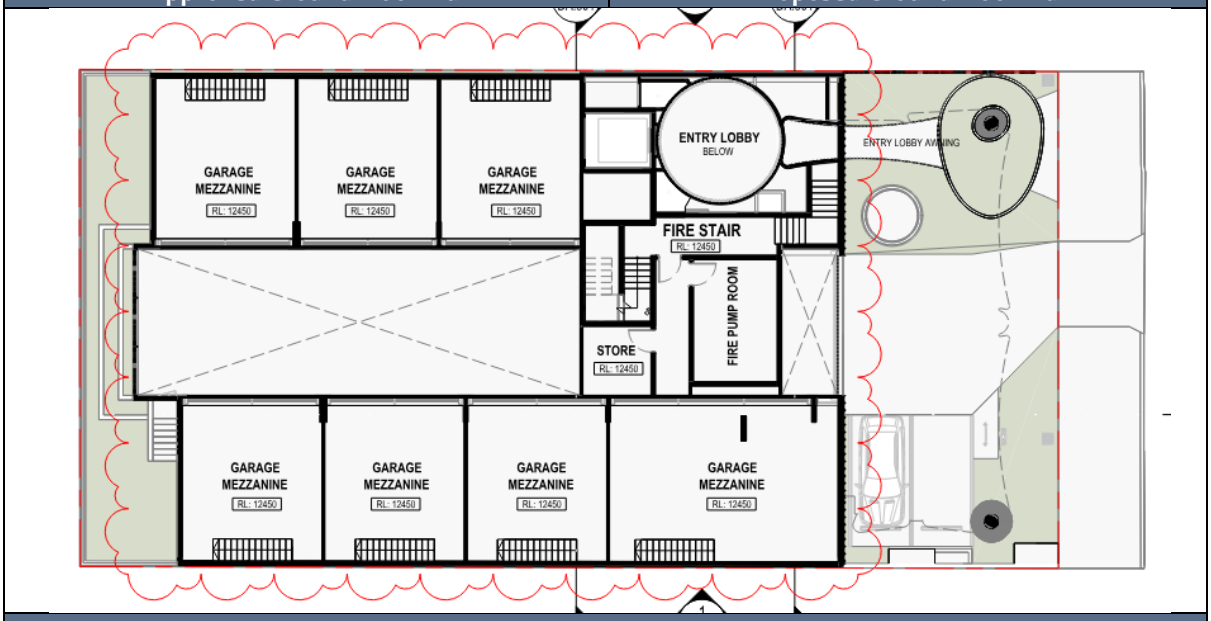
The lower level of the dwelling continues to provide a guest suite, storage areas and outdoor entertainment spaces, with vehicle parking relocated to the level above.



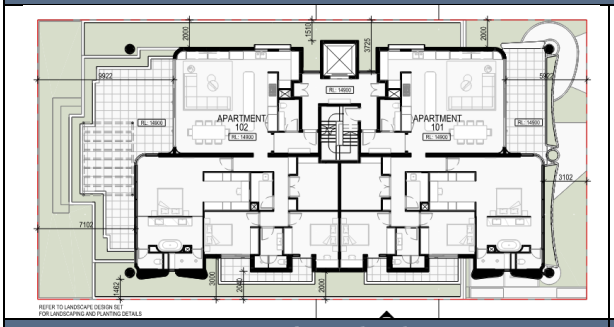
Approved Ground Floor Plan



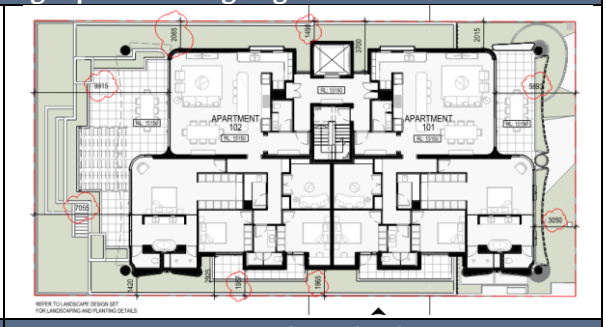
Proposed Ground Floor Plan



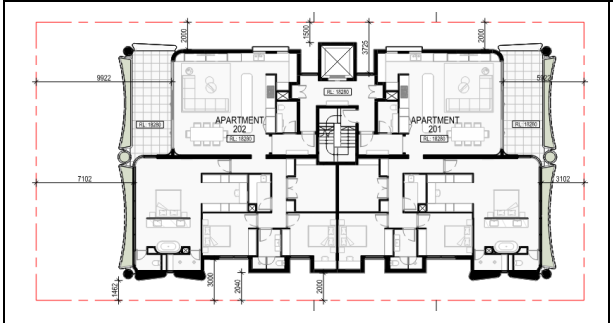
New Mezzanine Level – Storage spaces above garages



