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APPLICATION REF

A007096878

PLANNING REPORT

MINOR CHANGE & EXTENSION APPLICATION

**(A003948655: Preliminary Approval to Carry
Out Building Work & Development Permit for
Material Change of Use)**

**26 Shottery Street
Yeronga QLD 4104
Lot 400 on SP343035**

**Applicant: PPV SHOTTERY PTY LTD
c/- Tam Dang Planning Pty Ltd
August 2026**

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APPENDICES

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Appendix B – Revised Plans
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1. Introduction

This planning assessment accompanies a change application pursuant to Section 78 (Making change application) and Section 79 (Requirements for change applications) of the *Planning Act 2016*. It is proposed to modify the current approval to reflect attached drawings and documents and corresponding amendments to relevant conditions, in accordance with Section 81 (Assessing change applications for minor changes) of the *Planning Act 2016*.

The applicant is also seeking an extension to the currency period pursuant to Section 86 (Extension applications) of the *Planning Act 2016*.

This existing approval (A003948655) was issued under v1.00/2014 of the *Brisbane City Plan 2014* over land at 26 Shottery Street, described as Lot 400 on SP 343035. It involved **Preliminary Approval to Carry Out Building Work** and **Development Permit for Material Change of Use** for Centre Activities and Multiple Dwelling.

Construction works are significantly advanced. This modification application seeks to resolve structural, or site issues encountered during the construction phase, while incorporating ameliorative adjustments to enhance spatial efficiency and overall amenity for the development.

2. Approval History

The table below identifies the site development history.

Application Number	Application Type	Approval Date
A003948655	- Preliminary Approval to Carry Out Building Work and Development Permit for Material Change of Use: • 3 Stages – Centre Activities (182m²) & Multiple Dwelling (96 Units) • Parking – 124 spaces (104 residential, 14 visitor & 6 retail)	18/12/2015
A005257040	- Extension to existing approval for additional 24 months up to and including the 18th of December 2021.	27/08/2019
A005504659	- Extension to existing approval for additional 12 months up and including the 18th of December 2022.	20/05/2020
A005904434	- Minor change approval to stage 1 <u>only</u>: • Stage 1 – Centre Activities (85m²) & Multiple Dwelling (33 Units) • Car Parking – 132 spaces total (110 residential, 16 visitor & 6 retail) - Extension to existing approval up to and including the 31st of December 2025.	06/05/2022
A006273134	- Minor change approval: • Removal of staging • Increase centre activities GFA to 204m² • Reduction in overall units to 87 units • Redistribution of unit types: ➤ 18 – 1 bedroom ➤ 42 – 2 bedrooms ➤ 27 – 3+ bedrooms • Car Parking – 132 spaces total (110 residential, 16 visitor & 6 retail)	6/12/2023
P&E No. 2355 of 2026	- Court approval for an extension to the currency period until 15th of September 2026. Refer to Court order No. 2355 of 2026 attached in Appendix G)	18/08/2026

3 Proposed Changes

Following the receipt of the initial approvals, construction works are now well advanced. During the detailed design phase, minor amendments to the approved plans were required to incorporate specialist feedback, accommodate structural elements, and optimise the internal layout. The overall residential density and unit mix remain unchanged, with modifications generally limited within the existing approved footprint.



- Construction progress of as of July 2026

3.1 Architectural Plans

With reference to the comparison of the revised plans attached in **Appendix A** and existing approved plans attached in **Appendix B**, a summary of the main architectural changes is outlined below:

Basement/s (refer to the comparison of **Figure 1 - Figure 4** below)

- Ramp grades - The internal B1 to B2 ramp grades have been adjusted to ensure compliance in the final builds. Refer to discussions within the traffic report attached in Appendix D.
- Fire egress - The fire access and egress pathways were modified to ensure statutory safety compliance. This necessitates the subsequent reconfigurations of the storage cages and car parking layout.
- A number of bays have been reclassified as small car bays. The number of small car bays is less than 20% of the net total of spaces and remains compliant with Council's TAPS PSP. It

is noted that the total number of bays have not been changed. Refer to discussions within the traffic report attached in Appendix D.

- Addition of pump room under the ramp.

