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APPLICATION REF
A007067856

14 July 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane, QLD, 4000

Dear Sir/Madam,

Request for Change (Minor) to Development Permit at 61 Gertrude McLeod Crescent, Mount Ommaney (Council reference: A006418243)

In accordance with Section 78 of the Planning Act 2016 ('the Act') and on behalf of *Aura Holdings Pty Ltd* ('the Applicant'), we seek a Change Application (Minor) to the development approval over land at 61 Gertrude McLeod Crescent, Mount Ommaney (formally described as Lot 10 on SP116731).

The approval subject to this change application was most recently approved by Brisbane City Council, by way of a Development Permit for a Material Change of Use, Building Work and Reconfiguring a Lot on 19 December 2024 (Council Reference: A006418243).

In addition to the originating development permit, a Change to the development permit has been granted which reflected amendments to the conditions associated with the ROL component of the approval. This Change was decided by Council on 17 February 2026 (Council Reference: A006935560).

This Change Application seeks to facilitate three key changes, those being:

- Amendments to Buildings C and D including revised fifth floor apartment layouts, minor architectural and landscaping changes, and a reduction of two dwellings overall.
- Reduction in the extent of the approved acoustic fence following updated acoustic investigations confirming portions are no longer required.
- Inclusion of an additional reconfiguration permit to allow a freehold subdivision of the retirement village site, with the lots to remain tied together via covenant on title.

This change application is accompanied by the following material:

- **Attachment A** – Revised Architectural Plans;
- **Attachment B** – Acoustic Advice;
- **Attachment C** – Landscape Advice;
- **Attachment D** – Existing Approval (Council Ref: A006418243);
- **Attachment E** – DA Form 5;
- **Attachment F** – Owners Consent; and
- **Attachment G** – Title and CLR Search Results.

1 Background

1.1 Key Site Details

Details of the site are summarised in **Table 1** below. An extract of recent aerial photography is also shown in **Figure 2** below.

Table 1 – Key Site Details

Site Address	61 Gertrude McLeod Crescent, Mount Ommaney
Real Property Description	Lot 10 SP116731
Total Site Area	49,9964m ²
Local Government Area	Brisbane City Council
Local Categorising Instrument	Brisbane City Plan 2014 (Version 36)
Zone – Refer Figure 1	Sport and Recreation Zone
Neighbourhood Plan	Centenary Suburbs Neighbourhood Plan

Figure 1 – Zoning Map



Brisbane City Council (adapted by Urbis)

Figure 2 – Site Aerial (partial)



Source: Nearmaps (adapted by Urbis)

1.2 Approval History

The site has been subject to a number of Development Approvals, each of which are associated with amendments, extensions or upgrades to the existing Golf Course. The list of previous Development Approvals which are publicly accessible via Council's development.i online portal which have been issued over the site are listed below in **Table 2**.

Table 2 – Summary of Development Approval History

Approval Reference	Approval Date	Description of Approval
A001621932	19/06/2006	Building Work – Protective Boundary Fence
A004462703	10/10/2016	Material Change of Use – Extension to existing Golf Course (Driving Range)
A004985044	23/04/2019	Material Change of Use – Extension to existing Golf Course (Miniature Golf)
Approval History related to the Retirement Facility development		
A006418243	19/12/2024	Originating Retirement Facility Approval - Material Change of Use – Retirement Facility; - Building Work in the Flood Overlay; and - Reconfiguration of a Lot for a Lease Greater than 10 Years
A006784952	14/11/2025	Material Change of Use – Maintenance Shed associated with Golf Course to facilitate Retirement Facility

A006935560	20/02/2026	Change (Minor) associated with A006418243 – Changes in relation to ROL Conditions (fire pump sequencing)
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The application that this application seeks to change is the most recent approval for the Retirement Facility issued 20 February 2026 (Ref: A006935560).