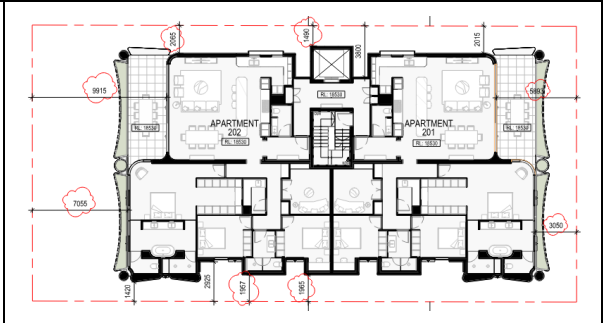
Approved Level 1 Plan



Proposed Level 1 Plan



Approved Level 2 Plan



Proposed Level 2 Plan

Park Lane Planning
PO Box 819, New Farm QLD 4005
Www.parklaneplanning.com.au

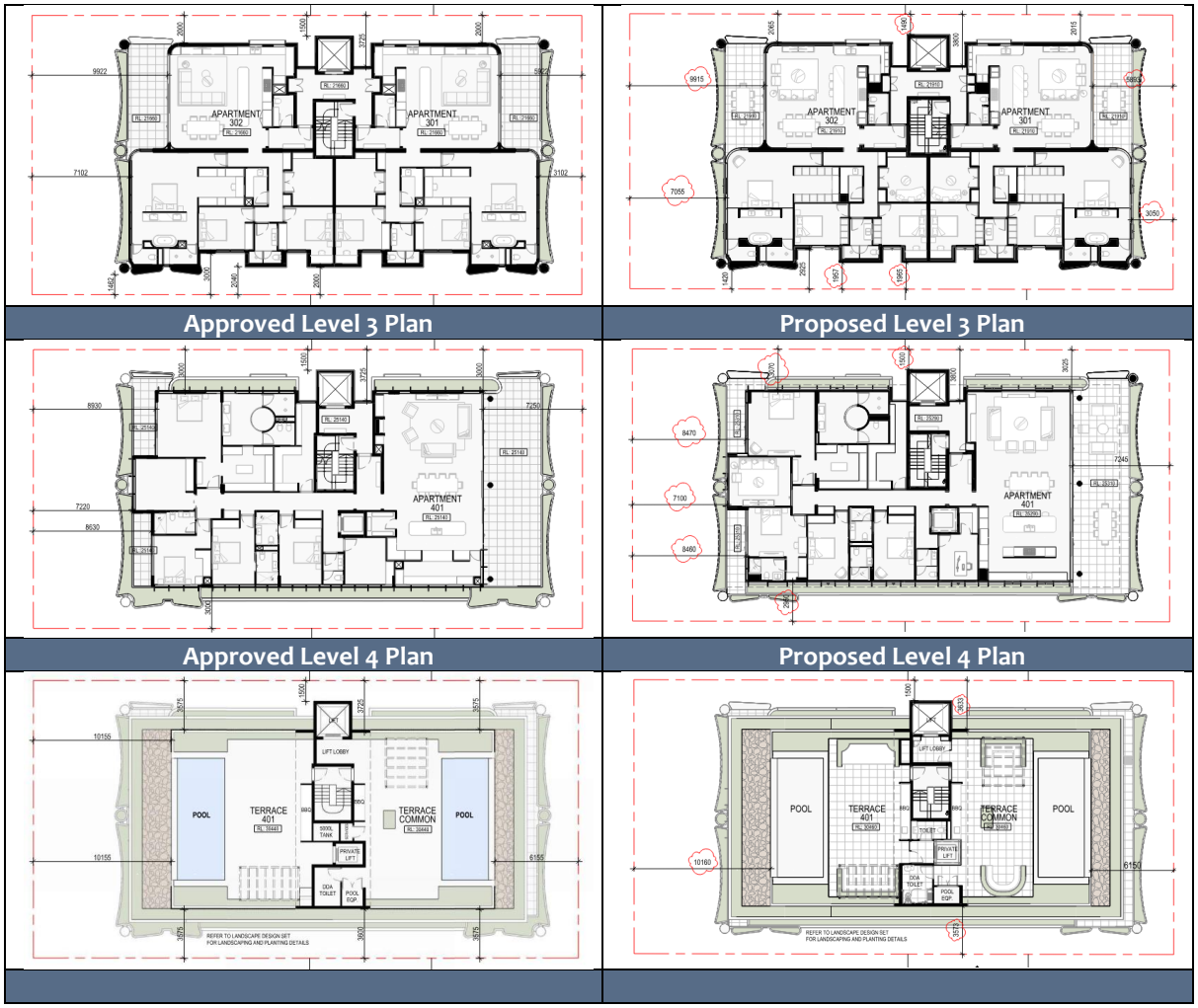
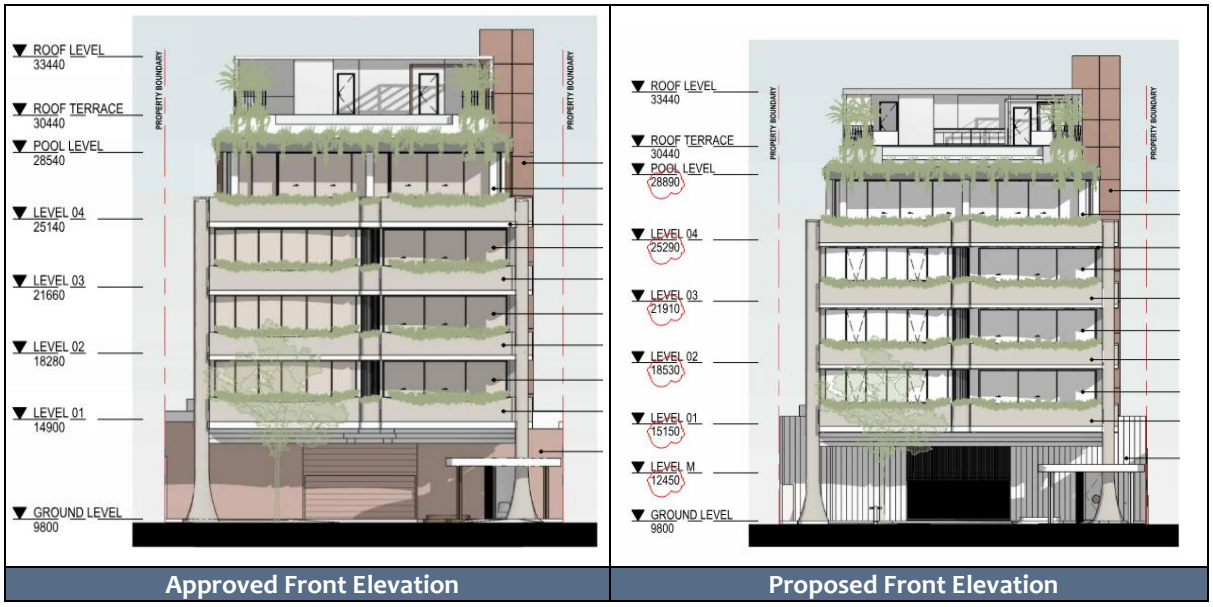