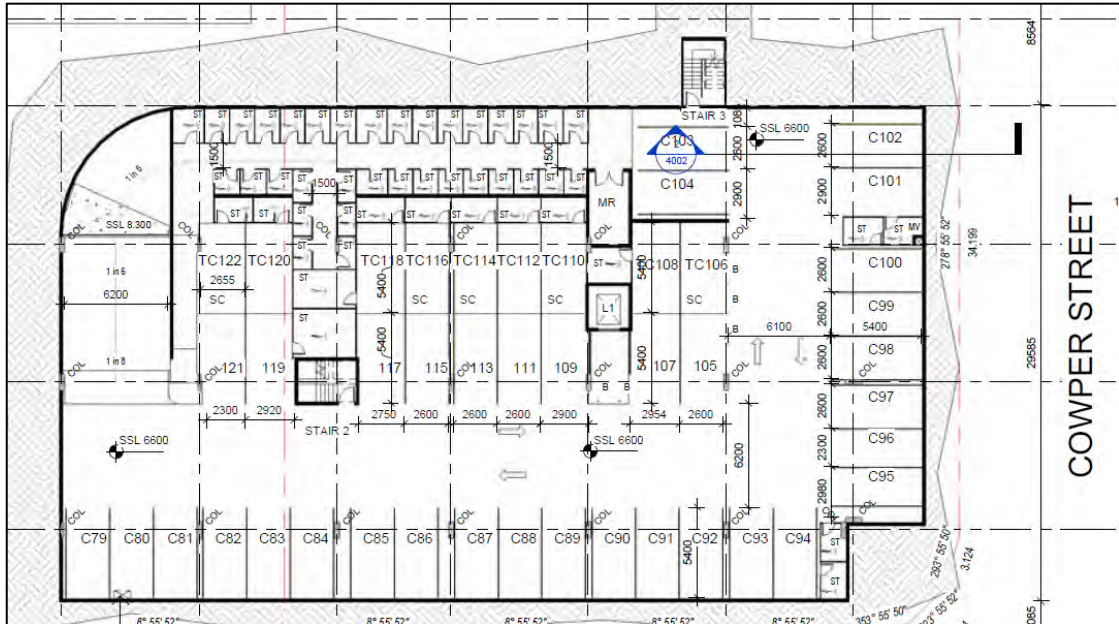


Figure 1 - A006273134 Approved Basement 2 Floor Plan

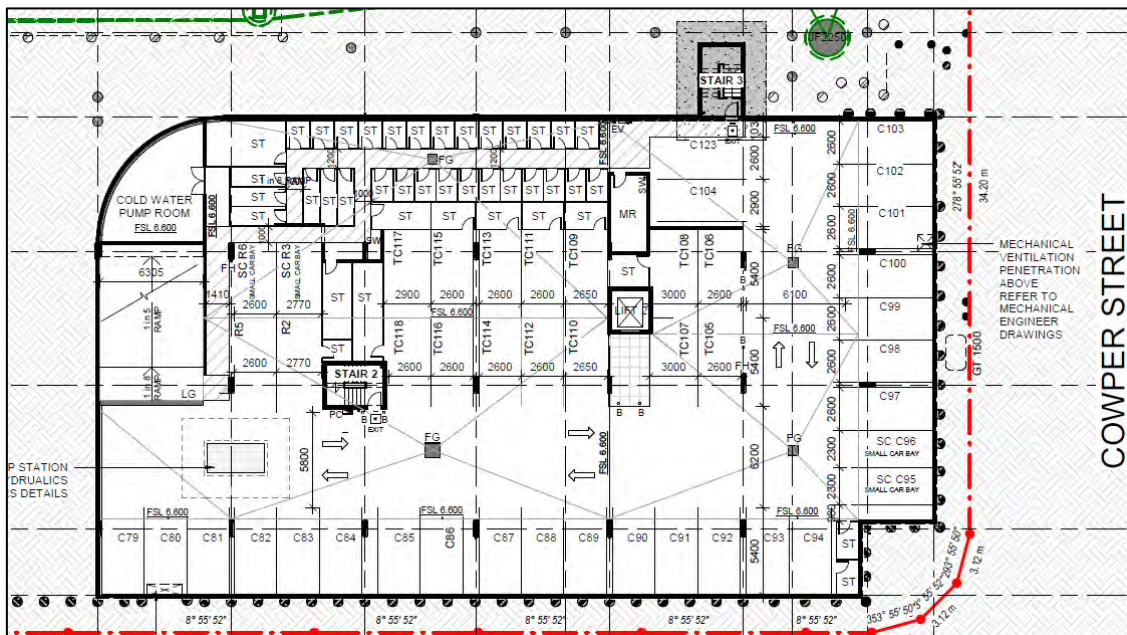


Figure 2 - Revised Basement 2 Floor Plan

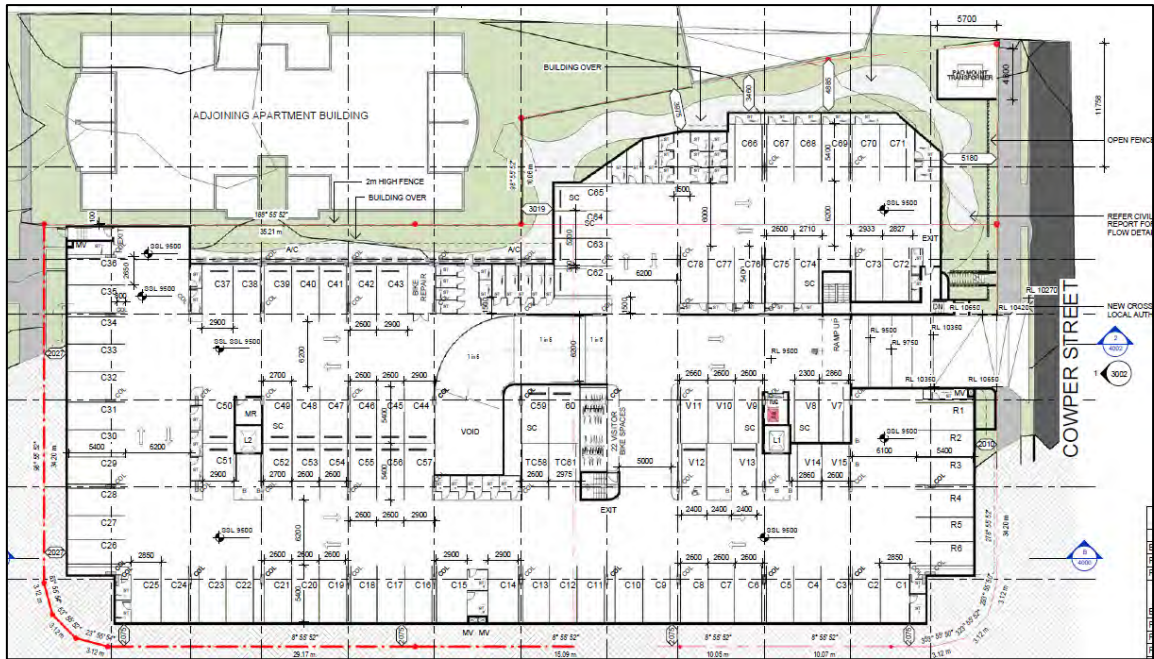


Figure 3 - A006273134 Approved Basement 1 Floor Plan

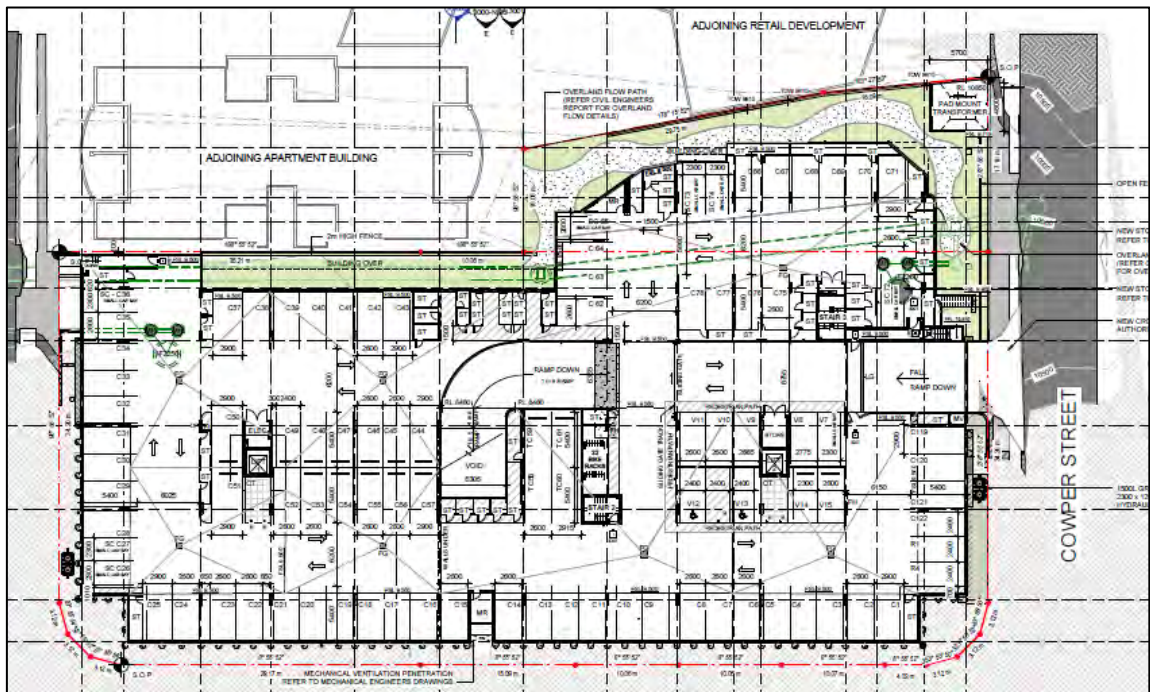


Figure 4 - Revised Basement 1 Floor Plan

- The Cowper Street crossover and basement driveway have been adjusted to align with