2 Nature of Requested Changes

2.1 Alterations to Buildings C and D

The Applicant seeks to change the existing development permit to reconfigure the fourth floor apartment layouts associated with Buildings C and D. Most pertinently these changes result in the creation of four sub-penthouse apartments featuring 2 x 3 bedroom and 2 x 4 bedroom layouts.

The proposed amendments also include minor changes at ground level to the rear of Buildings C and D. These works comprise the inclusion of a formalised pedestrian pathway and provision for a pool pump adjacent to the swimming pool. Consequential amendments to the surrounding landscaping are also proposed and can be appropriately managed through the existing landscape conditions of approval.

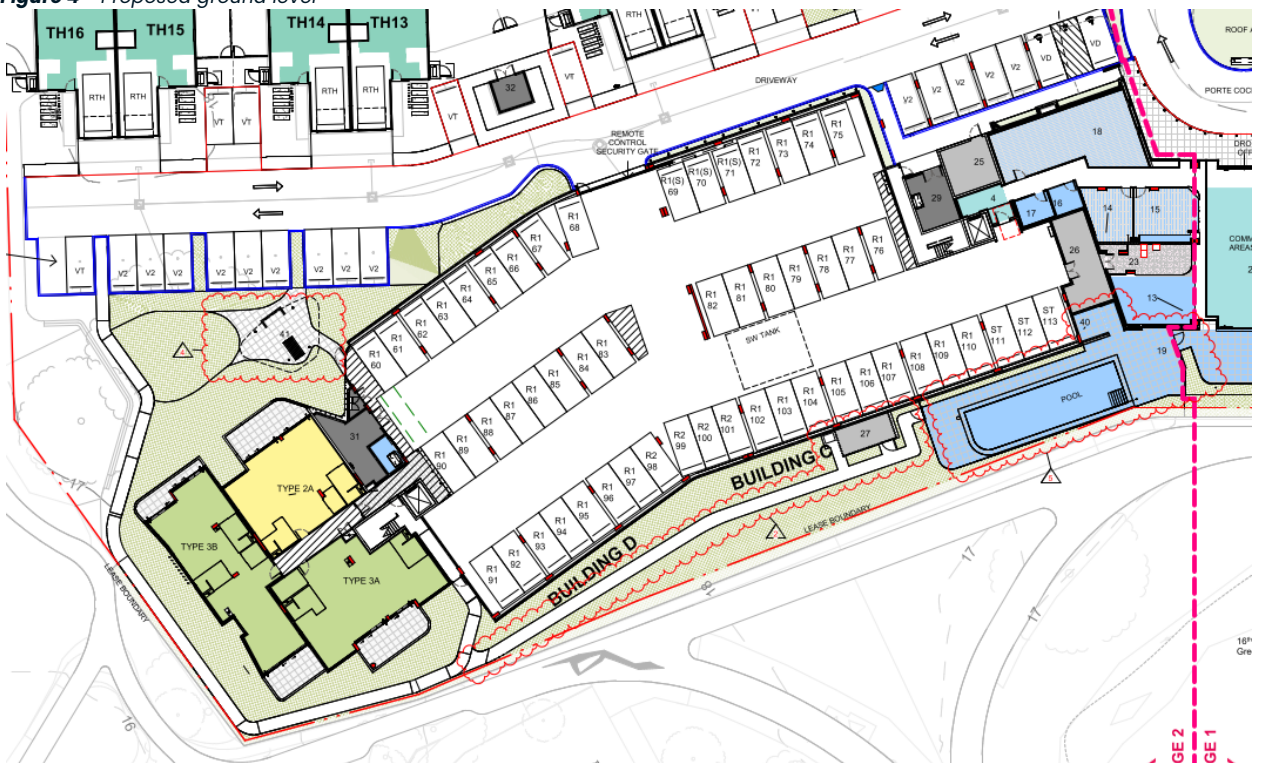
The proposed amendments do not extend to any other element of the Retirement Facility and does not result in an intensification of the existing approved use. Relevantly, the original Development Permit provides approval for a total of 126 units, however the proposed introduction of the sub-penthouse apartment layouts results in a reduced yield of 124 units, a reduction of 2 units.

