Change Application (Minor Change) Town Planning Assessment

122 Lancaster Road, Ascot

MEWING PLANNING CONSULTANTS

1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (**Council**) (the responsible entity) pursuant to section 78 of the *Planning Act 2016* (**Planning Act**), on behalf of Lion North Pty Ltd c/-Mewing Planning Consultants (**the Applicant**).

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 (Council Reference: A006563620) over the site at 120-122 Lancaster Road Ascot, QLD for a Development Permit for a Material Change of Use for a Child Care Centre. 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 did not trigger referral to the State Assessment and Referral Agency (**SARA**). The application was subject to Impact Assessment and public notification.

In conjunction with this Town Planning Assessment, the application is supported by the following reporting (together with the owners consent and statutory forms):

- Attachment A – Existing Development Approval (Council Reference: A006563620);
- Attachment B – Revised Architectural Plans and Survey, prepared by Eden Nathan Building Design;
- Attachment C – Title Certificate and Owners Consent

BCC DS
RECEIVED
09-DEC-2025
APPLICATION REF
A006920375

2. Background

2.1 Site and Relevant Planning Designations

The site is located at 120 – 122 Lancaster Road, Ascot and is formally described a Lot 2 on RP42546 and Lot 292 on RP33603. The site is a regular shape and comprises 1187m^2 with frontages to Lancaster Road and Alexandra Road.

Having regard to the Certificate of Title (**Appendix C**), the registered owner of the site is Lion North Pty Ltd A.C.N 096 470 405 for Lot 2 on RP42546 and Lion North Pty Ltd A.C.N 096 470 405 Trustee Under Instrument 722769770.

The site is subject to the Brisbane City Plan 2014 (**City Plan**), version 35.00/2025 at the time of lodgement of the Change Application, pursuant to the following key planning designations (**Table 1**).

The following table also provides a comparison of the provisions applicable at the time of the current approval (City Plan version 29.00/2023).

Table 1 - Town Planning Designations

	City Plan (v. 35.00/2025) Current Change Application	City Plan (v. 29.00/2023) Current Approval
Zone	CR1 Character (Character)	CR1 Character (Character)
Neighbourhood Plan	Clayfield-Wooloowin district neighbourhood plan	Clayfield-Wooloowin district neighbourhood plan
Overlays	Airport environs overlay - OLS – horizontal limitation surface boundary - Procedures for air navigation surfaces (PANS) - BBS zone – Distance from airport 3-8km Bicycle network overlay Community purpose network overlay Critical infrastructure and movement network overlay - Critical infrastructure and movement planning area sub-category Dwelling house character overlay Road hierarchy overlay Streetscape hierarchy overlay Traditional building character overlay - Neighbourhood character sub-category	Airport environs overlay - OLS – horizontal limitation surface boundary - Procedures for air navigation surfaces (PANS) - BBS zone – Distance from airport 3-8km Bicycle network overlay Community purpose network overlay Critical infrastructure and movement network overlay - Critical infrastructure and movement planning area sub-category Dwelling house character overlay Road hierarchy overlay Streetscape hierarchy overlay Traditional building character overlay - Neighbourhood character sub-category

As identified above, the current planning framework is consistent with that in force at the time of the current approval.

2.2 Approval Background

The site supports the existing development approval for the childcare centre, the details of which have been provided below.

A006563620 – Extension to Childcare centre

A development permit for a material change of use for a Childcare (Extension), was granted over the land at 120 & 122 Lancaster Road, Ascot, properly described as 2 on RP42546 and Lot 292 on RP33603 on 22 January 2025.

The approval supported an extension to the existing childcare centre, enabling the use of the adjoining property and providing an additional 52 childcare spaces on site.

The following table outlines the key numerical components of the approval:

Table 2 – Numerical details of A006563620	
Site Area	1,187m^2
GFA	504.1m^2
Site Cover	55%
Impervious Area	748m^2
Car parking	20
Childcare spaces	101 total
Extension setbacks	Front (Lancaster Road) – 3.52m Side (East) – Ranging from built to boundary (stairs) to 1.5m (to wall) Side (North) – 7m

The following Figure 1 outlines the existing Childcare centre frontage to Alexandra Road, Ascot.

