



Our Ref 11957
Council Ref: A006717117

25 May 2026

Attention: Jack Woolston
Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Via: Online Lodgement

Dear Jack,

**RE: MINOR CHANGE TO DEVELOPMENT APPROVAL A006717117
SECTION 81 OF THE PLANNING ACT 2016
28 BEESLEY STREET AND 4, 6, 8, 8A & 10 FILMER STREET, WEST END QLD 4101**

This change application seeks to make a 'minor' change pursuant to sections 78 & 81 of the *Planning Act 2016* to development approval **A006717117**. The approval is located on land at the corner of Beesley and Filmer Streets in West End (herein referred to as 'the site'). The approval authorises the following aspects of development:

- Development Permit for Material Change of Use – Multiple Dwelling (49 units); and
- Development Permit for Building Works in the Flood Overlay.

The application seeks to endorse several very minor adjustments made through the detailed design process as discussed throughout this report. The changes are reasonable additions, resulting in an overall improvement to the approved design. Notably, the development:

- Maintains the approved building height and setbacks;
- Maintains the approved number of units and bedrooms;
- Maintains the approved number of levels; and
- Maintains the approved site cover.

We have carried out an assessment of these changes in the preceding sections of this report and believe that they constitute a 'minor change' in accordance with the sections 78, 81 and Schedule 2 of the *Planning Act 2016* and Schedule 1 of the *Development Assessment Rules* (DA Rules).

In support of this assessment, the following supporting documentation is attached:

- **Attachment A** – Amended Architectural Plans prepared by Woods Bagot; and
- **Attachment B** – Amended Landscape Concept Plans prepared by Subtropic Design.



Proposed Changes

The changes proposed have been outlined below to assist with Council's assessment.

Ground Floor:

- Relocation and conversion of one (1) visitor car parking space into a PWD visitor car parking space (total visitor car parking spaces maintained), ensuring the 2.5m required clearance height is met.
- Relocation of one (1) resident car parking space (total approved resident car parking spaces maintained).
- Bin chute room has been revised to cater for the new PWD visitor car parking space (no change to number of bins or bin storage area).
- Additional storage cages included at the end of car parking spaces for resident storage.

