

Change Application (Minor Change) Town Planning Assessment

447 Gregory Terrace, Spring Hill

BCC DS
RECEIVED
03-AUG-2026
APPLICATION REF
A007082452

MEWING
PLANNING
CONSULTANTS

1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (the responsible entity) pursuant to sections 78 of the *Planning Act 2016* (**Planning Act**).

The Change Application comprises a Minor Change (as defined by Schedule 2 of the Planning Act), and accordingly must be assessed and decided pursuant to section 81 of the Planning Act.

The Change Application (Minor Change) relates to the existing development approval (BCC Ref.: **A006672952**) over the site at 447 Gregory Terrace, Spring Hill (the site) for a Development Permit for a Material Change of Use for a Multiple Dwelling (existing development approval). For further detail refer to the copy of the development approval included in **Appendix A**.

The Change Application (Minor Change) is made in accordance with the requirements for change applications pursuant to section 79 of the Planning Act, as it is made in the approved form and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement of the Change Application.

There are no affected entities for the proposed Change Application. The original development application required referral to the State Assessment and Referral Agency (**SARA**) for development adjoining a State heritage place. However, the SARA matters are not affected by this change and therefore no change to the existing referral response is required. Pursuant to Section 80 of the Planning Act the Chief Executive (i.e. SARA) is not an affected entity.

2. Background

2.1 Site and Relevant Planning Designations

The subject site is located at 447 Gregory Terrace, Spring Hill and is more properly described as Lot 5 on RP194609. The site is irregular in shape and comprises an area of 3,372m².

Having regard to the Certificate of Title (**Appendix B**) for the site, the current owner of the site is Keylin Land Holdings No. 10 Pty Ltd.

The site is subject of the Brisbane City Plan 2014 (**the City Plan**), version 36.00/2026 at the time of lodgement of the Change Application, pursuant to which the following key planning designations apply.

The following table also provides a comparison of the provisions applicable at the time of the original development approval (**A005608964**), the current approval (other change approval – **A006672952**) and the current application being lodged.

Table 1 – Town Planning Designations			
	City Plan (v 36.00/2026) Current Application	City Plan (v.31.00/2024) Current Approval (A006672952)	City Plan (v.20.00/2020) Original Approval (A005608964)
Zone	Mixed use (Inner city) Zone	Mixed Use (Inner City) Zone	Mixed Use (Inner City) Zone
Neighbourhood Plan	Spring Hill neighbourhood plan (Spring Hill east precinct)	Spring Hill Neighbourhood Plan (Spring Hill East Precinct)	Spring Hill Neighbourhood Plan (Spring Hill East Precinct)

Table 1 – Town Planning Designations

Overlays	• Airport environs overlay • Bicycle network overlay • Community purposes network overlay • Critical infrastructure and movement network overlay • Heritage overlay (area adjoining a heritage place) • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Noise Corridor Overlay	• Airport environs overlay • Bicycle network overlay • Community purposes network overlay • Critical infrastructure and movement network overlay • Heritage overlay (area adjoining a heritage place) • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Noise Corridor Overlay	• Airport environs overlay • Bicycle network overlay • Community purposes network overlay • Critical infrastructure and movement network overlay • Heritage overlay (area adjoining a heritage place) • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Noise Corridor Overlay
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As identified above, the current planning designations are consistent with the planning designations applicable to the assessment of the original approval and current approval.

2.2 Approval Background

Original Development Application – July 2021

The original development approval over the site was granted by Brisbane City Council by way of a Negotiated Decision Notice dated 13 July 2021 for a Development Permit for a Material Change of Use for Centre Activities (Short-term Accommodation, Food and Drink Outlet and Function Facility) and Multiple Dwelling. Council's reference for the development approval is A005608964.

The original development application was subject to Code Assessment procedures and required referral to the State Assessment and Referral Agency for development adjoining a State heritage place.