Figure 1: *Existing childcare centre Alexandra Road view (**Source:** Google Maps, 2025)*

Figure 2 shows the existing and approved ground floor plan, level 1 floor plan and basement plan which demonstrates the approved extension of the childcare pursuant to A006563620.

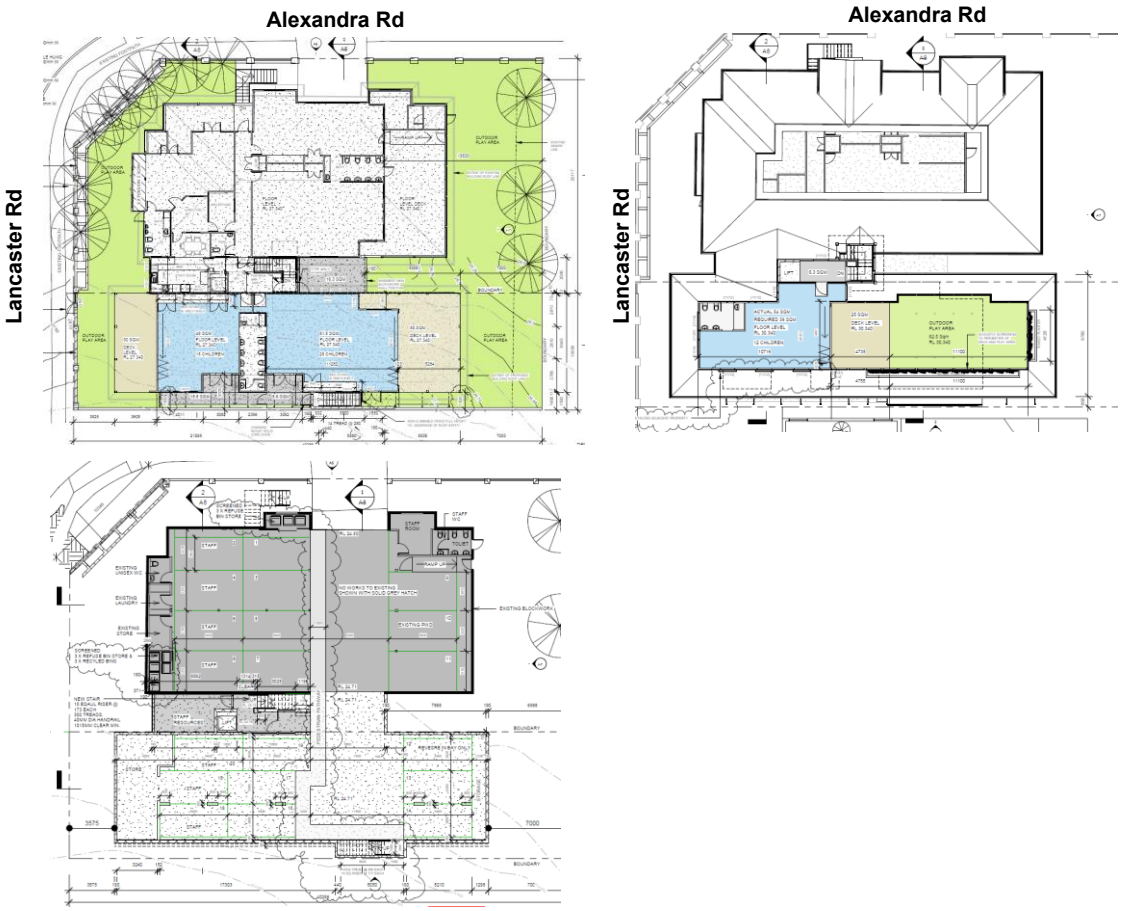


Figure 2: *Approved Floor Plan for ground floor, level 1 and basement - A006563620 (**Source:** Eden Nathan Building Design, 2024)*

3. Proposed Changes

3.1 Overview of Proposed Changes

Lion North Pty Ltd is the Applicant for this minor change. Through the detailed design phase of this development some minor amendments have been identified to provide a more appropriate design to respond to the operational needs of the childcare centre. At the outset, we advise that the fundamental design and operational aspect of the proposal remain unchanged. The proposed development continues to represent a childcare facility generally consistent with the approved development. The built form extent remains substantially consistent with the approved design.

