

Change Application (Minor Change)

Town Planning Assessment

100-106 Webster Road & 1-5 Theodore Street, Stafford

M E W I N G
P L A N N I N G
C O N S U L T A N T S

BCC DS
RECEIVED
10/09/2026
APPLICATION REF
A007111411

1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (**the responsible entity**) pursuant to section 78 of the *Planning Act 2016* (**the 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 (Council Reference: A006852242) over the site at 100-106 Webster Road and 1-5 Theodore Street, Stafford comprising a Development Permit for Material Change of Use for Multiple Dwelling (60 x units) granted by the Brisbane City Council on 31 October 2025. For further detail refer to the development approval in **Attachment 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 is accompanied by the written consent of the owner, and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement of the Change Application.

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

The Applicant has also attended a prelodgement meeting with Council prior to making this Change Application.

2. Background

2.1 Site and Relevant Planning Designations

The site is located at 100-106 Webster Road and 1-5 Theodore Street, Stafford and is more properly described as Lots 28-33 on RP75511.

The site is irregular in shape and encompasses a total site area of approximately 4,023m². The site is subject to three (3) road frontages comprising Webster Road to the east (approximately 68m), Lindley Road to the south (approximately 68m) and Theodore Street to the west (approximately 32m).

Having regard to the Certificate of Title (**Attachment B**) for the site, the registered owner of the site is Theodore Street Project Pty Ltd (A.C.N. 675 695 342). Pursuant to the Certificate of Title, the site is not identified as benefitting from or being burdened by an easement.

The site is subject of the *Brisbane City Plan 2014* (v36.00/2026) 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 (subject to v29.00/2023) and the current approval (subject to v33.00/2025). As set out in **Table 1**, there has been a change to the Streetscape Hierarchy Overlay, specifically the Lindley Street and Theodore Street portion has been updated from the Neighbourhood Street Major to the Neighbourhood Street Minor subcategory. There have been no other relevant changes in planning designations between the planning framework applicable to the current approval and the planning framework applicable to this planning application.

Table 1 – Town Planning Designations			
	Brisbane City Plan 2014 (v29.00 / 2023)	Brisbane City Plan 2014 (v33.00 / 2025)	Brisbane City Plan 2014 (v36.00 / 2026)
Zone	Low-Medium Density Residential Zone (2 or 3 storey mix precinct)	Low-Medium Density Residential Zone (2 or 3 storey mix precinct)	Low-Medium Density Residential Zone (2 or 3 storey mix precinct)
Neighbourhood Plan	Lutwyche Road Corridor Neighbourhood Plan	Lutwyche Road Corridor Neighbourhood Plan	Lutwyche Road Corridor Neighbourhood Plan
Overlays	• Airport Environs Overlay ◦ OLS – Horizontal Limitation Surface Boundary ◦ PANS – Procedures for Air Navigation Surfaces ◦ BBS Zone – Distance from Airport 8-13km • Bicycle Network Overlay ◦ Secondary Cycle Route (Webster Road and Lindley Street); • Community Purposes Network Overlay • Critical Infrastructure and Movement Network ◦ Critical Infrastructure and Movement Planning Area Sub-category • Dwelling House Character Overlay • Road Hierarchy Overlay ◦ Suburban Road (Webster Road) ◦ Neighbourhood Road (Lindley Street and Theodore Street) • Streetscape Hierarchy Overlay ◦ Subtropical boulevard – out of centre (Webster Road); ◦ Neighbourhood St Major (Lindley Street and Theodore Street)	• Airport Environs Overlay ◦ OLS – Horizontal Limitation Surface Boundary ◦ PANS – Procedures for Air Navigation Surfaces ◦ BBS Zone – Distance from Airport 8-13km • Bicycle Network Overlay ◦ Secondary Cycle Route (Webster Road and Lindley Street); • Community Purposes Network Overlay • Critical Infrastructure and Movement Network ◦ Critical Infrastructure and Movement Planning Area Sub-category • Dwelling House Character Overlay • Road Hierarchy Overlay ◦ Suburban Road (Webster Road) ◦ Neighbourhood Road (Lindley Street and Theodore Street) • Streetscape Hierarchy Overlay ◦ Subtropical boulevard – out of centre (Webster Road); ◦ Neighbourhood St Major (Lindley Street and Theodore Street)	• Airport Environs Overlay ◦ OLS – Horizontal Limitation Surface Boundary ◦ PANS – Procedures for Air Navigation Surfaces ◦ BBS Zone – Distance from Airport 8-13km • Bicycle Network Overlay ◦ Secondary Cycle Route (Webster Road and Lindley Street); • Community Purposes Network Overlay • Critical Infrastructure and Movement Network ◦ Critical Infrastructure and Movement Planning Area Sub-category • Dwelling House Character Overlay • Road Hierarchy Overlay ◦ Suburban Road (Webster Road) ◦ Neighbourhood Road (Lindley Street and Theodore Street) • Streetscape Hierarchy Overlay ◦ Subtropical boulevard – out of centre (Webster Road); ◦ Neighbourhood St Minor (Lindley Street and Theodore Street)