Operational Works approvals in terms of streetscape, footpath levels, overland flow path, fire egress landing, queuing distance requirements etc. Figures 5 & 6 refer.

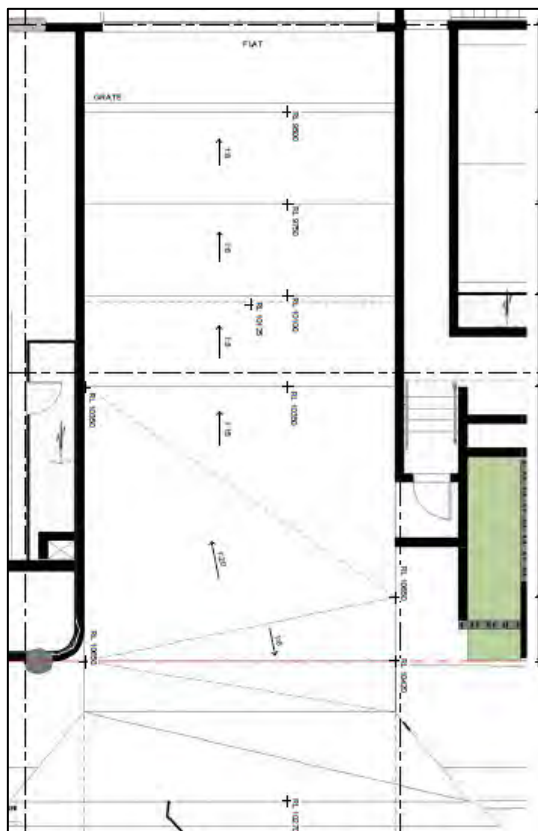


Figure 5 - A006273134 Approved crossover to Cowper Street

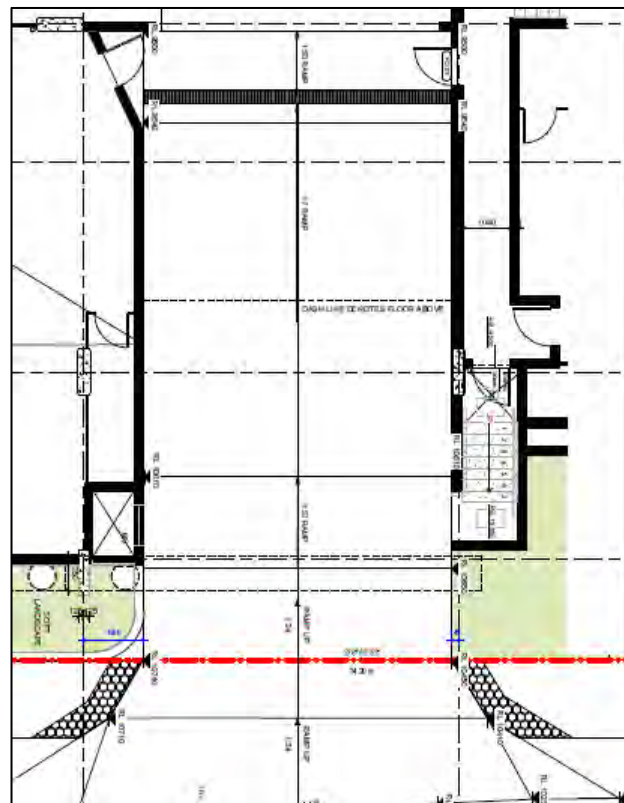


Figure 6 – Revised crossover to Cowper Street

Ground Level Floor Plan (refer to the comparison of **Figure 7** and **Figure 8** below)