The proposed changes slightly amend the internal layout of the approved extension and subsequently result in minor amendments to the roof design, external finishes and points of access. Other minor amendments include additional outdoor storage sheds (for operational reasons), stairs now proposed towards the Alexandra Road frontage (within the boundary and as arising through certification / fire engineering reasons) and the potential for the removal of stairs on the eastern boundary of the site which adjoins a neighbouring dwelling house (pending QFES regulation).

Table 3, outlines the key numerical components of the proposed changes.

Table 3: Development Summary including proposed changes

Component	Detail	
	Approval (A006563620)	**Proposed**
Site Cover	55%	53.7%
GFA	504.1m^2	508.4m^2
Childcare spaces	101 spaces	101 spaces
Impervious area	748m^2	767m^2
Total No. Cars	20	20
Outdoor play space (uncovered)	524.5m^2	518.43m^2
Setbacks	Front (Lancaster Road) – 3.52m Side (East) – Ranging from built to boundary (stairs) to 1.5m (to wall) Side (North) – 7m	Front (Lancaster Road) – 3.52m Side (East) – Ranging from 0.29m (stairs) to 1.5m (to wall) Side (North) – 7m

3.1.1 *Minor internal layout amendments*

As demonstrated by the revised architectural plans (**Appendix C**), the internal changes proposed primarily relate to the location of bathrooms, food preparation areas and other internal storage spaces within the ground floor indoor play spaces. These changes are in response to State government regulations relating to the childcare centre operations.

As per the approved plans a centralised bathroom for children was provided between the two playroom areas, this has been amended so each room has their own bathroom, and a shared food preparation room and storage space now separates the areas. The northern most playroom has been extended and a small portion of the outdoor deck will now be enclosed.

Additionally, the internal configuration of the staff recreation space and kitchen has been rearranged to provide a more functional layout for the operator. An additional door to the outdoor play area has been provided on the southern side of the building from the staff room.

As part of the approved plans, a set of stairs was provided along the eastern side of the building adjacent to the neighbouring dwelling, for egress from the basement. These stairs being provided are subject to QFES requirements and will not be constructed if they are not required.

The proposed changes result in slight changes to GFA and areas between the indoor playrooms and external decks. Both playrooms are being slightly reduced in GFA, however, still provide adequate space for each child (as per state regulations). The northernmost deck is also being slightly reduced in size. The southern facing deck is subject to a small extension of approximately 0.8m^2. Due to the internal configuration changes, additional setback is being provided between the childcare and the dwelling house on the eastern side of the site. The walls of the childcare extend no further than 1.5m towards the eastern side boundary, with the largest setback increasing to 3.01m for a larger consolidated area (27.8m^2 total) rather than two smaller areas. The consolidated setback is a result of the centralised bathroom being removed as described above (**Figure 3**).