Table 1 – Town Planning Designations			
	Brisbane City Plan 2014 (v29.00 / 2023)	Brisbane City Plan 2014 (v33.00 / 2025)	Brisbane City Plan 2014 (v36.00 / 2026)
	- Transport Air Quality Corridor Overlay - Transport air quality B	- Transport Air Quality Corridor Overlay - Transport air quality B	- Transport Air Quality Corridor Overlay - Transport air quality B

2.2 Approval Background

In accordance with Brisbane City Council's public scrutiny file (Development i), the following development approval are identified over the site and is discussed in detail below.

Original Development Approval – June 2017 (Council Reference: A004261143)

On 14 June 2017, Brisbane City Council granted a development approval over the site for a Development Permit for a Material Change of Use for Multiple Dwelling (Council Reference: A004261143).

The development approval comprises three (3) buildings, each three (3) storeys in building height and accommodating a total of 57 x residential units (14 x 1 bedroom, 42 x 2 bedroom and 1 x 3 bedroom unit). At ground level the approved development includes communal open space, deep planting (collocated with the communal and private open spaces) and landscaping.

The development resulted in an Impact Assessment process for the original assessment (as a consequence of building height), with three (3) submission received throughout the public notification period. The application did not trigger referral to the State Assessment and Referral Agency.

Extension Application – March 2021

An extension approval (Council Reference: A005670170) was granted by Brisbane City Council on 30 March 2021. The approved currency period for the development approval was extended until 14 June 2023.

As a result of the Covid-19 pandemic (applicable event) automatic extensions granted by the Planning Minister, the development approval the currency period of the approval had been extended until 14 December 2024.

Development Approval (Other Change) – January 2025 (Council Reference: A006564499)

A Development Permit (Other Change) was granted by Brisbane City Council on 17 January 2025 for a Material Change of Use for Multiple Dwelling (60 x units) (Council Reference: A006564499).

The Change Application (Other Change) included the following key aspects:

- Increase in the number of residential units from 57 to 60 units.
- Change in the unit composition to remove the one (1) bedroom units and provide a greater proportion of three (3) bedroom units in response to market conditions and the Applicant's desire to deliver larger and more functional units that are capable of being occupied by families. The development outcome comprises 24 x 2 bedroom units and 36 x 3 bedroom units.
- Consolidation of the basement form to provide a more efficient outcome and increase the provision of car parking in line with market conditions and the current rates under the City Plan.
- Changes to the ground plane, including the location of the communal open space and deep planting.
- Changes to the development design and provision of design details.

Extension Application – January 2025

- An extension approval (Council Reference: A006661772) was granted by Brisbane City Council on 17 January 2025. The currency period for the development approval was extended until **14 December 2026**.

Current Approval (Minor Change) – October 2025 (Council Reference: A006852242)

A Development Permit (Other Change) was granted by Brisbane City Council on 31 October 2025 for Minor Change to the Development Approval (Council Reference: A006852242).

The Change Application (Minor Change) included the following key aspects:

- Pursuant to the Architectural Plans, the approval continues to comprise 24 x 2 bedroom units (with a multi-purpose room / office space) and 36 x 3 bedroom units.
- Having regard to the above unit configuration breakdown, Council (under the Other Change development application) had interpreted that of the 24 x 2 bedroom units (including multi-purpose room / office spaces), 15 x of the multi-purpose rooms could be used as a bedroom pursuant to the 'bedroom' definition within the Brisbane Infrastructure Charges Resolution. The 15 x 2 bedroom units in question (inclusive of a multi-purpose rooms) include 6 x Type B, 6 x Type D and 3 x Type E units.
- Modest amendments were made to multi-purpose rooms as shown on the Architectural Plans to ensure they will not be used for the purpose of a bedroom pursuant to the definition for bedroom under the Brisbane Infrastructure Charges Resolution.