A comparison between the approved plans and the proposed plans are provided below.

Figure3 - Approved ground floor



Figure 4 - Proposed ground level



Source: Marchese Partners

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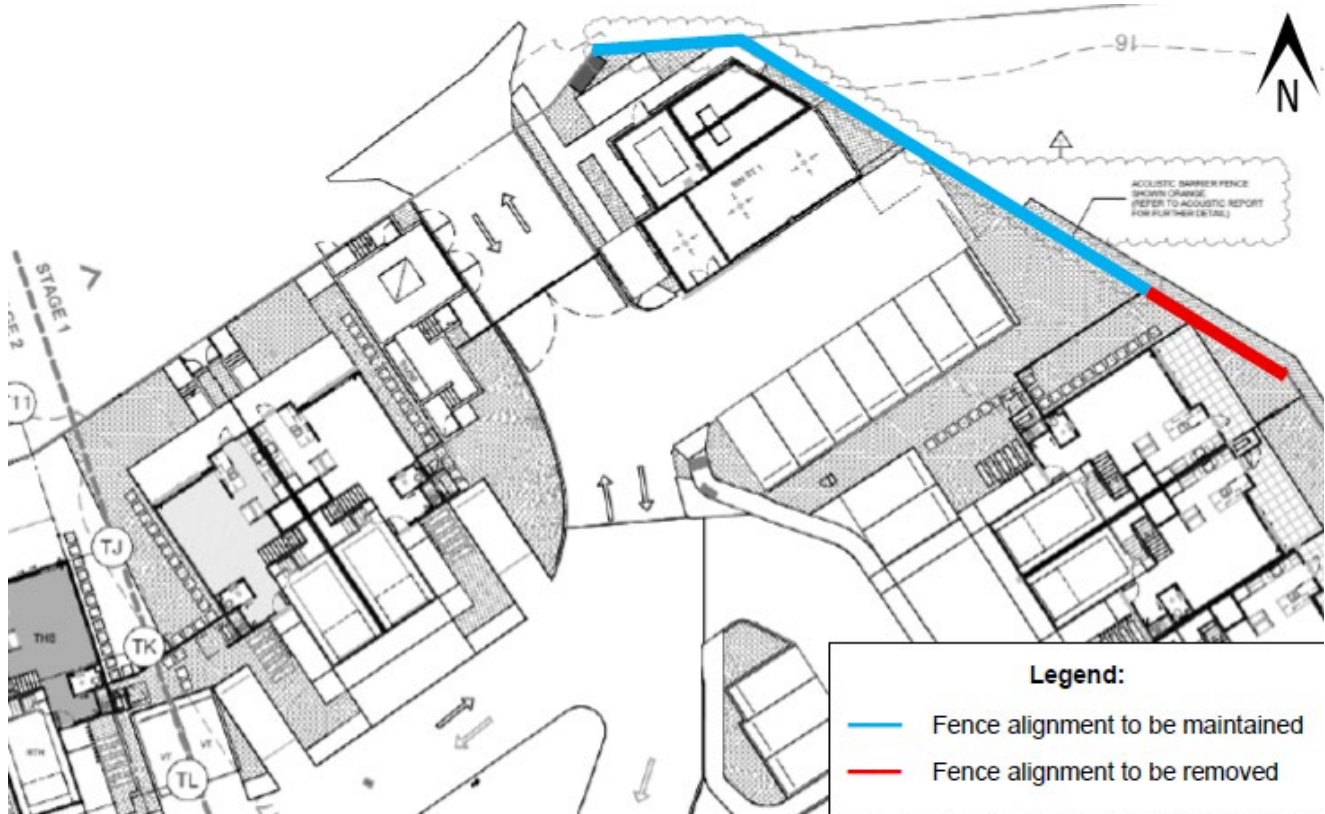
2.2 Acoustic Fencing

Following on from the approval of the original Development Application, the Applicant has undertaken detailed design. Through this process it was identified by the Acoustic Consultant (ATP Consulting) that the extent of the acoustic fencing along the northern boundary of the development as originally approved was not required in order to sufficiently buffer the Retirement Facility to the surrounding residents.