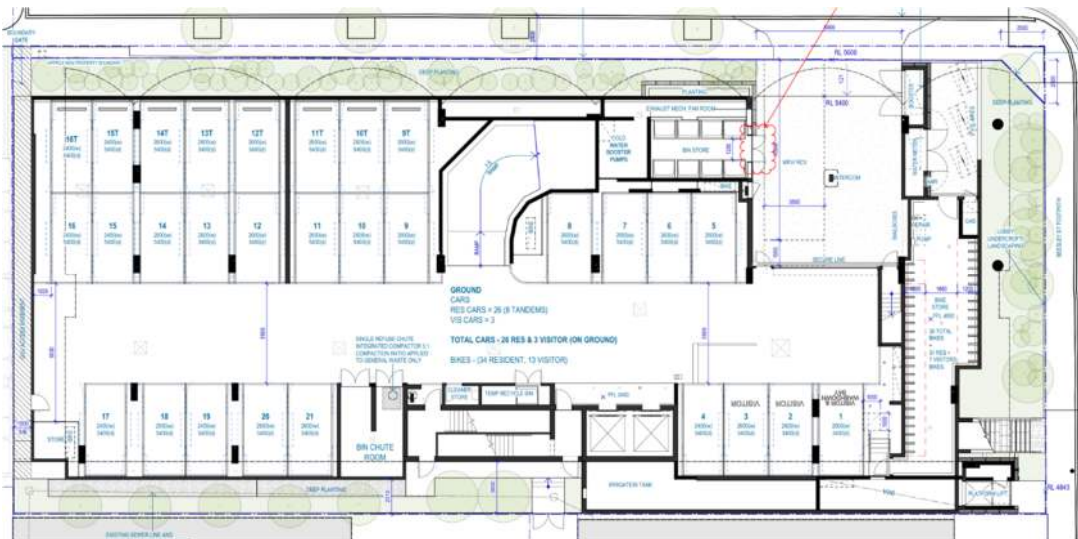


Figure 1: Approved Ground Floor

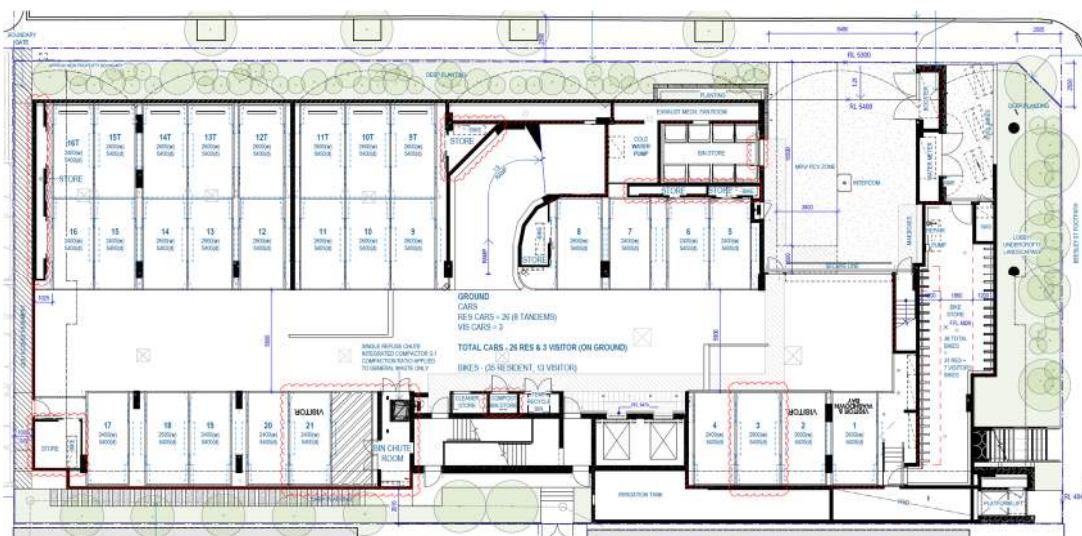


Figure 2: Proposed Ground Floor



Podium 1:

- Additional storage cages included at the end of car parking spaces for resident storage.

Podium 2:

- Additional storage cages included at the end of car parking spaces for resident storage.

Undercroft:

- Rearrangement of store rooms to provide smaller, premium storage areas for residents (e.g. surfboards, bicycles, etc).
- Minor internal rearrangements of services (e.g. fire tanks) to with design efficiencies.