A summary of the development approval is provided below.

- Two towers over a consolidated podium, comprising a total building height of 15 storeys;
- The development comprised 113 multiple dwelling units and 120 short-term accommodation suites, together with ancillary hotel facilities, function facility and communal (indoor and outdoor) spaces;
- The development accommodated 235 car parking spaces in three (3) basement levels;
- A porte cochere provided from Gregory Terrace to service the short-term accommodation use;
- Primary vehicle access to the basement is provided via Warry Street, with a secondary access ramp from Gregory Terrace;

Change (Minor) Application – August 2022

A change (minor) approval (BCC Reference: A005964549) was granted by Brisbane City Council on 11 August 2022. The approved changes included:

- A reduction in the number of multiple dwelling units from 113 to 109 units and reduction in short-term accommodation suites from 120 to 96 suites;
- Minor variations to the basement design, accommodating 234 car parking spaces in three (3) basement levels; and
- Minor variations to the built form and materials in the façade.

Change (Other) Application – March 2023

A Change (Other) approval (BCC Reference: A006154382) was granted by Brisbane City Council on 29 March 2023. The approved changes included:

- Removal of Building B and stage 2, and consequently the removal of the Centre Activities (Short term Accommodation, Food and Drink and Function Facility) use from the approval;
- Reduction to the basement extent and configuration and as a consequence, changes to servicing arrangements, manoeuvring areas and the number of car parking and bicycle parking spaces;
- Removal of all vehicle access, parking and the express ramp to the basement from Gregory Terrace;
- Removal of ground level Short-term Accommodation lobby and associated Centre Activities areas (including communal open space) and replaced with ground level units and a smaller scale residential lobby access from Gregory Terrace. As a consequence, a minor variation to the built form outcome, including changes to the setbacks, and provision of introduced private open space;
- Reconfiguration of the internal building services on the ground level;
- Removal of the mezzanine level, and as a consequence decrease the floor-to-ceiling height from 8.5m to 3.6m on Level 2;
- Changes to the built form envelope on Levels 2 and 3 to the northern corner;
- Consolidation of the communal open space on the rooftop level, with 925m² of communal open space provided;
- Additional units provided on Level 14 (in replacement of the approved and relocated communal open space);
- A reduction in the overall height of the building from 93.1m AHD to 89.1m AHD;
- Increase in the number of multiple dwelling units from 109 units to 121 units (and conversely, removing the short-term accommodation units);
- An overall increase in landscaping across the site; and
- Changes to the layout of the basement.

Change (Minor) Application – October 2024

- Increase in the number of residential units, from 121 to 132 unit including changes to the unit mix
- Increase in the car parking provision to reflect the change in the number and mix of residential units;
- Extension of basement levels 2 and 3;
- Changes to the built form, including variation in the building line, balcony placement, and scale (in metres only with a 15 storey building height maintained).

- This approval represents the current approval for which this Change Application is being made. A copy of the development approval is included within Appendix K.

Change (Other) Application – September 2025

A Change (Other) Application (Council Ref: A006672952) was granted by Brisbane City Council on 16th September 2025. The approved changes include:

- Amendments to staging;
- Amendments to basement car parking and other internal layouts;
- Various internal changes throughout the built form;
- Amendments to the recreational level and roof terrace;
- Façade changes, consistent with the development approval, as a result in the limitations on constructability of both the feature façade elements and the planters, some planters have been removed, and minor design adjustments made throughout the facades;
- Variation in the setbacks to all boundaries and minor changes to the overall tower site cover as a result of minor setback changes;
- Amendments to deep planting;
- An additional three (3) storeys and comprises a building height of 18 storeys; and
- Amendments to overall car parking arrangements.

3. Proposed Changes

3.1 Overview of Proposed Changes

The Change Application is being made in response to the proposal progressing through construction and the resolution of final details for incoming residents. The changes are minor in nature and from the streetscape the proposed changes are negligible and imperceptible (**Figure 1** and **Figure 2**).