This Change Application relates to the current development approval (Council Reference: **A006852242**) over the site.

3. Proposed Changes

As part of the construction process, changes have arisen through the detailed design and coordination of the building services. The proposed changes are limited in nature and principally relate to revisions to the deep planting configuration, refuse collection vehicle (RCV) servicing arrangements and location of building services. Various additional miscellaneous changes are proposed, which are also detailed.

A detailed summary of the proposed changes are provided below:

Refuse Collection Vehicle (RCV) servicing arrangement

During the detailed design phase of the development it was identified by the builder and architect that the approved driveway length would not comply with the ramp gradient outcomes under the TAPS policy.

To achieve a compliant ramp gradient outcome the Applicant's traffic engineer recommended that the length of the designated on-site refuse truck loading area be reduced from 11.2m to 10.4m. The change to the length of the loading area results in the RCV standing 1.3m across the verge during collection. The proposed outcome is discussed in more detail in the Traffic Advice, prepared by Colliers and included in **Attachment B**.

Under the current approval the RCV currently overhangs approximately 0.5m into the verge during waste collection. The approved and proposed overhang is illustrated in **Figure 1** and **2**.

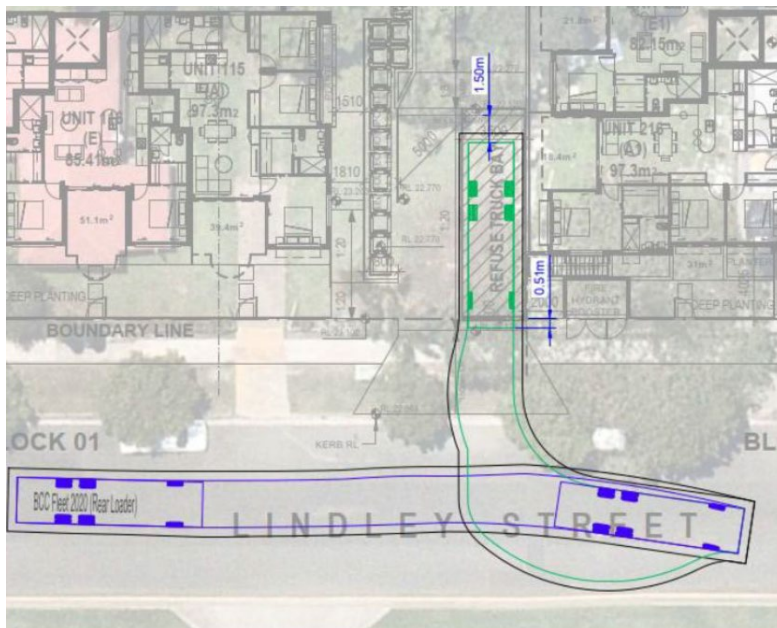


Figure 1: Existing Refuse Truck Standing Area

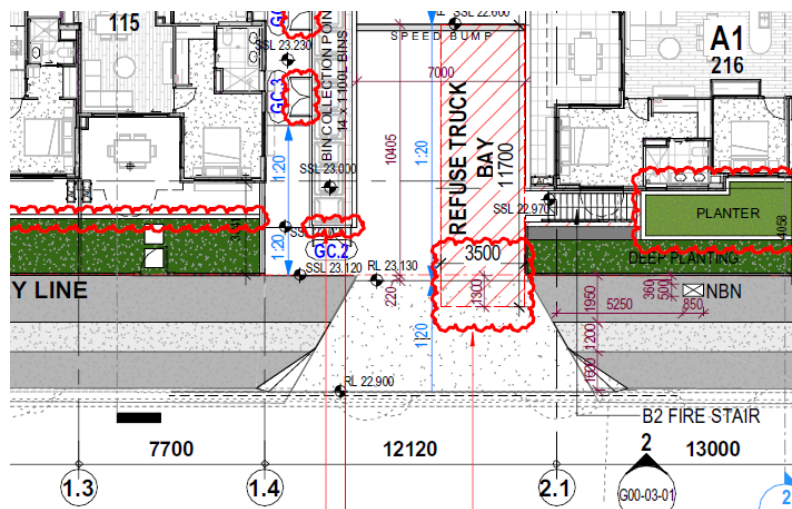


Figure 2: Proposed Refuse Truck Standing Area

Importantly, the proposed arrangement maintains a safe and functional waste collection outcome, having regard to the following:

- The proposal continues to allow for unobstructed pedestrian movement along the pedestrian footpath, noting that the overhang will not impact the footpath
- The proposal will only result in temporary verge occupation during collection periods (maximum of two (2) times per week)
- The proposal does not impede the ongoing operation of the road network.