Most relevantly, the revisions requested seek to slightly reduce the overall length of the acoustic fence in accordance with **Figure 7** below. The revised alignment of the acoustic fence still ensures that the operational components of the development, such as the refuse collection arrangements and visitor carparking, remain screened and acoustically mitigated. Moreover, the fencing behind 'Townhouse 5' is not necessary because the townhouse units will generate less noise compared to the loading bay and visitor parking zone.

The consultant has determined that the proposed amendments do not otherwise reduce the amenity of the surrounding residential properties. **Figure 7** demonstrates the revised extent of acoustic fencing.

Figure 7 – Proposed amendments to acoustic fencing



A Technical Memo has been prepared by ATP and is included as **Attachment B**.

2.3 ROL Component

This Minor Change application also seeks to amend the approved subdivision and tenure arrangement associated with the retirement facility component of the development.

The approved development currently contemplates subdivision by lease. The proposed change seeks to add to this arrangement with an additional freehold subdivision permit creating:

- a Retirement Facility Land lot; and
- a Remainder Golf Club Land lot.

The proposed freehold lot configuration aligns with the boundaries of the approved lease area and does not alter the approved development footprint, built form, access arrangements, scale or operational characteristics of the retirement facility.

As part of the revised ownership structure:

- the Retirement Facility Land is proposed to be transferred to a Special Purpose Vehicle;
- the Special Purpose Vehicle will be wholly owned by McLeod Country Golf Club via share arrangements;
- the Retirement Facility Land and Remainder Golf Club Land will remain under ownership of McLeod Country Golf Club; and
- McLeod Country Golf Club will accept a condition of development tying the freehold lots together via a covenant on each title.

An additional development permit will be required to be described as ‘*Subdivision 1 into 2 lots*’, with accompanying conditions. It would be expected that the conditions imposed will be substantially identical to those already in place for the lease component.

The existing permit for ‘*Reconfiguring a lot for a lease longer than 10 years*’ is to remain unchanged.

The proposed amendments are administrative and tenure-related in nature and do not result in changes to the approved land use, development yield, built form, or overall impacts of the development.

3 Proposed Changes to Approval

3.1 Conditions of Approval

The Applicant seeks amendment to the following Conditions of Approval as identified in **Table 3**. The proposed amendments are identified through the application of **bold text in blue** to represent additions and **red-strikethroughs** to represent removal.

Table 3 – List of proposed condition amendments

Condition #	Condition	Timing
68) Acoustic Fence – General	Erect a 2m high acoustic fence, (relative to the finished RL of the building pad) along the northern boundary as shown on the APPROVED PLAN Overall Plan – Ground Level, Dwg. No. DA4.11 Rev P, received 26 November 2024, as amended on 11 December 2024. Floor Plan – Stage 2 – Ground Level, Dwg. No. A-1511 Rev 3, received May 2026.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

As evidenced above, the proposed change to the conditions simply seeks to amend the approved plan reference. No other changes to the condition, including the materiality or composition of the acoustic fencing are requested.

Nevertheless, to the extent where there are any inconsistencies identified by Council throughout any other conditions, or a more appropriate conditioning strategy is requested to be implemented, the Applicant does not expressly object to the amendment of conditions subject to agreement.