Perspective of currently approved built form



Perspective of current minor change proposal

Figure 1: Comparison of Gregory Terrace perspectives demonstrating built form outcomes (Source: MAS, 2025 and 2026)



Perspective of currently approved built form



Perspective of current minor change proposal

Figure 2: Comparison of Warry Street perspectives demonstrating built form outcomes (Source: MAS, 2025 and 2026)

The Change Application seeks to resolve these changes as part of a minor change to the existing development approval. An overview of the proposed changes is as follows and discussed in further detail below.

General amendments:

- Mullion positions throughout will change to coordinate with internal layouts of the built form;
- Façade amendments to the balustrading on mezzanine terraces currently shown at 1800mm will be reduced to 1200mm, noting that the balustrading around the pool will remain 1800mm;
- Internal layout changes in relation to bicycle parking, storage lockers, stairs etc. locations within the basements and ground floor level;
 - Bicycle parking distribution has been amended across the basement levels, but the total number of bicycle parking has not been changed (maintained at 179 spaces).

Amendments in relation Unit 1601, 1602 and 1603:

- Amendments to planters to increase the area of private open space;
- Minor internal alterations to the layout of the apartments.

Rooftop terrace:

- Amended planter locations to amend layout of communal open space;
- Additional pergola structures for each penthouse unit;
- Minor amendments to updated solar panel location, access hatch and sunlight locations;
- Minor alterations to rooftop setback dimensions;
 - Eastern side boundary; reduced from a range of 7.749 – 7.767 to 7.647;
 - Western side boundary; amended from a range of 3.075m – 7.06m to a range of 3.1m – 6.94m;
 - Southern setback; amended from a range of 6.2m – 9.6m to a range of 6.2m – 9.48m; and
 - Northern setback; amended from a range of 6.832m – 9.138m to a range of 6.83m – 8.99m.

The proposed amendments will not substantially change the overall building scale, form and intensity of the approved development and will continue to represent a high quality design outcome.

3.2 Proposal Comparison

Table 2 provides a comparison of the approved and proposed development.

Table 2 – Development Comparison			
	Originally Approved (A005608964)	Currently Approved (A006672952)	Proposed Changes
Land Uses	Multiple Dwelling Short-term Accommodation Food and Drink Outlet Function Facility	Multiple Dwelling	No change
Yield	113 multiple dwelling units 50 x 1 or 2 bedroom units 63 x 3 or more bedroom units - Short-term Accommodation – 120 rooms - Hotel dining / food and drink outlet – 360m² - Function facility – 323m²	143 units (over 3 stages): 116 units – Stage 1 24 units – Stage 2 3 units – Stage 3	No change
Building Height	15 storeys	18 storeys	No proposed changes
Car Parking	232 spaces	221 spaces	No proposed changes
Bicycle Parking	139 bicycle spaces	179 bicycle spaces 143 residential and 36 visitor	179 bicycle spaces 149 residential 30 visitor
Site Cover (Tower)	56.6%	43%	No change
Deep planting	10%	12%	No change
Communal open space	1615m ²	893m ²	No change
Setbacks (to the extent relevant)	Gregory Terrace Setback (Building A): - Levels 2 – 15: 5.7m – 5.8m to building wall (4.5m – 5m to the sun shading) Warry Street (Building A): - Levels 2 – 15: 3m to balcony (2.5m to the sun shading) and 3.75m – 6m to building wall Building B Does not have an interface to either of the street frontages Side setbacks	Gregory Terrace Setback: <u>Roof Terrace:</u> 5.5m to balcony and 9.1m to wall <u>Roof Plan:</u> 8.3m Eastern side setback: <u>Roof Terrace</u> 6.28m to balcony, 7.76m to building wall <u>Roof Plan:</u> 6.5m	Gregory Terrace Setback: <u>Level 16:</u> 6.83m – 10.33m; <u>Rooftop:</u> 6.83m – 8.99m; Eastern side setback: <u>Level 16:</u> 4.977m – 7.632m; <u>Rooftop:</u> 4.73m – 7.64m Warry Street setback: <u>Level 16:</u>