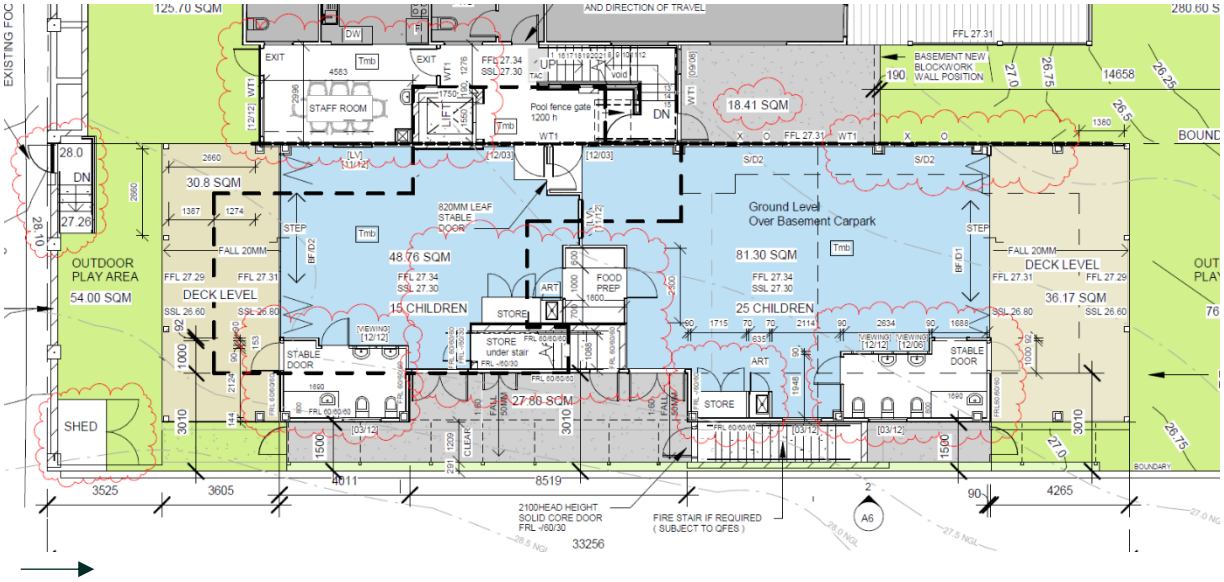


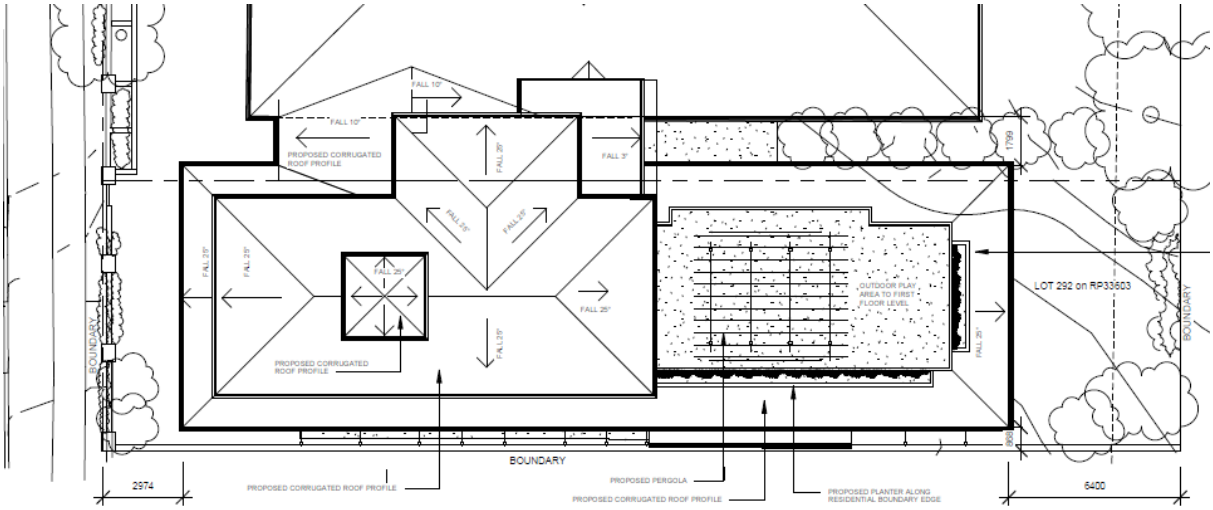
Figure 3: *Excerpt of Proposed Level 1 & Ground Floor Plan (**Source:** Eden Nathan Building Design, 2025)*

These internal configuration changes are seen as negligible for the external impacts and overall function or operation of the childcare centre. However, these changes have been identified by the Applicant and operator as required to ensure the extension provides a modern and high-quality facility with a logical and functional layout for children and staff, and compliant with all regulatory requirements.