- Minor change to awning extent and height to cater for required clearances of Energex overhead powerline to newly installed cables.
- Landscape depth to unit 8/9 from internal boundary reduced from 2m to 1.6m to ensure slab alignment with capping beam below.
- Change to layout of Retail 2, refuse rooms, and fire pump rooms to ensure compliance with relevant Australian Standards for waste management and fire protection systems.
- Addition of communications room adjacent to mail room.
- Width to egress of porte-cochere cross-over flares has been increased in to accommodate required bin truck swept path.

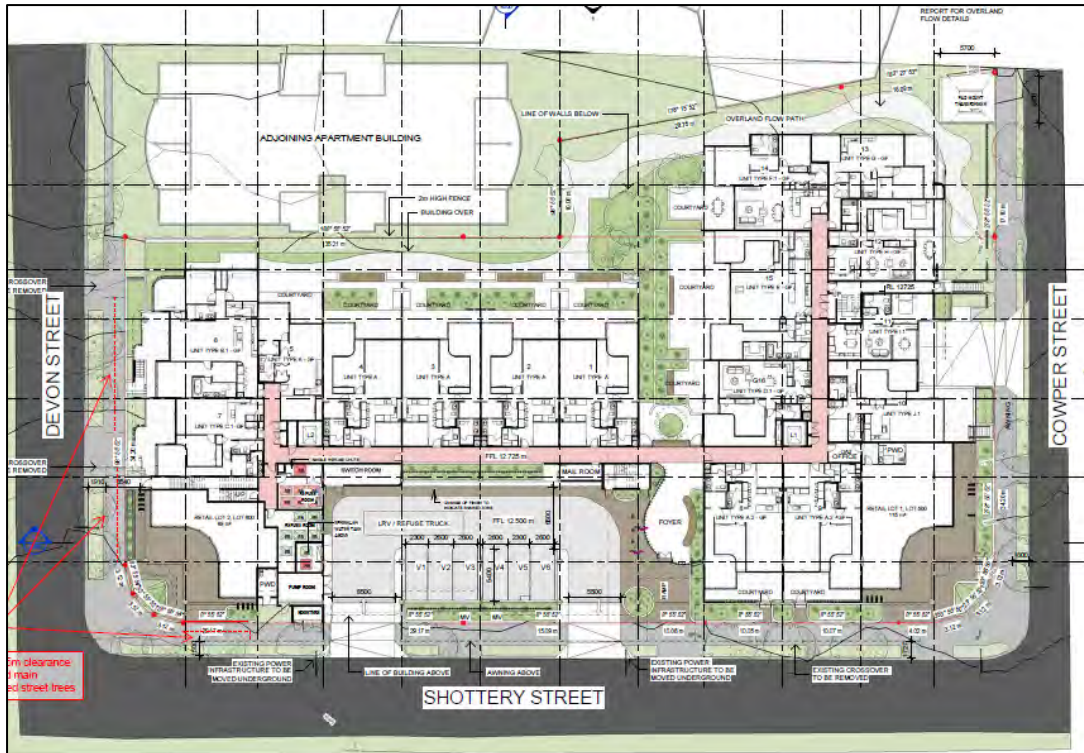


Figure 7 - A006273134 Approved Ground Floor Plan

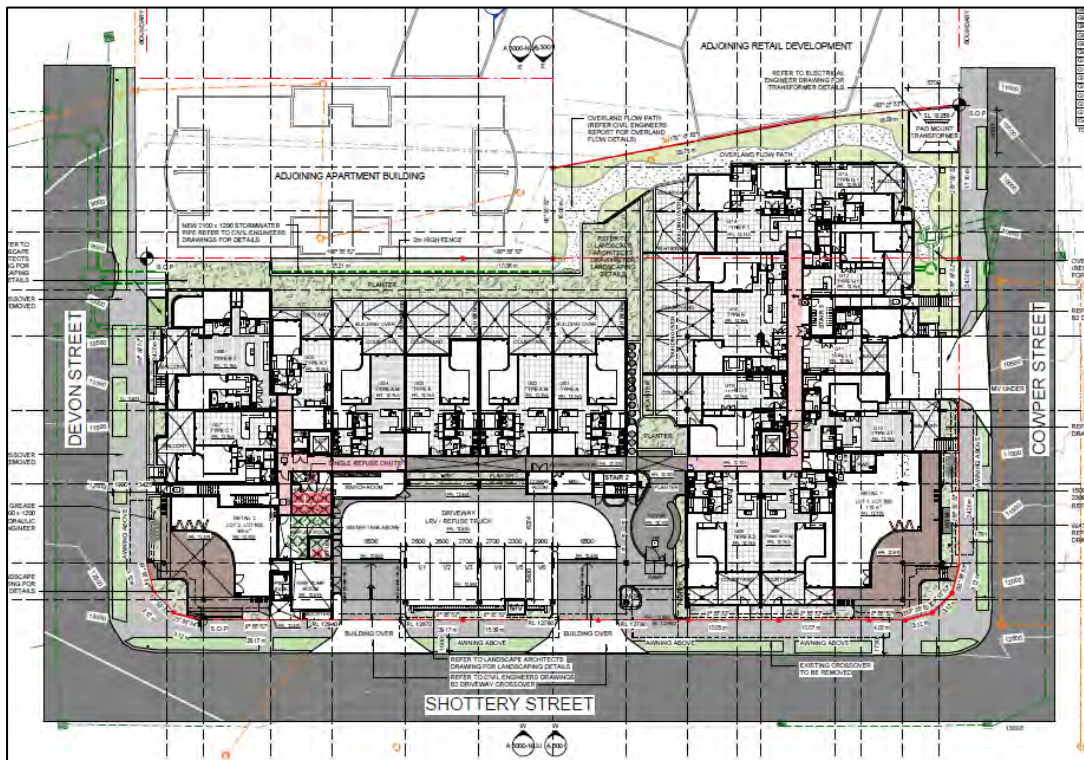


Figure 8 - Revised Ground Floor Plan

Level 1 Floor Plan (refer to the comparison of Figure 9 and Figure 10 below)

- Planter boxes on balconies have been simplified.
- Balconies of unit 110, 111, 112, 115, 121 and 122 have been increased.



Figure 9 - A006273134 Approved Level 1 Floor Plan



Figure 1 - Revised Attached Level 1 Floor Plan

Level 2 Floor Plan (refer to the comparison of **Figure 11** and **Figure 12** below)

- Planter boxes on balconies have been simplified.
- The planter box on the Unit 206 balcony has been relocated to the opposite side to align with Level 1, resulting in improving overall balcony usability.