Figure 7 – Comparison between approved and proposed floor plans



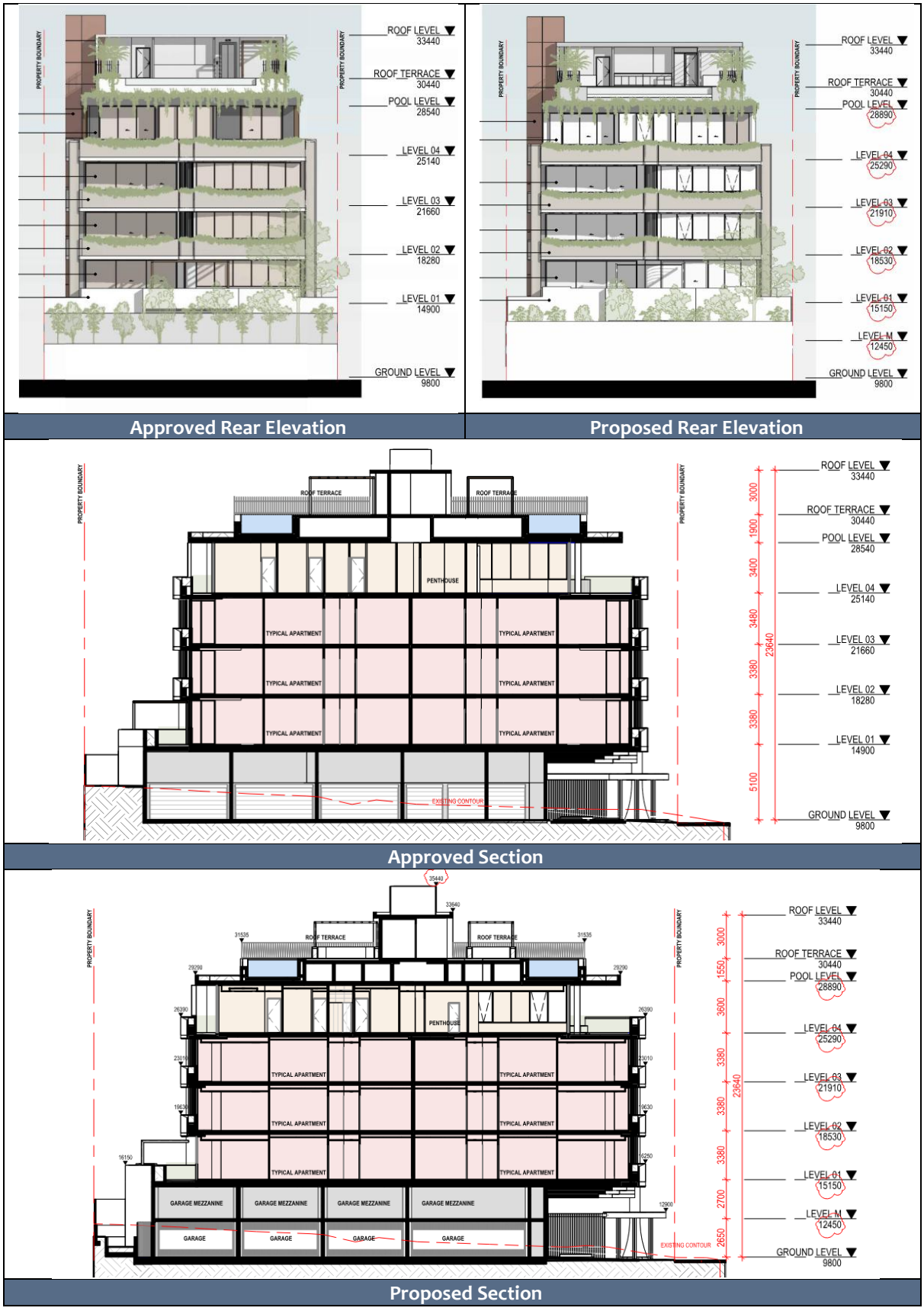


Figure 8 – Comparison between approved and proposed front and rear elevations and sections

Table 2 below provides a comparison between the primary built form elements of the approved design and the proposed development.