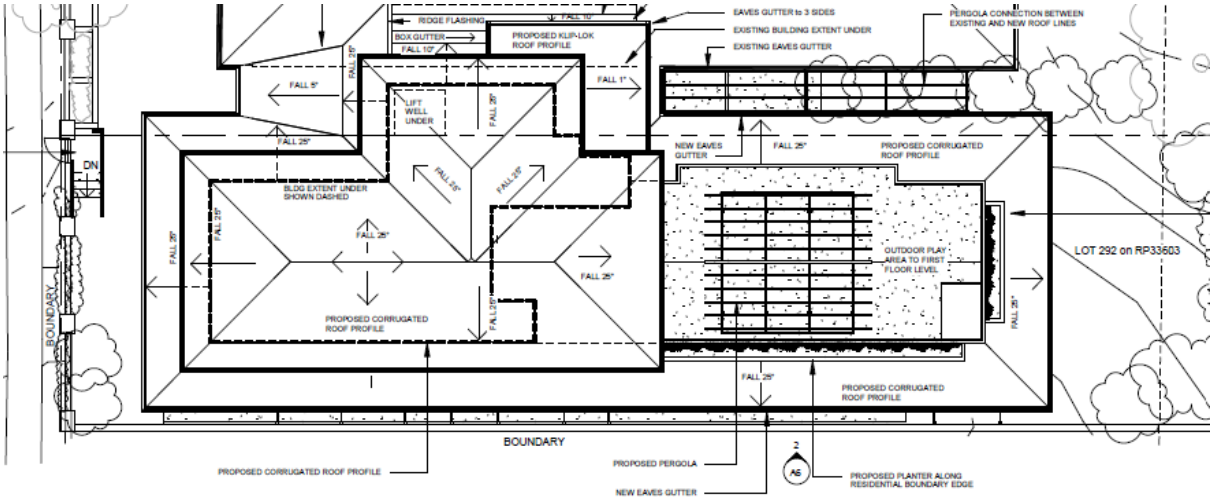
3.1.2 Minor amendments to roof line, external details and basement

Due to the internal amendments as outlined above, the roofline above the extension is proposed to undergo some minor alterations. The changes include the transition between the existing building and the proposed extension, as well as the removal of the second roof ventilation structure, which was set to be included in the design of the extension. The following **Figure 4** demonstrates the proposed change.

The proposed changes are primarily focused on the centre of the building and do not pose any impact on the adjoining dwelling or streetscape. None of the proposed changes project outwards or reduce approved setbacks.



Approved Roof Plan: A006563620



Proposed Roof Plan

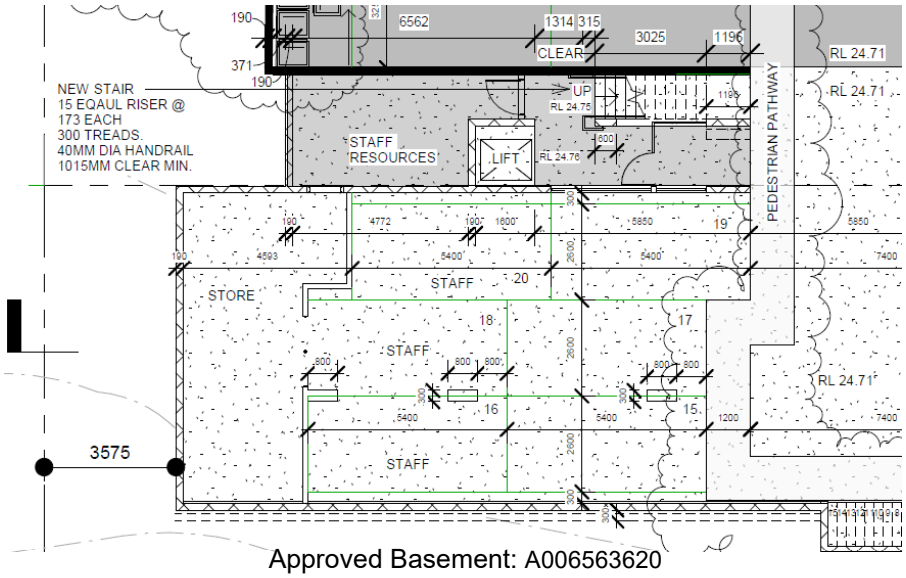
Figure 4: *Comparison of approved and proposed roof plan (**Source:** Eden Nathan Building Design, 2024 & 2025)*

The changes proposed to the external portions of the childcare include additional outdoor storage areas, new doors to provide changed access to outdoor play spaces, minor amendments to deck areas and additional stairs along the Lancaster Road frontage.