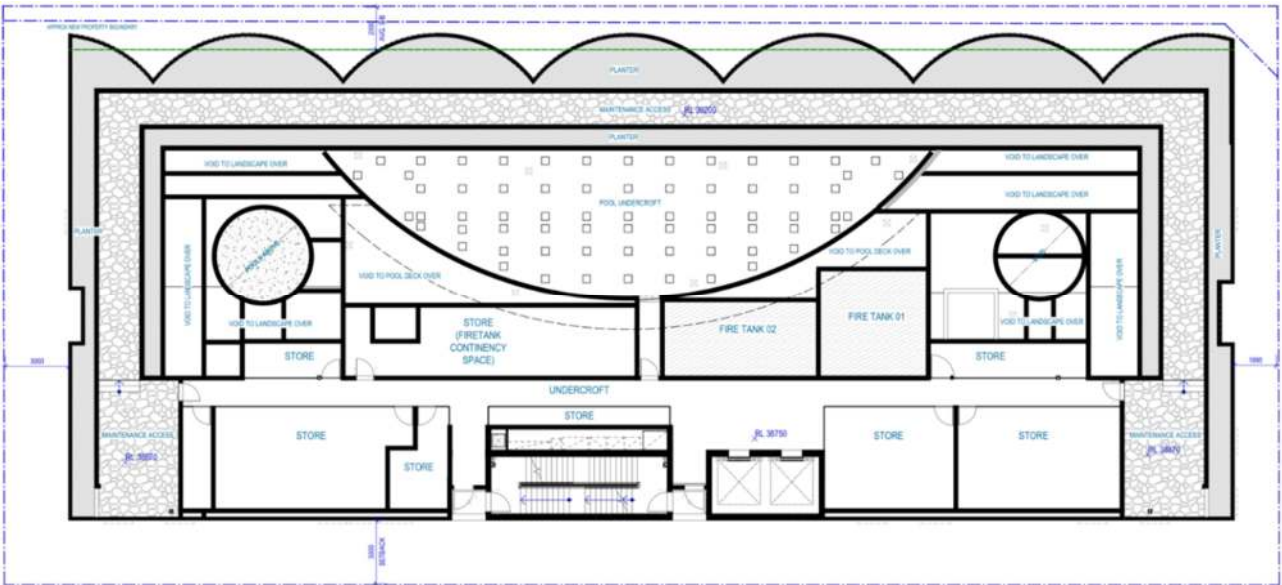


Figure 3: Approved Undercroft

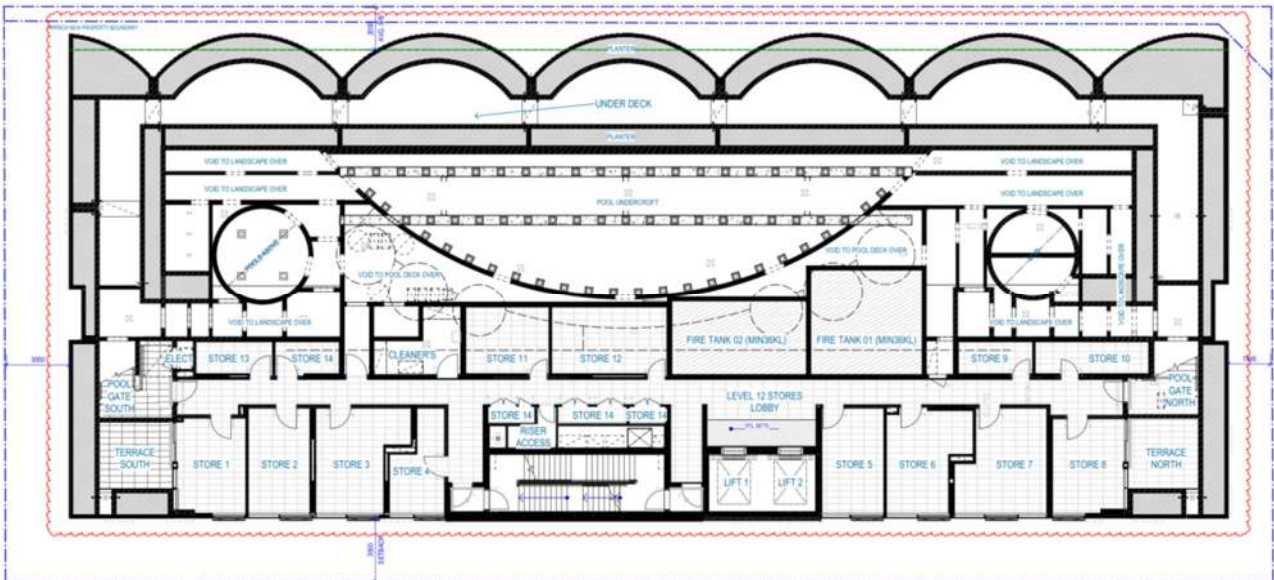


Figure 4: Proposed Undercroft



Rooftop Terrace:

- Increase communal recreation area for residents by a re-shaped 'lower deck' to increase usable area.
- Provision of additional resident recreational equipment (e.g. sunbeds) and enhanced design between decks (e.g. balustrades around edge).
- Inclusion of further detail design including balustrades across the edge.
- No change to the 'upper section' (e.g. BBQ area, residents lounge, etc).



Figure 5: Approved Roof Terrace



Figure 6: Proposed Roof Terrace

Roof Plan:

- Minor rearrangement of AC units to assist with design efficiencies.



Sections / elevations

- Minor reductions to level heights, noting no change to total height building height.
- Inclusion of lightweight non-combustible cladding on eastern elevation.
- Minor adjustments to provide any additional/amended details described above.
- Windows added to resident storage rooms.