Table 2: Comparison of built form outcomes

Component	Approval	Proposal	Compliance
Building height	23.6m to roof level 24.0m to lift overrun	23.6m to roof level 24.6m to lift overrun	N/A
Number of storeys	5 storeys	6 storeys (including internal mezzanine)	PO
Gross floor area	1,524m²	1,797m²	PO
Front setback	- 3m to balustrade on Levels 1-4 - 7.25m to wall on Level 4 - 6.15m to roof terrace	- 3m to balustrade on Level 1-4 - 7.25m to wall on Level 4 - 6.15m to roof terrace	✓
Side setback (north)	- 0m ground level - 1.5m to lift & 2m to 3.73m on Levels 1-3 - 3.0m to 3.73m on Level 4 - 3.58m to rooftop terrace	- 0m ground and mezzanine level - 1.49m to lift & 2m to 3.8m on Levels 1-3 - 3.0m to 3.8m on Level 4 - 3.63m to rooftop terrace	PO
Side setback (south)	- 0m ground level - 2.0m to 3.0m on Levels 1-3 - 3.0m on Level 4 - 3.58m to rooftop terrace	- 0m ground and mezzanine level - 1.97m to 2.93m on Levels 1-3 - 2.95m on Level 4 - 3.57m to rooftop terrace	PO
Rear setback	- 2.3m-4m to ground floor - 7.1m-9.9m to wall/balcony on Levels 1-3 - 7.2m-8.6m on Level 4 - 10.1m to roof terrace	- 2.23m-4m to ground floor - 7.05m-9.92m to wall/balcony on Levels 1-3 - 7.1m-8.46m on Level 4 - 10.16m to roof terrace	PO PO ✓ ✓
Private open space	- 34.11m² to 120.8m² per unit	- 34.11m² to 120.8m² per unit	✓
Deep planting	11.2% site area (90.5m²)	11.2% site area (90.5m²)	✓
Car parking	- 15 resident spaces - 2 visitor spaces	- 15 resident spaces - 2 visitor spaces	✓ ✓
Crossover width	3.5m wide	3.5m wide	PO

The proposed change does not result in a substantially different development and meets the statutory definition of a 'minor change' under section 81 of the *Planning Act 2016* as discussed in Section 4 below.

4. Discussion

The proposed changes represent refinements to the previously approved development, primarily associated with the functional requirements of the building and the detailed design of individual apartments.

The following provides an assessment of the proposed changes against the relevant planning considerations.

4.1 Additional mezzanine level

The most notable change involves the introduction of a mezzanine level within the ground floor car parking area, providing additional storage space within each of the seven individual resident garages and a dedicated fire pump room.

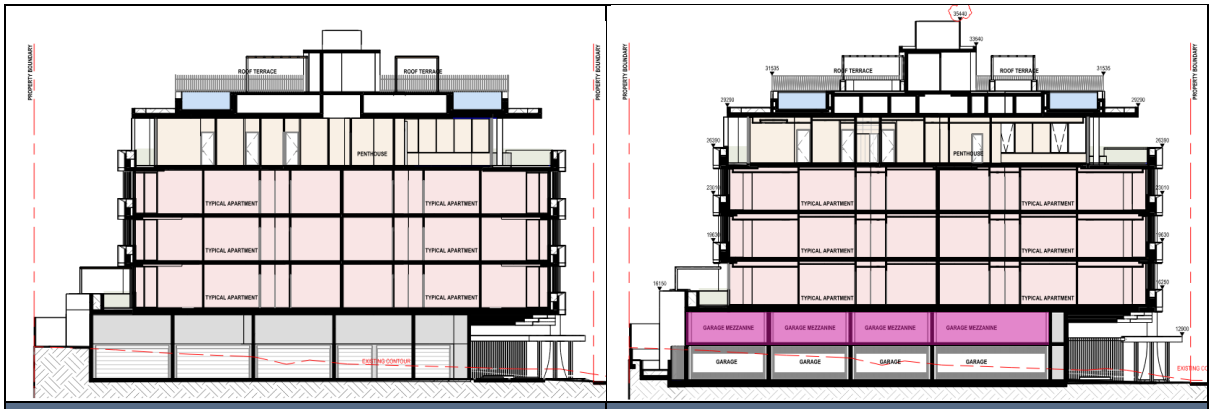


Figure 9 – Comparison between approved and proposed section showing mezzanine (in 'pink')

The mezzanine level is accessed via internal stairs within the respective garages and provides secure storage for residents, without requiring additional external storage structures or alterations to the residential apartments.

The introduction of the mezzanine also provides a dedicated location for essential fire services infrastructure, allowing the building to satisfy its operational requirements within the existing ground floor building envelope.

Importantly, the proposed mezzanine level is accommodated within the existing building envelope and does not introduce any additional external building mass, façade height or residential floor level. The approved ground floor already accommodates a substantial floor-to-ceiling height, which has been reviewed during the detailed design process to enable the additional mezzanine level to be incorporated.

The original ground floor arrangement was designed with sufficient height to potentially accommodate on-site refuse collection vehicles. However, the approved refuse management arrangement provides for kerbside collection, meaning the additional clearance previously contemplated for a refuse vehicle is no longer required.