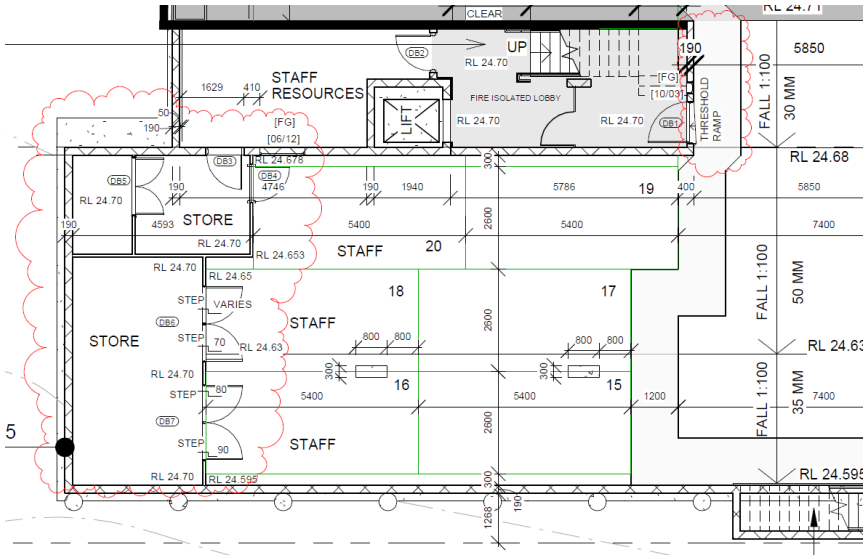
These changes do not impact on fundamental ability of the childcare to operate or have significant architectural impact on the visual bulk or appearance of the childcare. The additions provide an improved operational outcome for childcare workers and allow for a more functional space.

As demonstrated by **Appendix B** – Architectural Plans, the proposal the basement level is proposed to be amended to provide a more functional arrangement for the childcare operator. The dedicated pedestrian pathway within the basement is being slightly amended to have a more practical alignment. Additionally, the storage areas are being separated, and an additional door is being provided to provide direct access to the smaller storage area from the basement level staff resource room. This will reduce the need of staff to walk through the car park when utilising the storage area. **Figure 5** shows a comparison of the approved car park and the proposed changes.

It should be noted that no changes are proposed to the approved car parking numbers or spaces.



Approved Basement: A006563620



Proposed Basement layout

Figure 5: *Comparison of proposed changes and existing approval (**Source:** Eden Nathan Building Design 2024 & 2025)*

3.2 Changes to Approved Drawings and Documents

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

Table 4: *Changes to Approved Drawings and Documents*

Drawing or Document	Number	Plan Date
~~Site Plan Proposed~~	~~2304-OP2 Sheet 02 Rev K~~	~~15-NOV-2024 (Received)~~
Site Plan Proposed	**2304-OP2 Sheet 02 Rev L**	**03-DEC-2025**

Drawing or Document	Number	Plan Date
~~Area Plan~~	~~2304-OP2 Sheet 03 Rev I~~	~~15-NOV-2024 (Received)~~
Area Plan	**2304-OP2 Sheet 03 Rev J**	**03-DEC-2025**
~~Gross Floor Area & Site Cover Plan~~	~~2304-OP2 Sheet 04 Rev J~~	~~15-NOV-2024 (Received)~~
Gross Floor Area & Site Cover Plan	**2304-OP2 Sheet 04 Rev K**	**03-DEC-2025**
~~Basement Parking Plan~~	~~2304-OP2 Sheet A0 Rev L~~	~~15-NOV-2024 (Received)~~
Basement Parking Plan	**2304-OP2 Sheet A0 Rev M**	**03-DEC-2025**
~~Level 1 Floor Plan~~	~~2304-OP2 Sheet A1 Rev L~~	~~15-NOV-2024 (Received)~~
Level 1 & Ground Floor Plan	**2304-OP2 Sheet A1 Rev M**	**03-DEC-2025**
~~Level 2 Floor Plan~~	~~2304-OP2 Sheet A2 Rev K~~	~~15-NOV-2024 (Received)~~
Level 2 Floor Plan	**2304-OP2 Sheet A2 Rev L**	**03-DEC-2025**
~~Roof Plan~~	~~2304-OP2 Sheet A3 Rev B~~	~~15-NOV-2024 (Received)~~
Roof Plan	**2304-OP2 Sheet A3 Rev C**	**03-DEC-2025**
~~Elevations~~	~~2304-OP2 Sheet A6 Rev J~~	~~15-NOV-2024 (Received)~~
Elevations	**2304-OP2 Sheet A6 Rev K**	**03-DEC-2025**
~~Elevations~~	~~2304-OP2 Sheet A7 Rev K~~	~~15-NOV-2024 (Received)~~
Elevations	**2304-OP2 Sheet A7 Rev L**	**03-DEC-2025**
~~Building Section~~	~~2304-OP2 Sheet A8 Rev L~~	~~15-NOV-2024 (Received)~~
Building Section	**2304-OP2 Sheet A8 Rev M**	**03-DEC-2025**
~~Proposed Elevation Lancaster Road~~	~~2304-OP2 Sheet A9 Rev I~~	~~15-NOV-2024 (Received)~~
Proposed Elevation Lancaster Road	**2304-OP2 Sheet A9- Rev J**	**03-DEC-2025**
North Boundary Acoustic Fence Elevation & Section	2304-OP2 Sheet A10 Rev C	15-NOV-2024 (Received)
~~Section~~	~~2304-OP2 Sheet A11 Rev C~~	~~15-NOV-2024 (Received)~~
Sections	**2304-OP2 Sheet A11 Rev D**	**03-DEC-2025**
Demolition Plan Basement Carpark	2304-OP2 Sheet D0 Rev G	15-NOV-2024 (Received)
Demolition Plan Level 1	2304-OP2 Sheet D1 Rev G	15-NOV-2024 (Received)
~~Demolition Plan Roof~~	~~2304-OP2 Sheet D2 Rev G~~	~~15-NOV-2024 (Received)~~