Additionally, as part of the City Plan v33 updates, Lindley Street has been amended from the Streetscape Hierarchy Overlay – Neighbourhood street major sub-category to a Neighbourhood street minor sub-category. Whilst the amendment does not change the applicable assessment benchmarks, it reflects Council's updated classification of the street and supports the appropriateness of the

- As part of the stormwater condition compliance (Council Ref: A006751202), the location of the stormwater treatment tank was approved below the deep planting area at the corner of Webster Road and Lindley Street.
- Within the Webster Road frontage the Applicant is required (by the service providers) to accommodate the fire booster and water meters.
- Variation to the position and extent of some of the containerised landscape planters at ground level, including within the frontage and side boundaries. **Figure 7** below identifies the containerised landscape planters which have been amended.

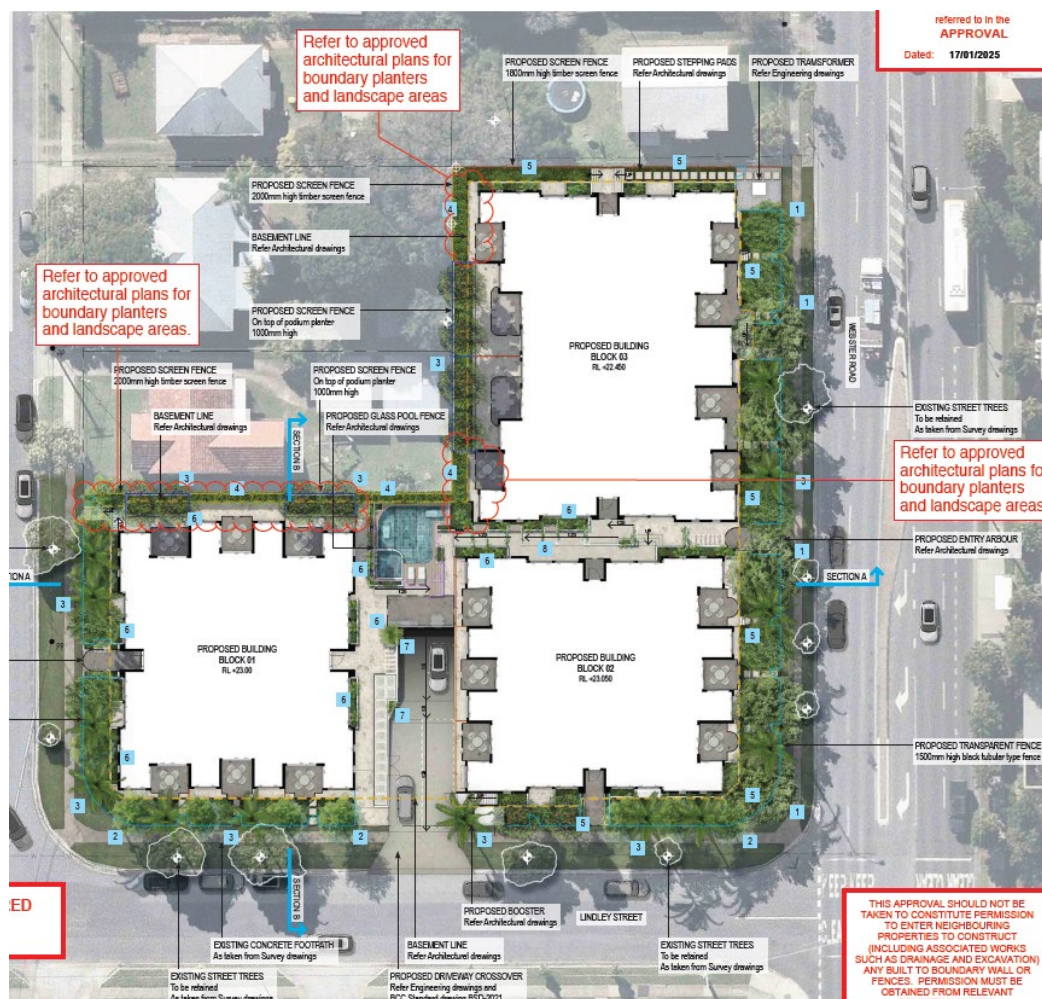


Figure 6: Approved Ground Level – Deep Planting and Landscaping (Source AGA Architects 2025)