This provides an opportunity to utilise the internal volume of the ground floor more efficiently, without materially altering the external presentation of the development.

Under Schedule 1 of the *Brisbane City Plan 2014*, the definition of a 'storey' includes a mezzanine. Accordingly, the proposed mezzanine constitutes an additional storey for the purposes of the planning scheme, notwithstanding that it is contained entirely within the approved building envelope.

The proposal therefore increases the technical number of storeys from five to six. However, this increase is entirely attributable to the introduction of an internal mezzanine level and does not represent an additional externally expressed building level.

The proposed mezzanine does not introduce new habitable rooms, additional dwellings, external balconies or windows that could result in additional overlooking, overshadowing or visual impacts on adjoining properties.

The additional storage areas are also considered to improve the functionality and amenity of the development by providing residents with generous, secure storage facilities associated with their individual garages.

Overall, the proposed mezzanine represents an efficient use of the existing internal building volume and does not materially change the scale, form or external amenity impacts of the approved development.

4.2 Building height

The approved development comprises a five-storey multiple dwelling with a rooftop terrace. Council supported the building height notwithstanding the four-storey outcome nominated under the Racecourse precinct neighbourhood plan, having regard to the high-quality architectural design, substantial upper-level setbacks and appropriate management of adjoining amenity impacts.

The proposed changes introduce an additional internal mezzanine level, as discussed above, together with a 600mm increase in the height of the lift overrun.

Whilst the mezzanine results in an additional storey under the technical definition within Schedule 1 of the planning scheme, it does not introduce an additional externally expressed building level. The external presentation of the development remains substantially consistent with the approved building form.

The proposed lift overrun height increase is required to accommodate the technical specifications of the selected lift manufacturer. The increase is limited to a relatively small structure located centrally within the rooftop area and does not involve any increase in the height of the principal residential façades.

The lift overrun is a functional building services element and is not associated with any additional habitable floor space or intensification of the approved residential use.

The lift overrun remains recessed from the building frontage and will have limited visibility from Racecourse Road and surrounding properties. Given its relatively small footprint, the additional 600mm height will not materially alter the perceived scale of the development or contribute to any noticeable increase in overshadowing.

Accordingly, the proposed changes therefore continue to achieve the intent of Performance outcome PO1 of the Racecourse precinct neighbourhood plan code, particularly in relation to maintaining an appropriate scale and form, managing amenity impacts and contributing to a cohesive streetscape character.

4.3 Boundary setbacks

The proposed development incorporates minor adjustments to the approved boundary setbacks, primarily arising from the refinement of the internal apartment layouts and structural design during the preparation of construction documentation.

The majority of these changes are very minor, generally in the order of 40mm or less, with several adjustments resulting in increased setbacks from the adjoining property boundaries.

These changes do not materially alter the building footprint, external massing or relationship between the development and adjoining buildings.

The approved development was designed to respond to the differing interfaces along the northern and southern boundaries. The northern adjoining property contains commercial development, whilst the southern adjoining building accommodates short-term accommodation rather than permanent residential dwellings.

The revised western alignment of the penthouse has been carefully considered having regard to the existing building separation and the relationship with adjoining residential properties to the rear.

The proposed refinements retain the overall building separation, balcony orientation, architectural articulation and integrated landscaping treatments previously approved by Council.

In particular, the changes do not introduce any additional habitable rooms or balconies that would create new overlooking opportunities toward adjoining properties. The minor variations in setbacks are also not expected to result in any material changes to overshadowing, natural ventilation or daylight access to adjoining buildings.

Accordingly, the revised setbacks continue to achieve Performance outcome PO26 of the Centre or mixed use code and Performance outcome PO2 of the Racecourse precinct neighbourhood plan code.

4.4 Rooftop terrace and amenities

The proposed changes include minor refinements to the rooftop terrace to improve the functionality and amenity of the approved private and communal recreation facilities.

The amendments include the introduction of an accessible toilet servicing the communal rooftop terrace and a private toilet associated with the penthouse rooftop terrace.

These facilities are intended to provide convenient access to sanitary amenities for residents and visitors using the rooftop recreation areas, without requiring residents to return to the lower residential levels.

The accessible toilet will improve the functionality and accessibility of the communal recreation facilities, whilst the private toilet will provide convenient amenities for the penthouse apartment's private rooftop area.

The proposed toilets are ancillary to the approved rooftop recreation areas and do not introduce additional apartments, independent accommodation or a separate residential use.