Drawing or Document	Number	Plan Date
Demolition Roof Plan	**2304 – OP2 Sheet D2 Rev H**	**03-DEC-2025**
Landscape Concept Plan - Cover Sheet & Drawing Index	SK001 Rev C	22-NOV-2024 (Received)
Landscape Concept Plan - Level 1 Floor Plan	SK002 Rev B (Amended In Red 27-NOV-2024)	22-NOV-2024 (Received)
Landscape Concept Plan - Level 2 Floor Plan	SK003 Rev C (Amended In Red 27-NOV-2024)	22-NOV-2024 (Received)
Landscape Concept Plan - Plant Species Schedule, Images & Notes	SK010 Rev B	22-NOV-2024 (Received)
Concept Drainage Catchment Plan	24028/SK11 Rev A	17-SEP-2024
Environmental Noise Assessment	24BRA0037 RO1_2 (Amended In Red 06-DEC-2024)	22-NOV-2024 (Received)

3.2.1 Changes to Conditions of Approval

The proposed changes do not result in the need to amend the existing conditions of approval. The conditions of approval are to remain as per the existing approval package.

3.2.2 Changes to Infrastructure Charges Notices

The currently adopted charges have been outlined in Table 5.

The proposal includes no childcare places, however results in minor amendments to the total GFA and impervious area provided by the childcare centre. The total GFA is proposed to increase by 4.3m^2 and the impervious area is proposed to increase by 19m^2. Due to the internal configuration changes a revised table assessed against the current version of *Brisbane Infrastructure Charges Resolution (No. 14) 2025* has been provided (**Table 6**).

Current adopted charges (**A006563620**):

Table 5: Applied adopted charge (AC) and total charge (AC x ED)				
Category	**Demand Unit**	**Extra Demand (ED)**	**Applied Adopted Charge $/unit (AC) Note [2]**	**Charge $ (AC x ED)**
BCC Networks				
Child care centre	GFA (m2)	260	$126.54	$32,900.4
Stormwater impervious area	Impervious area (m2)	345	$12.16	$4,195.20
Lot – residential	Lot	-1	$17,034.48	($17,034.48)
Total Charge				**$20,061.12**

Table 6: Additional charges as per Brisbane Infrastructure Charges Resolution (No. 14) 2025				
Category	**Demand Unit**	**Additional units provided by the Minor Change**	**Applied Adopted Charge $/unit (AC) Note [2]**	**Charge $ (AC x ED)**
BCC Networks				
Child care centre	GFA (m2)	19	$133.38	$2534.22
Stormwater impervious area	Impervious area (m2)	4.3	$12.87	$55.35
Total Additional Charge				**$2589.60**

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 7: Assessment of Minor Change Criteria	
Minor Change Criteria	**Assessment**
Does not result in substantially different development	**Complies** Refer to Table 8.
Would not cause the inclusion of prohibited development	**Complies** The proposal does not introduce prohibited development.
Would not cause referral to a referral agency if there were no referral agencies for the development application	**Complies** The originating application did not involve a referral. Additionally, the internal layout changes, external alterations and roofline changes do not cause another referral to be triggered.
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	**Not applicable** The originating approval was impact assessable and has already been subject to public notification.