Table 2 – Development Comparison			
	Originally Approved (A005608964)	Currently Approved (A006672952)	Proposed Changes
	<u>Building A</u> - Levels 2 – 15: 4m – 4.8m to balcony and 4.8m – 7m to building wall <u>Building B (levels 2-14)</u> - Eastern boundary: 4m - Southern boundary: 4m – 4.5m	Warry Street setback: <u>Roof Terrace:</u> 3.1m to balcony and 7.06m to wall <u>Roof Plan:</u> 5.4m Southern setback: <u>Roof Terrace:</u> 6.2m to balcony and 10.59m to building wall <u>Roof Plan:</u> 9.5m	3.1m – 8.93m; <u>Rooftop:</u> 3.1m – 6.94m; Southern setback: <u>Level 16:</u> - No change. <u>Rooftop:</u> 6.2m – 9.48m.

3.3 Detailed Analysis of Proposed Changes

The following provides a detailed summary of the proposed changes. Please also refer to the amended Architectural Plans included in **Appendix C**.

3.4 Changes to Approval Documentation

As part of this Change Application, we endeavour to assist Council with relevant process matters to the greatest extent possible. In this regard, we have identified where the Change Application will result in amendments to the current Brisbane City Council approval package, including the approved drawings and documents, conditions of approval, and infrastructure charges notices.

3.4.1 Changes to Approved Drawings and Documents

We recommend that the following changes are made to the approved drawings and documents (existing documents to be removed in strikethrough, and replacement documents in **green**). Only the documents subject of change are identified below; all other approved documents are unchanged.

Table 3 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Overall Plan – Basement Level 4	A-DA-2.200 Rev G	26-AUG-2025 (Received)
Overall Plan – Basement Level 4	A-DA-2.200 Rev H	08-JUL-2026
Overall Plan – Basement Level 3	A-DA-2.201 Rev E	26-AUG-2025 (Received)
Overall Plan – Basement Level 3	A-DA-2.201 Rev F	08-JUL-2026
Overall Plan – Basement Level 2	A-DA-2.202 Rev G	26-AUG-2025 (Received)
Overall Plan – Basement Level 2	A-DA-2.202 Rev H	08-JUL-2026
Overall Plan – Basement Level 1	A-DA-2.204 Rev F	26-AUG-2025 (Received)
Overall Plan – Basement Level 1	A-DA-2.204 Rev G	08-JUL-2026
Overall Plan – Ground Level	A-DA-2.205 Rev C	26-AUG-2025 (Received)
Overall Plan – Ground Level	A-DA-2.205 Rev D	08-JUL-2026