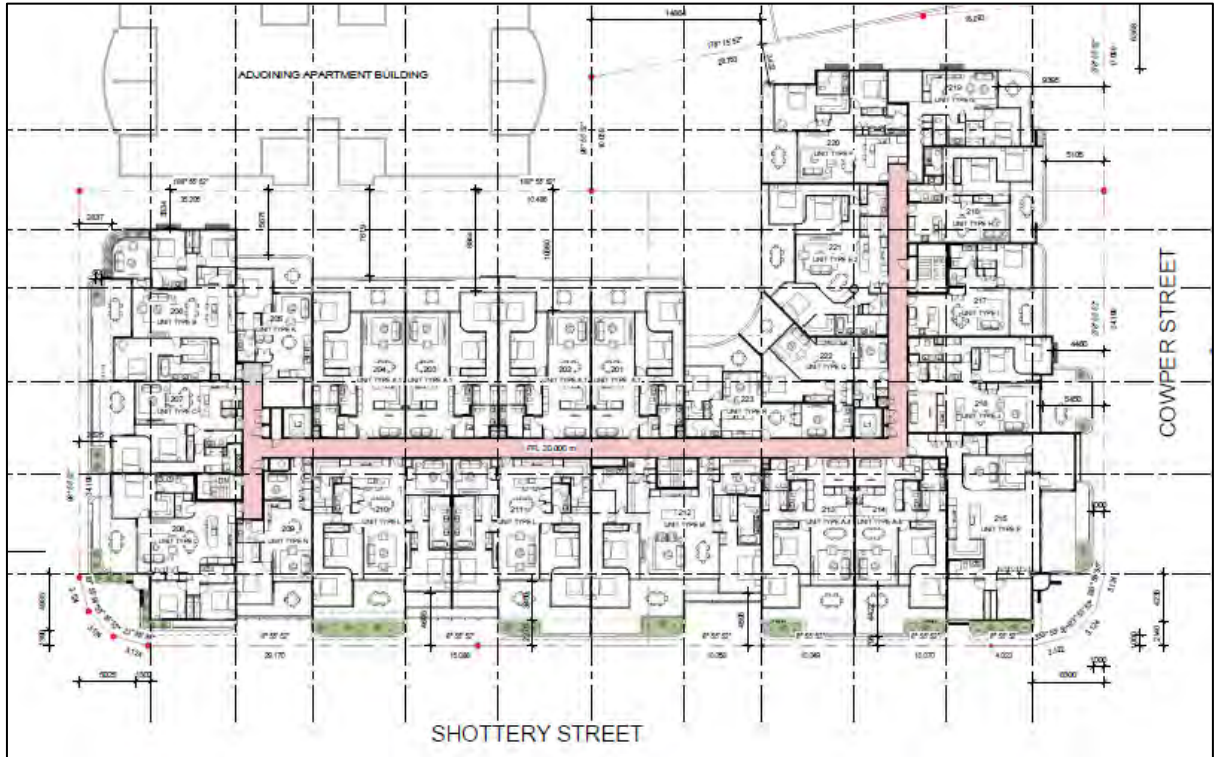


Figure 2 - A006273134 Approved Level 2 Floor Plan

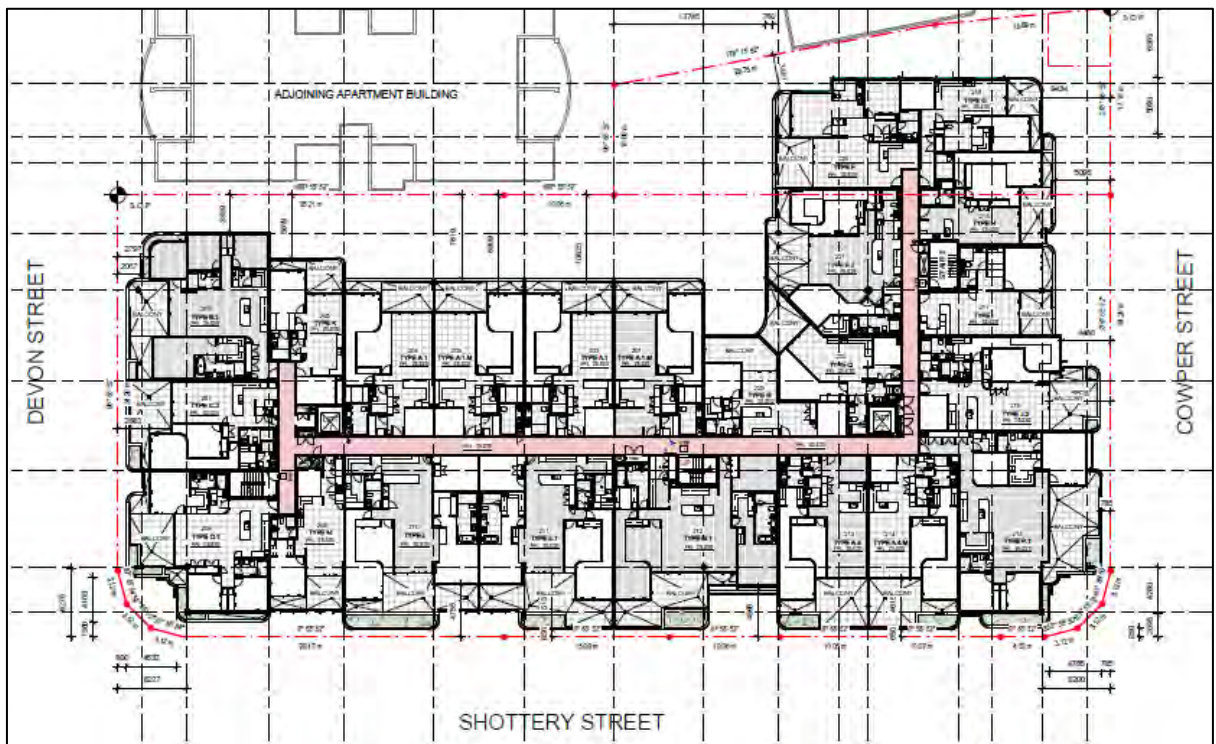


Figure 3 - Revised Level 2 Floor Plan

Level 3 Floor Plan (refer to the comparison of **Figure 13** and **Figure 14** below)

- Balconies to unit 307 & 319 have been increased in area to align with slab edge below.



Figure 4 - A006273134 Approved Level 3 Floor Plan