3.2 Approved Plans and Documents

In order to reflect the proposed changes, subsequent amendments to the list of Approved Plans and Documents referenced in the conditions are required. The proposed amendments are identified through the application of **bold text in blue** to represent additions and ~~red-strikethroughs~~ to represent removal. The changes are identified in **Table 4** below.

Table 4 – Summary of Approved Plans to be Changed

Drawing or Document	Number	Plan Date
OVERALL PLAN – GROUND-LEVEL	DA4.11 – Revision P	26-November-2024
OVERALL FLOOR PLAN – GROUND LEVEL	A-1301 – Revision 4	01/05/2026
OVERALL PLAN – LEVEL 04	DA4.14 – Revision J	01-October-2024
OVERALL FLOOR PLAN – LEVEL 04	A-1305 – Revision 4	01/05/2026
OVERALL PLAN – ROOF-LEVEL	DA4.16 – Revision J	01-October-2024
OVERALL FLOOR PLAN – ROOF PLAN	A-1306 – Revision 4	01/05/2026
PART-PLANS – LEVEL 04 – S2	DA4.32 – Revision K	01-October-2024
FLOOR PLAN – STAGE 2 – LEVEL 04	A-1515 – Revision 2	01/05/2026
PART-PLANS – GROUND-LEVEL – S2	DA4.28 – Revision N	01-October-2024
FLOOR PLAN – STAGE 2 – GROUND LEVEL	A-1511 – Revision 3	01/05/2026
PART-PLANS – ROOF – S2	DA4.33 – Revision J	01-October-2024
FLOOR PLAN – STAGE 2 – ROOF PLAN	A-1516 – Revision 2	01/05/2026
PART-PLANS – ROOF – S2	DA4.33 – Revision J	01-October-2024
OVERALL ELEVATIONS – STAGE 2 ELEVATIONS	A-3002 – Revision B	01/05/2026
BUILDING C ELEVATIONS	DA4.45 – Revision A	11-October-2024
DETAILED ELEVATIONS – BUILDING C	A-3021 – Revision B	01/05/2026
DETAILED ELEVATIONS – BUILDING C	A-3022 – Revision B	01/05/2026

BUILDING D ELEVATIONS	DA4.46 – Revision A	11 October 2024
DETAILED ELEVATIONS – BUILDING D	A-3023 – Revision B	01/05/2026
DETAILED ELEVATIONS – BUILDING D	A-3024 – Revision B	01/05/2026
KEY SECTIONS – STAGE 2 SECTIONS	A-3052 – Revision B	01/05/2026
TECHNICAL MEMO – PREPARED BY ATP CONSULTANTS	ATP231016-TM-01	03/06/2026

4 Assessment of Minor Change

4.1 Schedule 2 Assessment Criteria

4.1.1 Substantially Different Development Criteria

Schedule 2 of The Act outlines the definition of a Minor Change for a development approval (see below). Each of the proposed changes as outlined above have been assessed against these criteria, as follows:

Schedule 2 – minor change means a change that—

...

(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.

Each of the proposed changes has been assessed against these criteria, as set out in the following sections.

In respect to part (b)(i) of the definition of Minor Change and what constitutes a substantially different development, it is appropriate to have regard to the *Development Assessment Rules*, Schedule 1, which sets out the substantially different development 'test'.

An assessment of the proposed changes against the substantially different development criteria in the *Development Assessment Rules* is included in the **Table 5** below.