Table 3 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Overall Plan – Level 16	A-DA-2.216 Rev F	26-AUG-2025 (Received)
Overall Plan - Level 16	A-DA-2.216 Rev G	08-JUL-2026
Overall Plan – Roof Terrace Level	A-DA-2.217 Rev F	26-AUG-2025 (Received)
Overall Plan - Roof Terrace Level	A-DA-2.217 Rev G	08-JUL-2026
Overall Plan – Roof Level	A-DA-2.218 Rev C	26-AUG-2025 (Received)
Overall Plan - Roof Level	A-DA-2.218 Rev D	08-JUL-2026
General Arrangement Plan – Ground Level Part B	A-DA-2.306 Rev E	26-AUG-2025 (Received)
General Arrangement Plan – Ground Level Part B	A-DA-2.306 Rev E	08-JUL-2026
General Arrangement Plan – Roof Terrace Level	A-DA-2.315 Rev F	26-AUG-2025 (Received)
General Arrangement Plan - Roof Terrace Level	A-DA-2.315 Rev G	08-JUL-2026
General Arrangement Plan – Roof Level	A-DA-2.316 Rev D	26-AUG-2025 (Received)
General Arrangement Plan - Roof Level	A-DA-2.316 Rev E	08-JUL-2026
Overall Section A	A-DA-4.600 Rev A	26-AUG-2025 (Received)
Overall Section A	A-DA-4.600 Rev B	08-JUL-2026
Overall Section B	A-DA-4.01 Rev A	26-AUG-2025 (Received)
Overall Section B	A-DA-4.01 Rev B	08-JUL-2026
Overall Section D	A-DA-4.603 Rev B	26-AUG-2025 (Received)
Overall Section D	A-DA-4.603 Rev C	08-JUL-2026
Overall Elevations – Warry Street	A-DA-3.500 Rev C	26-AUG-2025 (Received)
Overall Elevations – Warry Street / Gregory Terrace	A-DA-3.500 Rev D	08-JUL-2026
Overall Elevations – Gregory Terrace	A-DA-3.501 Rev C	26-AUG-2025 (Received)
Overall Elevations – Gregory Terrace	A-DA-3.501 Rev D	08-JUL-2026
Overall Elevations – Grangehill	A-DA-3.502 Rev C	26-AUG-2025 (Received)
Overall Elevations – Grangehill	A-DA-3.502 Rev D	08-JUL-2026

3.4.2 Changes to Conditions of Approval

The following changes outline the proposed amendments to the Conditions of Approval and the relevant rationale for the change. Additions to the proposed conditions are shown in **green** and amendments are shown via a ~~strike through~~.

Table 4 – Changes to Conditions	
Condition	Rationale for Change
45) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking ... iv. Provide and maintain 443 149 secure residential bicycle parking spaces and 36 30 visitor bicycle parking spaces. The 16 horizontal visitor bike parking spaces on the ground floor are to have unrestricted access for bona fide visitors between the hours of 6:00am to 9:00pm. Bonafide visitors will also have access between the hours of 9:00pm and 6:00am via the conveniently located electronic access control system (intercom). The B2 proposed 14 vertical visitor bike parking spaces should be compatible with different bike types, including those with fenders or wider tires and with sufficient spacing between racks to allow for easy access and removal of bikes which make it easier for users of varying heights and abilities. Note: Total number of bicycle spaces provided is 179.	Amendment to these condition/s is requested to reflect the proposed reallocation of bicycle parking, noting the total number of bicycle spaces remain the same. The proposed change in condition does not result in the ability of the site to appropriately cater to the needs of the residents and Bonafide guests of the building. An assessment against the relevant provisions has been undertaken an additional commentary is provided in Section 5.2 of this report.
101) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking ... iv. Provide and maintain 443 149 secure residential bicycle parking spaces and 36 30 visitor bicycle parking spaces. The 16 horizontal visitor bike parking spaces on the ground floor are to have unrestricted access for bona fide visitors between the hours of 6:00am to 9:00pm. Bonafide visitors will also have access between the hours of 9:00pm and 6:00am via the conveniently located electronic access control system (intercom). The B2 proposed 14 vertical visitor bike parking spaces should be compatible with different bike types, including those with fenders or wider tires and with sufficient spacing between racks to allow for easy access and removal of bikes which make it easier for users of varying heights and abilities. Note: Total number of bicycle spaces provided is 179.	
150) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking ... iv. Provide and maintain 443 149 secure residential bicycle parking spaces and 36 30 visitor bicycle parking spaces. The 16 horizontal visitor bike parking spaces on the ground floor are to have unrestricted access for bona fide visitors between the hours of 6:00am to 9:00pm. Bonafide visitors will also have access between the hours of 9:00pm and 6:00am via the conveniently located electronic access control system (intercom). The B2 proposed 14 vertical visitor bike parking spaces should be compatible with different bike types, including those with fenders or wider tires and with sufficient spacing between racks to allow for easy access and removal of bikes which make it easier for users of varying heights and abilities. Note: Total number of bicycle spaces provided is 179.	