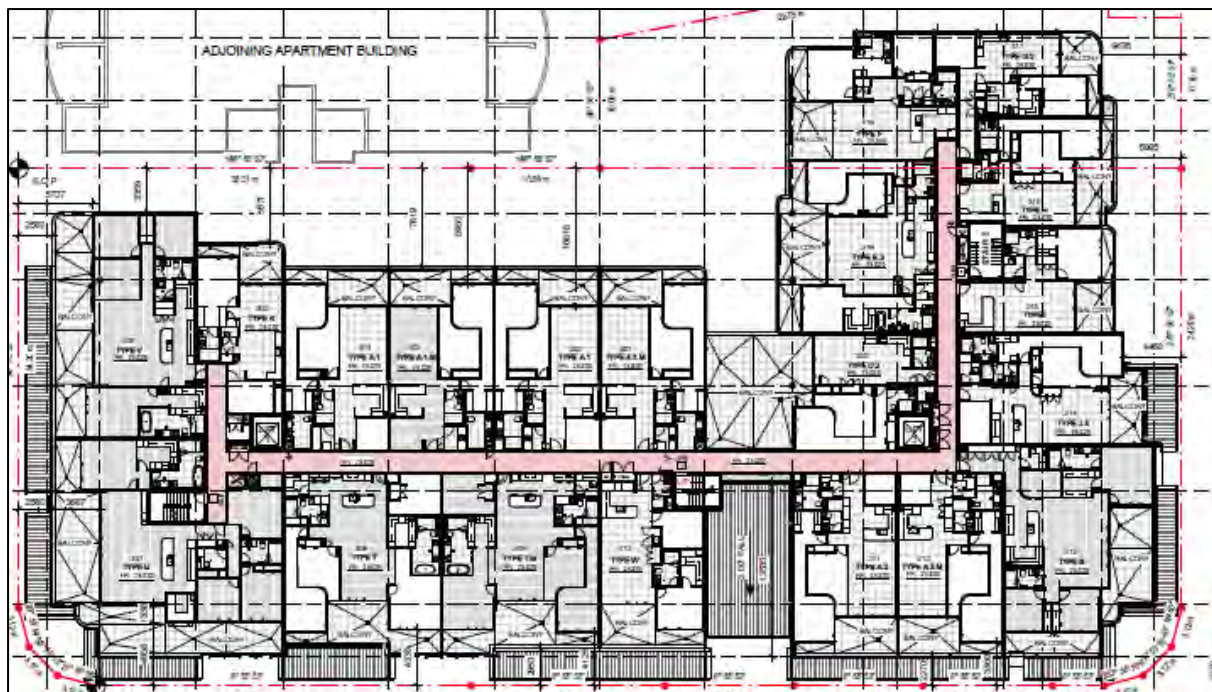


Figure 5 - Revised Level 3 Floor Plan

Level 4 Floor Plan (refer to the comparison of **Figure 15** and **Figure 16** below)

- Amendment to communal open space layout to increase dining room and MPR.
- Increase in size of south plant deck to accommodate required number of condensers.
- Change from Store room at Level 4 for 405/406 to Refuse room for 405/406 (Waste report).