Table 5 – Substantially Different Development Criteria

Guideline Criteria	Response
Involves a new use	The proposal does not introduce a new use to the approved development. The proposed use is consistent with the Retirement Facility approved on site.
Results in the application applying to a new parcel of land.	No new parcels of land are introduced as a result of this change.
Dramatically changes the built form in terms of scale, bulk and appearance.	The proposal does not dramatically alter the built form in terms of scale, bulk and appearance. The revised unit layout associated with Building's C & D remain generally contained within the approved building envelope and represent internal floor plan and minor landscaping changes only. The changes to the ROL tenure will have no appreciable impact to the appearance of the development. The proposed Architectural Plans are included as Attachment A.
Changes the ability of the proposed development to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	The proposed changes do not undermine the ability for the development to otherwise operate in accordance with its' current approval. The proposed changes represent a minor reduction in the overall yield of the development (less two units), however this is not a substantial decrease to the extent that it compromises the intentions of the original development permit. The changes to the ROL tenure continue to ensure that McLeod Country Golf Club retain ownership of the lot, whilst facilitating the Retirement Facility. Aura Retirement's interests over the lots will be maintained by the existing lease permit.
Removes a component that is integral to the operation of the development.	The proposed changes do not remove any components or parts of the development which were originally approved. The proposed changes represent a minor reduction in the overall yield of the development (less two units), however this is not a substantial decrease to the extent that it compromises the intentions of the original development permit.

	Moreover, the revised design and location of the acoustic fence has been assessed by a suitably qualified acoustic engineer which has determined its suitability. The ROL tenure now proposed to be a combination of freehold and lease will not remove any components of the development integral to operation.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The revised proposal does not have any impact on traffic related matters. The proposed reduction of two units from the approved development will have negligible impacts to the operation of the approved development. There are no changes proposed to the site layout, site access or carparking infrastructure as part of this Change (Minor) application.
Introduces new impacts or increases the severity of known impacts.	The proposal does not introduce new impacts or increase the severity of known impacts. The revised design and location of the acoustic fence has been assessed by a suitably qualified acoustic engineer which has determined its suitability and ensures that the surrounding residents' amenity is preserved. The changes to the ROL tenure will ensure that continuing ownership of the lot remains with McLeod Country Golf Course as originally approved.
Removes an incentive or offset component that would have balanced a negative impact of the development.	No incentives or offsets are being removed.
Impacts on infrastructure provision.	The proposal does not impact on the provision of infrastructure to the site, as the site is already fully serviced by water, sewerage, electricity and telecommunications infrastructure. The existing permit to reconfigure the site ensured that the two lots could operate independently. The proposed reduction of two units from the approved development will have negligible impacts to the provision of infrastructure that which is required to service the approved development.

4.1.2 Prohibited Development Criteria

In respect to part (b)(ii)(A) of the definition of Minor Change, the proposed Minor Change will not introduce or involve any prohibited development as identified in Schedule 10 of the *Planning Regulation 2017*.

4.1.3 Referral Agencies

The original development application did not require referral to the State Assessment Referral Agency (SARA).

The changes would also not trigger the need for any referral agency to have regard to any additional referral matters. The above demonstrates that the proposed changes comply with the criteria stated in parts (b)(ii)(B), (C) and (D) of the Minor change definition.

4.1.4 Category of Assessment and Public Notification

Public notification was required as part of the original development application. Despite this, the proposed changes do not constitute substantially different development whereby there will be any additional matters which would be raised by the original submitters.

4.1.5 Affected Entities

There are no affected entities associated with this Minor change.

5 Application Fee

In accordance with the Brisbane City Council Schedule of Fees and Charges for 2026/27, a request to change a development approval associated with Multiple Dwelling Charge incurs a fee of **\$4,800.00**.

The fee will be paid upon receipt of Council's fee quote.

6 Conclusion

The above assessment demonstrates that the proposed changes are decidedly minor and inconsequential and thus fulfil the criteria to be considered a Minor Change. The amended development, including the proposed changes, remains compliant with the outcomes sought by the relevant planning instruments and associated assessment benchmarks and thus we respectfully request that Council approve the application.

We trust the supplied documentation is sufficient in order for Council to undertake an assessment of this request. If you have any questions, please do not hesitate to contact the undersigned, Rachael Greene (Associate Director) or Adam Donaldson (Senior Consultant) on (07) 3007 3800.

Kind regards,

A handwritten signature in blue ink, appearing to read "Ashley Lane".

Ashley Lane
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