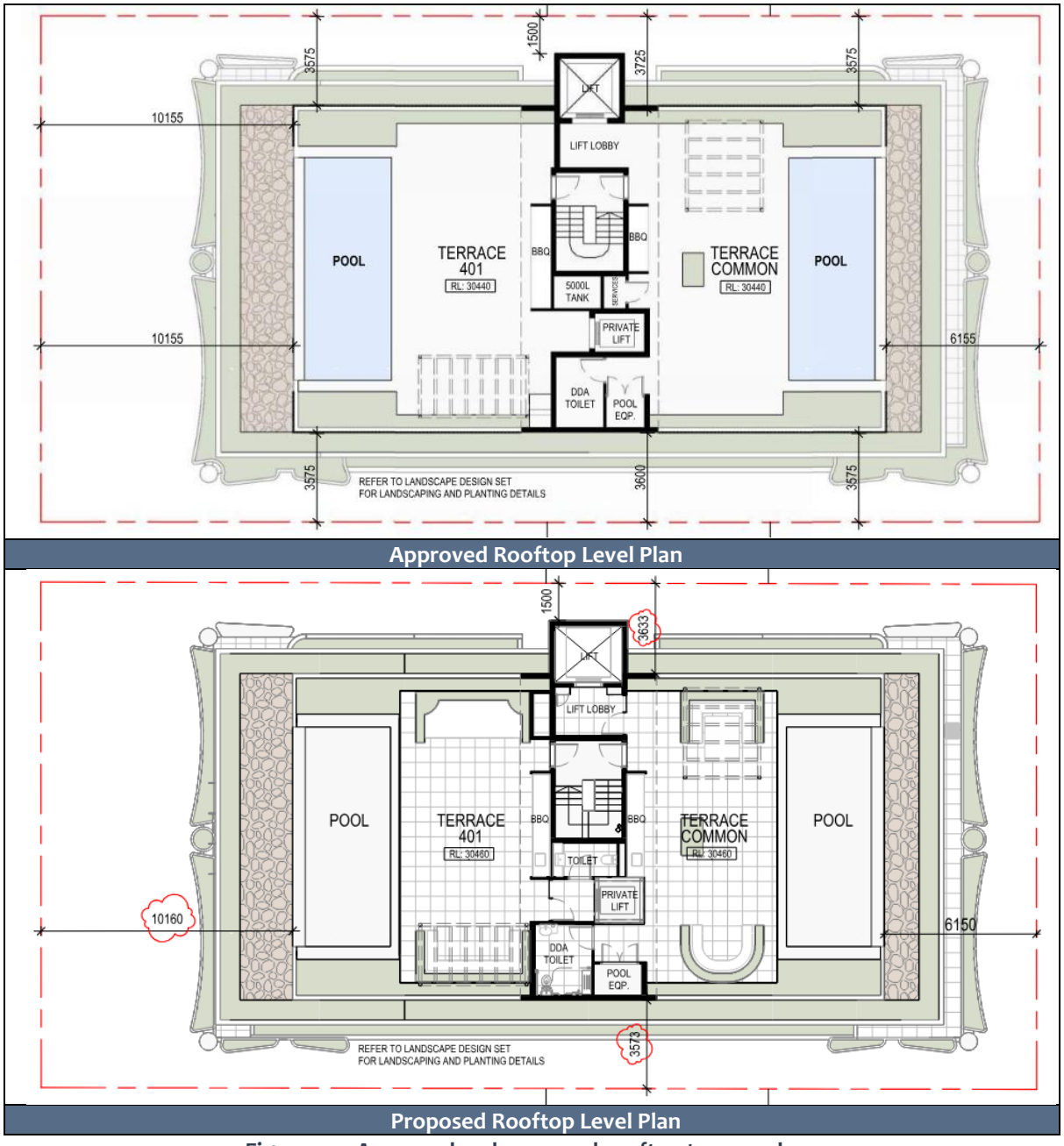


Figure 10 – Approved and proposed rooftop terrace plans

Importantly, the proposed changes do not materially increase the scale or intensity of the approved rooftop recreation areas. The rooftop continues to provide private and communal open space for the existing seven apartments only.

The proposed sanitary facilities are also relevant to the definition of a 'storey' under Schedule 1 of the *Brisbane City Plan 2014*, which excludes spaces containing only sanitary compartments and certain circulation and building services elements.

The proposed rooftop amendments therefore do not materially change the purpose, intensity or amenity impacts of the approved rooftop terrace.

4.5 Gross floor area

The proposed development introduces additional internal floor space associated with the mezzanine storage areas and fire pump room.

The additional floor space is contained within the existing ground floor building envelope and does not result in any expansion of the principal building footprint.

The mezzanine areas are intended for storage and essential building services rather than additional residential accommodation. The storage areas are associated with the individual resident garages, whilst the fire pump room accommodates essential building infrastructure.

Under Schedule 1 of the *Brisbane City Plan 2014*, areas used for car parking, associated access and certain building services are excluded from the calculation of gross floor area. However, the proposed mezzanine storage areas will require consideration against the relevant exclusions to determine whether they contribute to the assessable gross floor area of the development.

Notwithstanding this, any additional gross floor area is accommodated entirely within the approved external building envelope and does not result in any additional external building bulk.

The proposed development also retains the approved site cover, demonstrating that the additional internal floor space does not result in increased building coverage or reduced opportunities for landscaping and separation.

The changes therefore continue to achieve the intent of Performance outcome PO2 of the Racecourse precinct neighbourhood plan code, which seeks to ensure that the design, bulk and setbacks of buildings maintain appropriate separation, amenity and a sensitive relationship with the streetscape.

4.6 Overshadowing and adjoining amenity

The proposed changes will not result in any material increase in overshadowing or other amenity impacts on adjoining properties. The additional mezzanine level is contained within the existing ground floor building envelope and therefore does not introduce any additional external building bulk or overshadowing.

The majority of the proposed setback adjustments are minor and several result in increased separation from adjoining property boundaries.

The only notable change to the height of a rooftop structure involves the 600mm increase to the lift overrun. Given the relatively small footprint and central location of this structure, the additional height will have a negligible effect on shadow casting. The changes do not introduce any additional external balconies, habitable rooms or residential units that would increase overlooking or privacy impacts.