Figure 6 - A006273134 Approved Level 4 Floor Plan

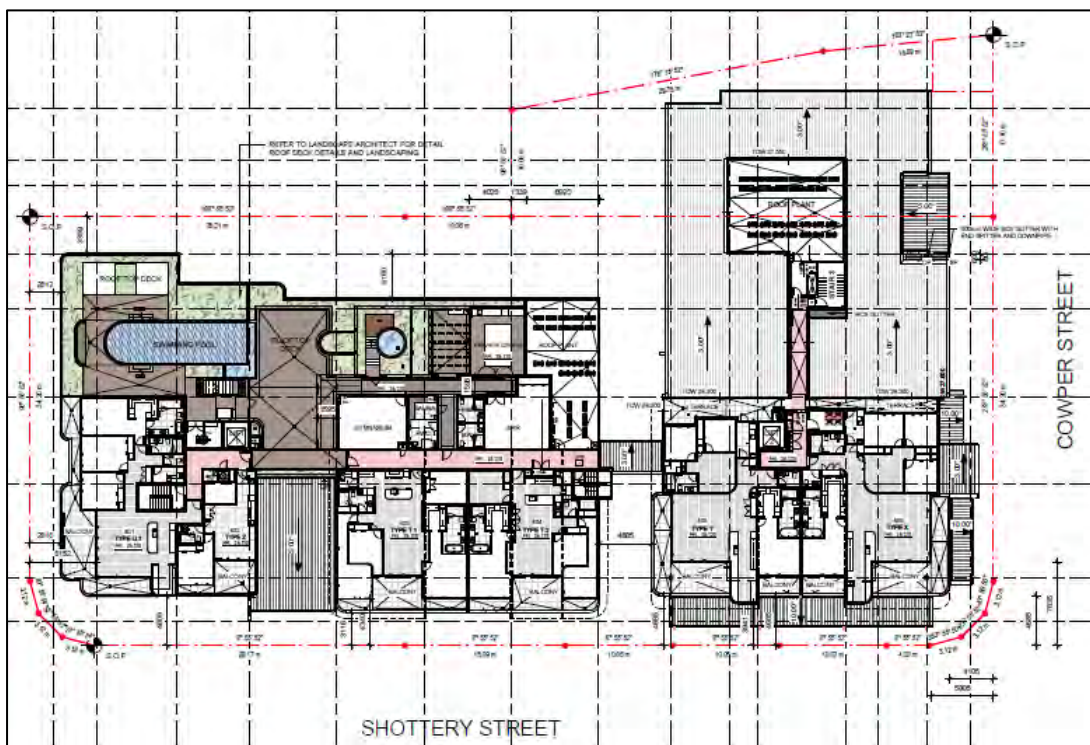


Figure 7 - Revised Level 4 Floor Plan

3.2 Building Height

To accommodate structural requirements, the Level 3 finished floor level has been raised by 100mm, resulting in a corresponding 100mm increase to the overall building height. This minor variation is considered negligible and entirely inconsequential to the approved scale, bulk, and massing of the development, as the marginal height variation is not readily observable, nor will it result in any adverse impacts.

3.3 Traffic Engineering

Further to the discussion in Section 2.1.1 above and in support of the abovementioned changes, an updated *Transport Assessment* has been prepared by Colliers as attached in Appendix D. This provides a review of the car parking arrangement with respect to ramp grades, parking envelopes, small car spaces and height clearance. The report notes that the proposed changes *generally achieve the traffic /parking design intent / requirements of the Development Approval*.

3.4 Waste Management Report

Further to the discussion in Section 2.1.1 above and in support of the abovementioned changes, an *Operational Waste Management Plan* has been prepared by Colliers as attached in Appendix E. This provides a review of the revised refuse area design and the recommended operational requirements.

3.5 Landscape Concept Plan

Further to the discussion in Section 2.1.1 above and in support of the abovementioned changes, updated landscaped plans are attached in Appendix C.

4 Approval Package

4.1 Drawings and Documents

With reference to the ‘Drawings or Documents’ schedule of the existing approval, we ask that this is updated to:

- Replace the *Architectural Plans* with those attached (**Appendix A**).
- Replace the *Landscape Concept Plan* (**Appendix C**).
- Include the *Transport Assessment* (**Appendix D**).
- Include the *Operational Waste Management Plan* (**Appendix E**).

A complete list of numbers to be amended is provided in Appendix F (.doc format) as required.

4.2 Conditions

Further to **Section 4.2** above, several conditions are required to be amended to reflect the minor changes. These include conditions 13, 19, 29 & 49. A complete list of conditions (and revised wording) to be amended is provided in **Appendix F** (.doc format) as required.

4.3 Infrastructure Charges Notice

The proposed changes do not alter the unit number or the unit mix. As such, an amended infrastructure charges notice is not required.

5. Minor Change Assessment

5.1 Assessment of ‘Minor Change’

With this minor change application made with regards to Section 81/81A of the *Planning Act 2016*, as previously discussed in **Section 2** above, Schedule 2 defines a ‘minor change’ for a development approval as follows:

(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, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*

We are of the opinion that the proposed changes constitute a **minor change** application and **not** a ‘change other than minor’ application for the following reasons:

- 1) *The proposal does not result in a substantially different development.*

RESPONSE: Discussion against the ‘substantially different development’ criteria is provided in **Section 5.2** below.

- 2) *The proposal does not result in the inclusion of prohibited development.*

As outlined above, the proposed development remains as per the approved uses (Centre Activities and Multiple Dwellings). This does not constitute prohibited development under the current legislation.

- 3) *The proposal does not trigger referral to any new referral agencies.*

The original development application did not trigger referral to any advice agencies or concurrence agencies in accordance with the *Sustainable Planning Act 2009* and the proposed changes do not trigger any new referrals.

4) *The proposal does not trigger additional public notification.*

The original development application triggered impact assessment. The proposed changes do not introduce any new components or uses that would require additional public notification. In any case, in accordance with Section 82 of the *Planning Act 2016*, as this is lodged as a minor change, it also does not trigger additional public notification.