3.4.3 Changes to Infrastructure Charges Notices

As no changes to the number of bedrooms or number of apartments are proposed, no change to the Infrastructure Charges Notice is required.

4. Statutory Town Planning Framework

This section of our Town Planning Assessment identifies the applicable components of the statutory town planning framework relating to a Change Application, specifically for a Minor Change to an existing development approval, and their relevance to the changes proposed by the Applicant.

Chapter 3, Part 5, Subdivision 2 of the Planning Act sets out the procedure for making a change application. In particular, section 78 states:

- (1) A person may make an application (a change application) to change a development approval.*
- (2) A change application must be made to the responsible entity.*

Section 78A identifies who the responsible entity for a change application:

- (1) The responsible entity for a change application is—*
 - (a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or*
 - (b) otherwise—the assessment manager...."*

We understand that Brisbane City Council, as the assessment manager for the original application to which the approval relates, is the responsible entity in this instance for the purposes of section 78(3) of the Planning Act.

A change application under section 78 of the Planning Act may be for a 'minor change', which is defined in schedule 2 of the Planning Act as follows:

minor change means a change that—

- (a) for a development application—*
 - (i) does not result in substantially different development; and*
 - (ii) if the application, including the change, were made when the change is made—would not cause—*
 - (A) the inclusion of prohibited development in the application; or*
 - (B) referral to a referral agency if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies; or*
 - (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*
 - (E) public notification if public notification was not required for the development application; or*
- (b) for a development approval—*
 - (i) would not result in substantially different development; and*
 - (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*
 - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies, other than to the chief executive; or*

(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

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

Schedule 1 of the Development Assessment Rules sets out the circumstances in which a minor change would not result in substantially different development.

Section 81 of the Planning Act prescribes the matters which the responsible entity must have regard to in assessing the request as follows:

(1) This section applies to a change application for a minor change to a development approval.

(2) When assessing the change application, the responsible entity must consider—

(a) the information the applicant included with the application; and

(b) if the responsible entity is the assessment manager and submissions were properly made about the development application—the submissions; and

(c) any pre-request response notice or response notice given in relation to the change application; and

(d) all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and

(e) another matter that the responsible entity considers relevant.

(3) For subsection (2)(d), the responsible entity—

(a) must assess against, or have regard to, the matters that applied when the development application was made; and

(b) may assess against, or have regard to, the matters that applied when the change application was made.”

An assessment of the proposed changes against the ‘minor change’ definition, Schedule 1 of the Development Assessment Rules (substantially different development criteria) and Section 81 of the Planning Act is included below as part of this town planning assessment.

5. Minor Change Statutory Assessment

5.1 Assessment against Minor Change Criteria

The following table provides an assessment against the minor change criteria as identified in the definition for minor change stated in Schedule 2 of the Planning Act.

Table 5 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer Table 6 .
Would not cause the inclusion of prohibited development	The proposed changes do not introduce prohibited development.
Would not cause referral to a referral agency if there were no referral agencies for the development application	No new or changed referrals are triggered due to the proposed changes. The referral which was previously triggered related to the adjoining heritage site. The assessment of the proposal in relation to the heritage was concerned with setbacks and the basement construction and design. No changes to setbacks or basement design are proposed as part of this application.
Would not cause referral to extra referral agencies	
Would not cause a referral agency to assess the application against matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against when the application was made	
Would not cause public notification if public notification was not required for the development application	No additional or new public notification is required.

The following table provides an assessment against the guidelines for substantially different development as identified in Schedule 1 of the Development Assessment Rules.