Accordingly, the proposal does not materially alter the overshadowing, privacy, ventilation or visual amenity outcomes of the approved development.

4.7 Car parking, access and servicing

The proposed changes retain the approved arrangement of 17 car parking spaces, comprising 15 resident spaces and two visitor spaces. The resident car parking spaces remain accommodated within individual secure garages, providing privacy and security for residents.

The introduction of mezzanine storage areas above the garages will further improve the functionality of the development by providing additional storage space without compromising the approved number of car parking spaces.

The approved 3.5m wide vehicle crossover from Racecourse Road is retained, together with the general arrangement of the internal driveway and circulation areas. The proposed changes do not increase the number of apartments or generate additional traffic demand.

The approved refuse and recycling collection arrangements are also retained, with bins stored within the ground floor and presented for kerbside collection on collection days.

As discussed previously, the approved kerbside collection arrangement means that additional floor-to-ceiling clearance for an on-site refuse collection vehicle is unnecessary. This has allowed the internal ground floor volume to be used more efficiently through the introduction of the mezzanine level.

The proposed changes therefore do not materially alter the approved traffic, parking, access or servicing arrangements.

Overall, the proposal represents a refinement of the previously approved development and does not result in a substantially different development. Accordingly, the proposal satisfies the statutory definition of a minor change under section 81 of the Planning Act 2016 and is considered appropriate for approval.

5. Changes to plans

The proposed change application will replace the existing approved plans with the following plans shown in Table 2 below:

Table 2: Plans for approval

Plan/Drawing No.	Plan/Drawing Name	Date
Proposed Site Plan	DA.010 Revision 3	12-NOV-26
Ground Level	DA.100 Revision 4	12-NOV-26
Mezzanine Level	DA.100M Revision 1	12-NOV-26
Level 1	DA.101 Revision 3	12-NOV-26
Level 2	DA.102 Revision 3	12-NOV-26
Level 3	DA.103 Revision 3	12-NOV-26
Level 4	DA.104 Revision 4	12-NOV-26
Roof Terrace	DA.105 Revision 4	12-NOV-26

Roof Level	DA.107 Revision 4	12-NOV-26
East & West Elevations	DA.201 Revision 3	12-NOV-26
North Elevation	DA.202 Revision 3	12-NOV-26
South Elevation	DA.203 Revision 3	12-NOV-26
Sections	DA.301 Revision 3	12-NOV-26
Sections	DA.302 Revision 3	12-NOV-26

6. Changes to conditions

The proposed change application seeks to amend the approved plans schedule to incorporate the revised architectural drawings prepared by *111.company*.

In addition, the applicant requests the deletion of Condition 14 relating to privacy screening.

Condition 14 – Privacy screening (Remove Condition)
Condition 14 imposes privacy screening requirements for all windows and balconies. This condition is too broad having regard to the circumstances of the site and the applicable privacy provisions under Acceptable outcomes AO17.1, AO17.2 and AO17.3 of the Multiple dwelling code.

The proposed development does not include windows or balconies within 9m of an existing dwelling house. The northern adjoining property contains commercial development, whilst the southern adjoining property contains the four-storey Domain Serviced Apartments short-term accommodation building. The dwelling house to the rear is located more than 10m from the common boundary, with the proposed residential levels providing substantial additional separation.

The approved development already incorporates appropriate building separation, balcony orientation, architectural articulation and integrated landscaping to manage overlooking and privacy. Requiring additional screening or obscure glazing in circumstances where the relevant acceptable outcomes do not require these treatments would unnecessarily constrain the approved architectural design without providing a meaningful amenity benefit.

Accordingly, it is requested that Condition 14 be deleted in its entirety. Alternatively, should Council consider a privacy condition necessary, it is requested that Condition 14 be amended to reflect the applicable circumstances and requirements of AO17.1, AO17.2 and AO17.3 of the Multiple dwelling code, including the relevant separation to existing dwelling houses.

All remaining conditions of development approval A007001997 are proposed to be retained, except for the administrative amendments necessary to incorporate the revised approved architectural plans.

7. Compliance with Planning Act 2016

The proposed amendments to the approved house alteration are considered to meet the benchmark for a minor change (section 81) in accordance with Schedule 2 of the *Planning Act 2016*, given that the change:

(i) Would not result in a substantially different development – The proposed changes to the design as described above do not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:	
a. Involve a new use	The proposed changes do not involve a new use. The development will continue to operate as a Multiple dwelling comprising seven residential apartments, consistent with the existing development approval. The introduction of mezzanine storage areas, essential building services and additional rooftop sanitary facilities is ancillary to the approved residential use.
b. Results in the application applying to a new parcel of land	The proposed changes do not result in the application applying to a new parcel of land. The development continues to relate solely to 112 Racecourse Road, Ascot (Lots 19 and 20 on RP33675).
c. Dramatically changes the built form in terms of scale, bulk and appearance	The proposed changes do not dramatically alter the approved built form in terms of scale, bulk or appearance. Whilst the introduction of an internal mezzanine level technically increases the number of storeys from five to six, the additional level is accommodated entirely within the existing ground floor building envelope and does not introduce an additional externally expressed residential level. The proposed changes also include minor adjustments to building setbacks, generally involving increased separation from adjoining boundaries, together with a 600mm increase in the lift overrun height. The lift overrun is a relatively small rooftop structure and will not materially alter the perceived building height or contribute to noticeable additional overshadowing. The principal architectural form, façade articulation and overall appearance of the approved development are substantially retained.
d. Changes the ability of the proposed development to operate as intended	The proposed development will continue to operate as a Multiple dwelling comprising seven apartments. The changes improve the functionality of the development through the provision of additional resident storage, essential fire services infrastructure and improved rooftop amenities. The approved residential use, car parking arrangements and communal facilities are retained.