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

Table 8: Assessment of Substantially Different Development Criteria	
Minor Change Criteria	**Assessment**
Does not involve a new use	**Complies** The proposal does not introduce a new use to the application.
Does not result in the application applying to a new parcel of land	**Complies** No additional parcel of land is included in this application.
Does not dramatically change the built form in terms of bulk, scale and appearance	**Complies** The majority of the changes relate to internal changes and do not dramatically impact the external presentation of the childcare. The changes proposed on the outside of the built form include amendments to the roof details and some modest setback augmentation, which do not increase the approved height or reduce the minimum setbacks of the childcare. The overall site cover is decreasing due to the proposed changes. No changes are proposed to the overarching built form composition, car parking, or major components of the design which are visible to the streetscape. The removal of the roof ventilation structure and other minor changes in the roofline do not create a materially different appearance to the built form, nor

Table 8: Assessment of Substantially Different Development Criteria	
Minor Change Criteria	**Assessment**
	do the internal layout changes. The provision of a shed towards Lancaster Road is below the height of the front fence and is therefore not perceptible.
Does not change the ability of the approved development to operate as intended	**Complies** The proposed changes provide a more functional layout for the childcare operator. None of the proposed changes change the ability of the site to operate as a childcare, in the same manner as previously.
Does not remove a component that is integral to the operation of the development	**Complies** The proposed changes result in internal layout changes and minor external alterations to provide a better functional outcome for the operators. No integral components are being removed by the change application.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	**Complies** The proposal will not have any impact on traffic flows or the transport network. No changes to the capacity of the childcare centre, access or parking arrangements are proposed.
Does not introduce new impacts or increase the severity of known impacts	**Complies** The proposed internal layout changes, roofline changes and minor external alterations do not create any new impacts, nor do they increase the severity of known impacts. The increase in GFA proposed is negligible and no other significant design changes are proposed. The capacity of the childcare is not being increased and no changes to the approved car parking are proposed. No change to acoustic controls or matters is required.
Does not remove and incentive or offset component that would have balanced a negative impact of the development	**Complies** 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	**Complies** As the proposal does not alter the approved capacity of the childcare, no impacts on infrastructure provisions are anticipated.

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 this application. 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 (**A006563620**) was approved in January 2025 and was assessed and decided under the legislative framework of the *Planning Act 2016*, with the *Brisbane City Plan 2014* (version 29.00/2023) providing the relevant planning scheme provisions. The legislative framework remains consistent and in force at the time of this change, with a single update to the City Plan of limited

consequences to the site. As set out in Table 1 above there has been no change in designations 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 substantive changes to the provisions that apply to the development of the site.

The following provides key observations in respect of a town planning assessment for the proposed development, inclusive of the changes.

- The proposed changes to the development will not alter the approved development's compliance with the town planning framework applicable to the time of the current approval or the matters that apply at the time this change application is made.
- The original application was assessed against the applicable provisions of the Character residential zone code, the Clayfield – Wooloowin district Neighbourhood Plan, Childcare centre code, overlay codes and other relevant development codes. The assessment remains consistent at the time of this change application, and applicable provisions of the relevant codes also remain substantively consistent.
- Key built form parameters such as setbacks and building height remain consistent with the approval. A minor decrease in site cover is proposed and a slight increase in Gross Floor Area is proposed due to the internal layout changes. Those changes do not require detailed re-assessment against the respective performance outcomes given the modest nature of the changes.
- As stated in the Decision Notice for the original approval, no properly made submissions for this development approval.

6. Summary

This Town Planning Assessment in respect of the proposed Change Application (Minor Change) (Council Ref: A006563620) over the site at 120 – 122 Lancaster Road, Ascot, 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 described in throughout this assessment.