Table 6 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	The proposed minor change maintains the same land use (multiple dwelling) as approved and does not involve a new use.
Does not result in the application applying to a new parcel of land	The proposal continues to apply over the land to which the original application and approval applies.
Does not dramatically change the built form in terms of bulk, scale and appearance	The proposed changes do not significantly or dramatically change the built form, scale or appearance. The proposed changes relate to the penthouse apartments and will not be noticeable from the streetscape given the height and limited extent of the proposed changes.
Does not change the ability of the approved development to operate as intended	No significant components related to the operation and function of the proposal are set to be amended.
Does not remove a component that is integral to the operation of the development	No integral components are removed by the proposed changes which relate primarily to minor alterations to the penthouse apartments.

Table 6 – Assessment of Substantially Different Development Criteria

Minor Change Criteria	Assessment
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes only relate to minor amendments to the penthouse apartments layout and some façade details. No impacts to traffic or transport issues will occur due to the proposal.
Does not introduce new impacts or increase the severity of known impacts	The proposed changes only relate to minor amendments to the penthouse apartments layout and some façade details. No increased or changed impacts will occur due to the changes.
For development prescribed by the Planning Regulation as requiring a social impact assessment as identified under section 106T of the Act, does not introduce new social impacts or increase the severity of known social impacts	Not Applicable – the proposed development is not prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act.
Does not remove an incentive or offset component that would have balanced a negative impact of the development	We are not aware of any “incentive” or “offset component” having been considered by Brisbane City Council in their assessment of the original development application. According to our assessment, the approved development achieved compliance with the relevant assessment benchmarks of the applicable planning framework.
Does not impact on infrastructure provisions	The proposed changes will not create any impact on infrastructure provisions, noting that the changes relate to façade details and internal layouts of the penthouse apartment.

As identified in the above table, the proposed development satisfies the criteria for a minor change in Schedule 2 of the Planning Act, including the guidelines for substantially different development.

5.2 Assessment against Applicable Planning Framework

Section 81(2)(d) and (3) of the Planning Act provides the matters to which Brisbane City Council must have regard to in assessing the Change Application (Minor Change). This includes the information included with the application, any properly made submissions about the application, all matters that responsible entity would or may assess against or have regard to if the change application were a development application, and any matter that the responsible entity considers relevant.

The responsible entity must assess against, or have regard to, the matters that applied when the development application was made. The responsible entity may assess against, or have regard to, the matters that applied when the change application was made.

The original application was assessed and decided under the legislative framework of the *Planning Act 2016 (Planning Act)*, with the City Plan providing the relevant planning scheme provisions. The legislative framework remains consistent for this change application.

As set out in Table 1 above there has been no change between the planning framework applicable to the current approval and the planning framework applicable to this planning application. A review of the primary codes and the neighbourhood plan code has confirmed that there have been no changes to the provisions that apply to the development of the site.

- The original development application was subject to code assessment and the most recent change application was subject to impact assessment. No submissions were received in relation to the other change.
- The proposed changes to the development will not alter the approved development’s compliance with the town planning framework applicable at the time current application or the matters that apply at the time this change application is made. The original application was assessed against the applicable provisions of the Mixed Use Zone Code, Spring Hill Neighbourhood Plan Code, Centre

or Mixed Used Code, Multiple Dwelling Code, relevant Overlay Codes and other Development Codes. The assessment remains consistent at the time of this change application, and applicable provisions of the relevant codes also remain consistent.

- A summary of the development's compliance with the built form provisions is provided below:
 - **Building Height** – The application does not amend the approved building height. The proposed internal layout changes and façade amendments have no impact on the approved building height.
 - **Tower Site Cover** – The application proposes no change to the approved tower site cover.
 - **Bicycle Parking** – the location of bicycle parking across the basement levels of the proposal has been amended. However, there has been no reduction in the total number of bicycle parking spaces has been proposed. The design has reallocated six (6) visitor spaces as residential spaces, to better accommodate the needs of future residents. The proposed change is reasonable noting the following reasons;
 - the total number of bicycle spaces has not been reduced, should residents and their guests require an additional cyclist space, access to the residential spaces could be easily provided by residents;
 - The intention of PO5 of the Transport, Access, Parking and Servicing code, noting that visitor spaces are still clearly visible at the main entrance, are easily accessible, do not impede on pedestrian movement or visual amenity;
 - The site is benefitted by access to a key pedestrian route along Gregory Terrace, which has high quality pedestrian infrastructure;
 - The site is serviced by several public transport services within 400m of the site as outlined in **Figure 3**.