e. Removes a component that is integral to the operation of the development	The proposed changes do not remove any component integral to the operation of the approved development. The proposal retains all seven apartments, 17 car parking spaces, vehicle access, refuse storage and collection arrangements, communal recreation facilities and landscaping. The additional mezzanine storage areas and rooftop amenities improve the functionality of the development without compromising any approved facilities.
f. Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposed changes do not increase the number of apartments or the intensity of the approved residential use. The development continues to provide 17 car parking spaces, comprising 15 resident spaces and two visitor spaces, together with the approved vehicle access from Racecourse Road. The additional mezzanine areas are for resident storage and building services only and will not generate additional traffic movements. Accordingly, the changes will not significantly impact traffic flow or the surrounding transport network.
g. Introduces new impacts or increase the severity of known impacts	The proposed changes are not expected to introduce new material impacts or increase the severity of known impacts associated with the approved development. The additional mezzanine level is contained within the existing ground floor building envelope and does not introduce additional overlooking or overshadowing. The minor setback adjustments generally maintain or improve building separation, whilst the 600mm increase in lift overrun height is limited to a small rooftop structure and will have negligible additional overshadowing impacts. The revised penthouse alignment also retains substantial separation from adjoining residential properties to the rear. The proposal therefore maintains the general privacy, visual amenity and building separation outcomes previously considered by Council.
h. Removes an incentive or offset component that would have balanced a negative impact of the development	The proposed changes do not remove any incentive or offset component associated with the existing development approval. The development retains the approved landscaping, rear deep planting areas, façade articulation and other design treatments intended to manage the scale and amenity impacts of the building.

i. Impacts on infrastructure provisions	The proposed changes do not materially alter the infrastructure requirements of the approved development. The number of residential apartments remains unchanged, and the additional mezzanine areas are limited to storage and essential building services. The provision of rooftop sanitary facilities does not materially increase demand on water or sewerage infrastructure. The approved stormwater management, vehicle access and refuse collection arrangements are also retained. Accordingly, the proposed changes are not expected to generate any material additional demand on infrastructure networks.
(ii) If a development application for the development, including the change, were made when the change application is made would **not** cause:	
a. The inclusion of Prohibited development in the application	The proposed changes do not introduce prohibited development. The development remains a Multiple dwelling within the District centre (District) zone, consistent with the existing development approval.
b. Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application	The original development application did not require referral to any referral agencies, as confirmed in the decision notice dated 30 September 2026. The proposed changes do not introduce any additional referral triggers.
c. Referral to extra referral agencies, other than to the chief executive	Not applicable. The original development application did not involve referral agencies, and the proposed changes do not appear to trigger referral to additional agencies.
d. A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made	Not applicable. The original development application did not require referral to any referral agencies. The proposed changes do not appear to introduce any new matters requiring referral agency assessment.
e. Public notification if public notification was not required for the development application	The original development application was Impact assessable and underwent public notification, during which submissions were received. The proposed changes do not introduce a requirement for public notification where public notification was not previously required.

In view of the above, the proposed changes meet the benchmark for a minor change as detailed in the *Planning Act 2016* and Development Assessment Rules.

8. Summary

The proposal seeks approval for a minor change to the existing development approval issued by Brisbane City Council on 30 September 2026 (Council ref: A007001997) for a Multiple dwelling comprising seven apartments at 112 Racecourse Road, Ascot.

The changes have arisen through the detailed design phase and primarily involve the introduction of internal mezzanine storage areas above the ground floor car parking, accommodation of essential fire services infrastructure, minor adjustments to setbacks, additional rooftop sanitary facilities and a 600mm increase in the lift overrun height.

Whilst the introduction of the mezzanine technically increases the number of storeys from five to six under the Brisbane City Plan 2014, the additional level is contained entirely within the existing building envelope and does not introduce an additional externally expressed residential floor.

The proposal continues to provide seven apartments, secure resident parking, substantial private and communal open space and the high-quality architectural and landscape outcomes previously approved by Council.

The proposed changes do not materially alter the approved development's relationship with adjoining properties or introduce unreasonable additional impacts in relation to overshadowing, privacy, visual bulk, traffic or servicing.

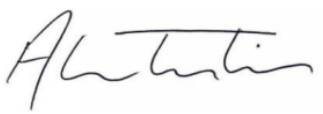
Overall, the proposed changes represent a logical refinement of the approved development and maintain its fundamental built form and operational characteristics. It is therefore respectfully requested that Council support the proposed amendments as a minor change under section 81 of the Planning Act 2016.

In addition to this letter, we provide the following documents:

- Revised Architectural Plans prepared by *111.company*;
- Approved Architectural Plans;
- Existing Decision Notice; and
- Planning Act Form 5.

Should you have any questions, please contact our office by phone on 0438 943 203 or by email to alex@parklaneplanning.com.au.

Regards



Alex Tonkin
Director