Figure 7: Approved Eastern Elevation

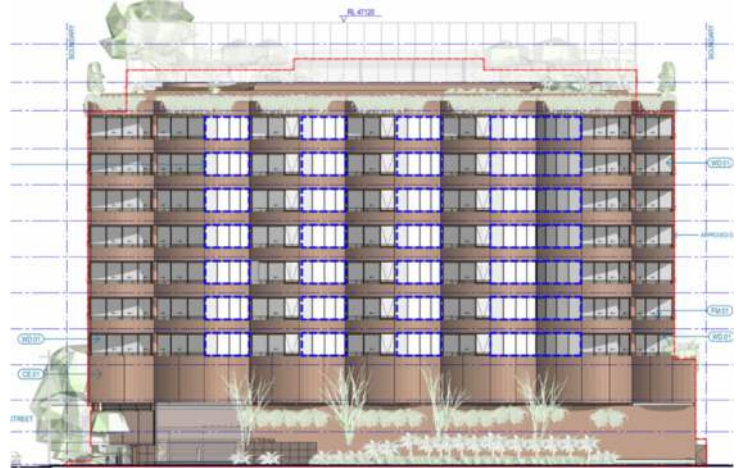


Figure 8: Approved East Elevation



Figure 9: Proposed Eastern Elevation



Figure 10: Proposed East Elevation

Amendments to Approval

Plan Amendments

To facilitate the changes described above, it is requested that the attached plans and supporting documents are endorsed and where relevant supersede those previously approved.

Condition Amendments

- Conditions 37, 44, 45, 47, 49b, 75 and 76 – various references to previous versions of plans will need to be amended.



Statutory Assessment

Schedule 2 of the *Planning Act 2016* establishes the criteria of a minor change to a development approval by way of its definition. To support this application, we have undertaken an assessment against each element of this criteria and confirm the development:

- Does not result in substantially different development:
 - Does not involve a new use.
 - Does not result in the application applying to a new parcel of land.
 - Does not dramatically change the built form in terms of scale, bulk or appearance.
 - Does not change the ability of the development to operate as intended.
 - Does not remove any component integral to the operation of the development.
 - Does not result in a significant impact on traffic flow or the transport network.
 - Does not introduce new impacts or increase the severity of known impacts.
 - Does not require a social impact assessment.
 - Does not remove any incentive or offset component relied upon to balance a negative impact.
 - Does not impact infrastructure provision.
- Would not result in the inclusion of prohibited development if a new development application were made.
- Would not trigger referral to a referral agency where none previously applied.
- Would not trigger referral to additional referral agencies.
- Would not require a referral agency to assess or have regard to matters not previously considered.
- Does not trigger public notification beyond that which applied to the original application.

Consistency Assessment

Since the existing approval was issued on 7 April 2025, the *Brisbane City Plan 2014* has been subject to several amendments. However, none of the amendments relate to or impact the minor changes proposed as part of this application.

Submitters

There were no properly made submissions for the approval.

Affected Entities

The original application did not require referral.

Conclusion

The application seeks to endorse several minor adjustments made through the detailed design process as discussed throughout this report. The changes are considered to be reasonable



additions, resulting in an overall improvement to the approved design. The assessment contained within this report and supporting documents finds that there are no adverse planning consequences arising from the proposed changes on the basis the changed development:

- Maintains the approved building height and setbacks;
- Maintains the approved number of units and bedrooms;
- Maintains the approved number of levels; and
- Maintains the approved building site cover.

We have carried out an assessment of these changes in the preceding sections of this report and find that they do not represent substantially different development and constitute a 'minor change' in accordance with the sections 78, 81 and Schedule 2 of the *Planning Act 2016* and Schedule 1 of the *Development Assessment Rules* (DA Rules). There have been no changes to the *Brisbane City Plan 2014* since the original approval that materially affect the development assessment previously undertaken and as such we are of the view that had the changes been included in the original development application that they would have been approved subject to similar conditions.

In light of the above, we are of the view that the proposed amendment satisfies the minor change criteria, and we therefore request Council amend the condition as per the representation set out within this letter.

Should you have any queries with respect to the above, please do not hesitate to contact Lewis Bold on (07) 3251 9441 or at lewisbold@saundershavill.com.

Yours Faithfully,
Saunders Havill



Lewis Bold
Senior Town Planner