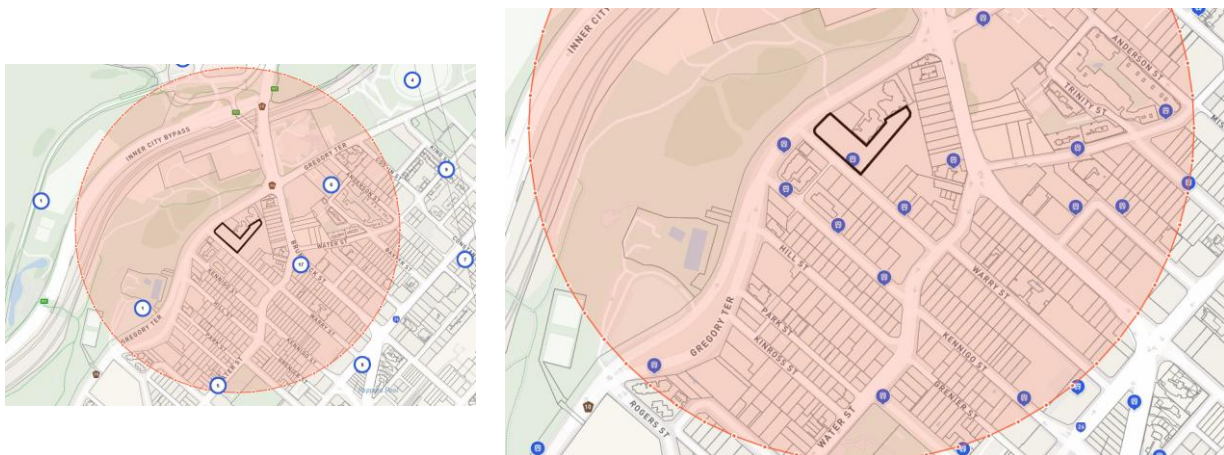


Figure 3: Site locality map showing nearby public transport shown in blue within 400m radius of the site (shown in black outline) (Source: Landchecker, 2026)

- **Setbacks** – the application proposes minor variations to the setbacks on Level 16 and rooftop garden, due to amendments of planter locations and minor variations to the façade. No amendments are proposed to the podium, and remains compliant with the application provisions [AO3.1 of the Spring Hill Neighbourhood Plan Code]. The amendments to the top of the tower are minor in nature and remain consistent with the Acceptable Outcome and Performance Outcome for setbacks under the original planning framework. The same tower setback provisions apply under the current planning framework and therefore the

development also complies with the current planning framework [AO3.1 of the Spring Hill Neighbourhood Plan].

- **Landscaping** – the development proposes minor amendments to the rooftop planting location, orientation and size across the rooftop levels. Notwithstanding the changes, the overall amount of landscaping has not been reduced by the proposal.

6. Summary

This Town Planning Assessment in respect of the proposed Change (Minor Change) Application for the development approval at 447 Gregory Terrace, Spring Hill, has assessed the proposed changes having regard to the relevant statutory town planning framework for a Change Application.

This Town Planning Assessment concludes that the proposed Change Application satisfies the relevant statutory town planning framework pursuant to the *Planning Act 2016*.

We recommend that the Change Application be approved, with the amended drawings and documents, conditions and infrastructure charges notice updated as per the recommendations identified within this Town Planning Assessment.