5.2 Assessment of ‘Substantially Different Development’

With reference to Schedule 1 of the DA Rules, it is noted an assessment manager may determine a change to a development approval where “amongst other criteria – a minor change is a change that would not result in a ‘substantially different’ development”.

Section 4 outlines what may be considered to result in a substantially different development. Discussion against each point is provided as follows:

(a) *Involves a new use; or*

RESPONSE: The development remains as per the approved use – i.e. Centre Activities and Multiple Dwelling.

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

RESPONSE: No additional parcels of land are proposed to be included.

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

RESPONSE: As noted above, changes are generally to the internal layout with negligible impacts to design of the building in terms of design scale, bulk and appearance. Figures 17 & 18 refer.



Figure 8 - A006273134 Approved Shotttery Street elevation

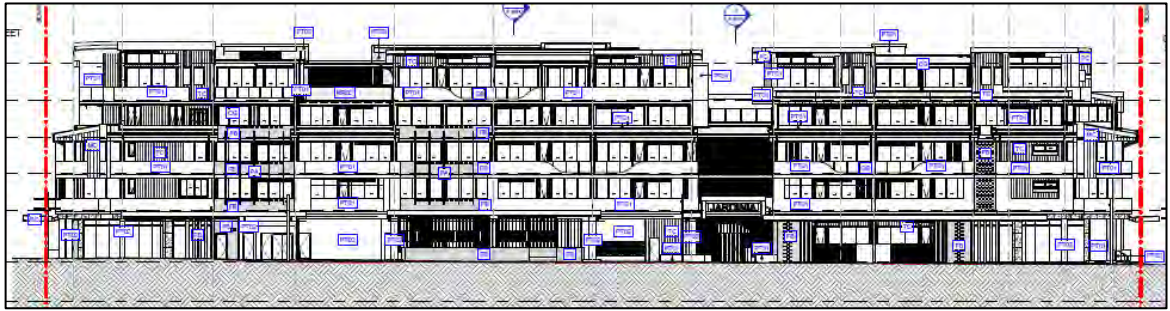


Figure 9 -Revised Shotttery Street elevation

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

RESPONSE: As previously discussed, the proposed use remains unchanged, and the building remains mixed use. The amendments do not affect the development operation of tenancies on the ground floor as ‘Centre Activities’ or units as ‘Multiple Dwelling’.

(e) Removes a component that is integral to the operation of the development; or

RESPONSE: The proposed change does not “remove” any components of the development that are integral to the operation. As outlined within this report, the building remains provided with appropriate vehicular access, servicing arrangement, pedestrian access, private open space, communal open space etc.

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

RESPONSE: The proposed changes do not alter the approved density or traffic generation. The number of crossovers and their location remain unchanged. Sufficient car parking spaces are provided onsite for residents and visitors. As such, the proposed changes do not “significantly impact” the overall traffic flow and transport network.

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

RESPONSE: It is not considered that the abovementioned changes introduce a new impact or increases the severity of a known impact.

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

RESPONSE: The development is not considered to have remove an incentive or offset component.

(i) *Impacts on infrastructure provisions.*

RESPONSE: The proposed changes do not alter the unit number or unit mix. In this regard, the proposed change is not considered to have a negative impact on infrastructure provisions.

5.2 Grounds for Request

With reference to Section 81(2) of the *Planning Act 2016*, the following grounds for request of the minor change are noted:

- The proposed development's compliance with the relevant provisions of the *Planning Scheme* (i.e. *City Plan 2014 v1.00/2014*) applicable at the time the original application was made will not be affected by the amendments proposed;
- The proposed changes do not result in a substantially different development which would prejudice compliance against the performance criteria of the Centre or Mixed Use Code or Multiple Dwelling Code applicable at the time;
- The proposal is not considered to generate any issues from a planning point of view that would warrant the refusal of the requested changes.
- The category of assessment remains unchanged.
- The proposed changes are not considered to frustrate any properly made submissions received during the original public notification period. The issues identified in the submissions have been dealt with by the materials provided by the Applicant to support the Development Application (and subsequent change applications), or conditions of the Development Approval. The proposed changes are ameliorative (to the internal layout) and cosmetic (to the external facade) in nature. It does not affect the development bulk, scale, density, traffic generation or overall design language to generate additional grounds for submissions.
- No additional public notification is required.
- It does not require referral to any new concurrence or advice agencies.

6. Extension of Time

As previously outlined above, the subject site contains an existing approval with a currency period until the 15th of September 2026 (refer to the Court Order 2355 of 2026 attached in **Appendix F**). The applicant is therefore also seeking an extension to the relevant period, pursuant to Section 86 of the Planning Act 2016 for the current approval over the abovementioned site.

Evident from this letter, construction is well advanced with completion due later in 2027. It is considered that an increased extension to the currency period is warranted in this instance to enable completion of construction, plans registrations and commencement of use. As such, in accordance with 86(2)(a) of the Planning Act 2016 this letter acts as written notice to request an extension to the currency period up to and including the **31st of December 2028**.

7. Conclusion

This application is made in respect of a ‘minor change’ and ‘extension application’ pursuant to Section 81 and Section 86 of the Planning Act 2016. Reference to the drawings, documents and conditions should be updated further to the discussion above and relevant appendices. To this end, we are of the opinion that the proposed changes:

- do not result in a substantially different development;
- does not change the level of assessment;
- remain compliant with the performance criteria of City Plan 2014 with no additional or new performance outcomes against the applicable benchmarks not considered as part of the original approval;
- do not generate any issues from a planning point of view that would warrant the refusal of the requested changes; and
- warrant the requested extension to the approval period for the applicant to complete construction and commencement of use.

In all circumstances we consider this development to comply with the permissible change criteria and as such deserve Council’s favourable consideration.