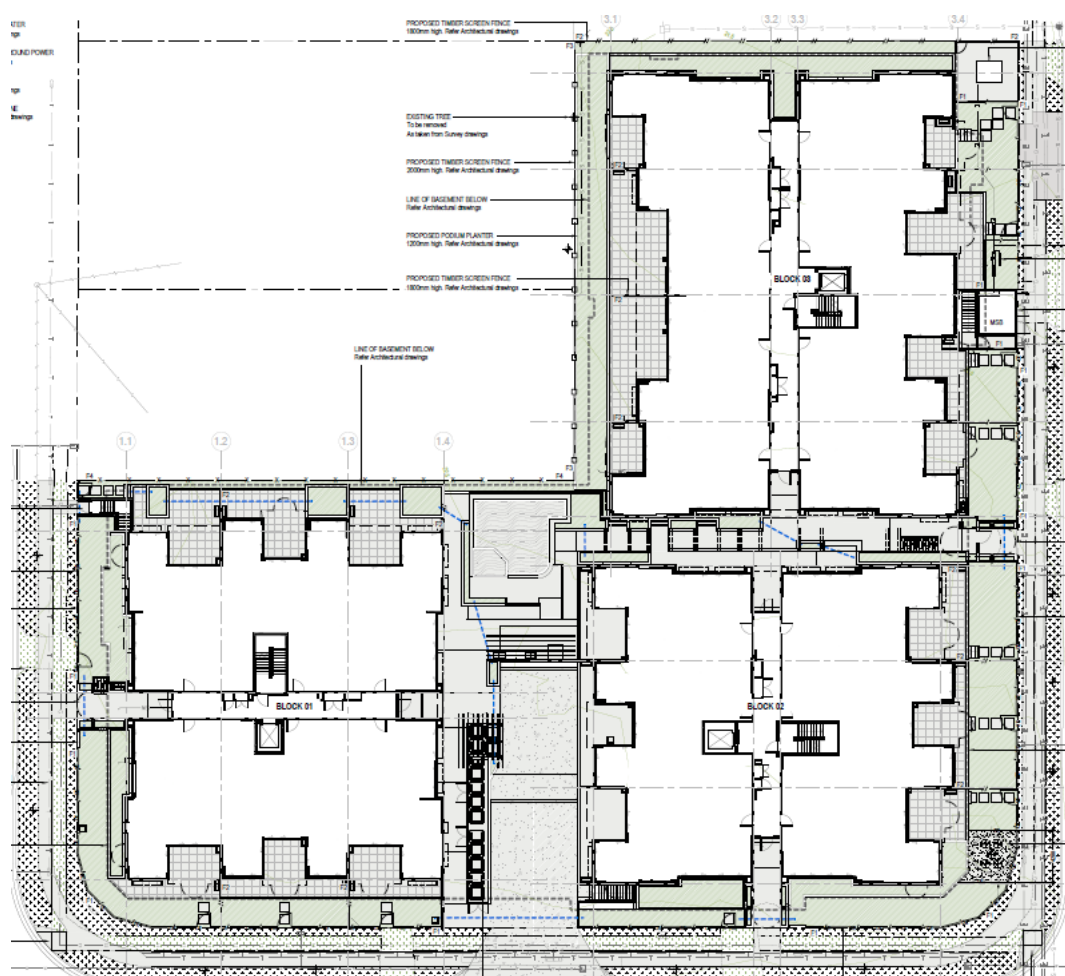


Figure 7: Proposed Ground Level – Deep Planting and Landscaping (Source AGA Architects 2026)

As evidenced by a comparison of **Figure 6** and **Figure 7** above the proposed deep planting and landscape outcome is coherent with the development approval.

Basement Changes

The following changes are proposed within the basement

- Changes to the location of some bicycle parking spaces. The approved number of bicycle spaces is maintained.
- Basement clearance – The existing approval included a portion of the basement that did not achieve the required 2.3m clearance. As a consequence of detail design and construction there are two additional locations of the basement that have a reduced clearance. The clearances have been addressed by Colliers in the attached Traffic Response (**Attachment F**).
- The number of bins within the waste room for Building 3 has been reduced from six (6) to four (4) bins. There is also no change to the overall number of bins on the site, noting that the bins stores under Buildings 1 and 2 have each been increased by one (1) bin.
- The small car bay adjacent to the northern boundary (below Building 3) has been relocated from the eastern to the western side of the driveway resulting in the tandem bay comprising two small car spaces.

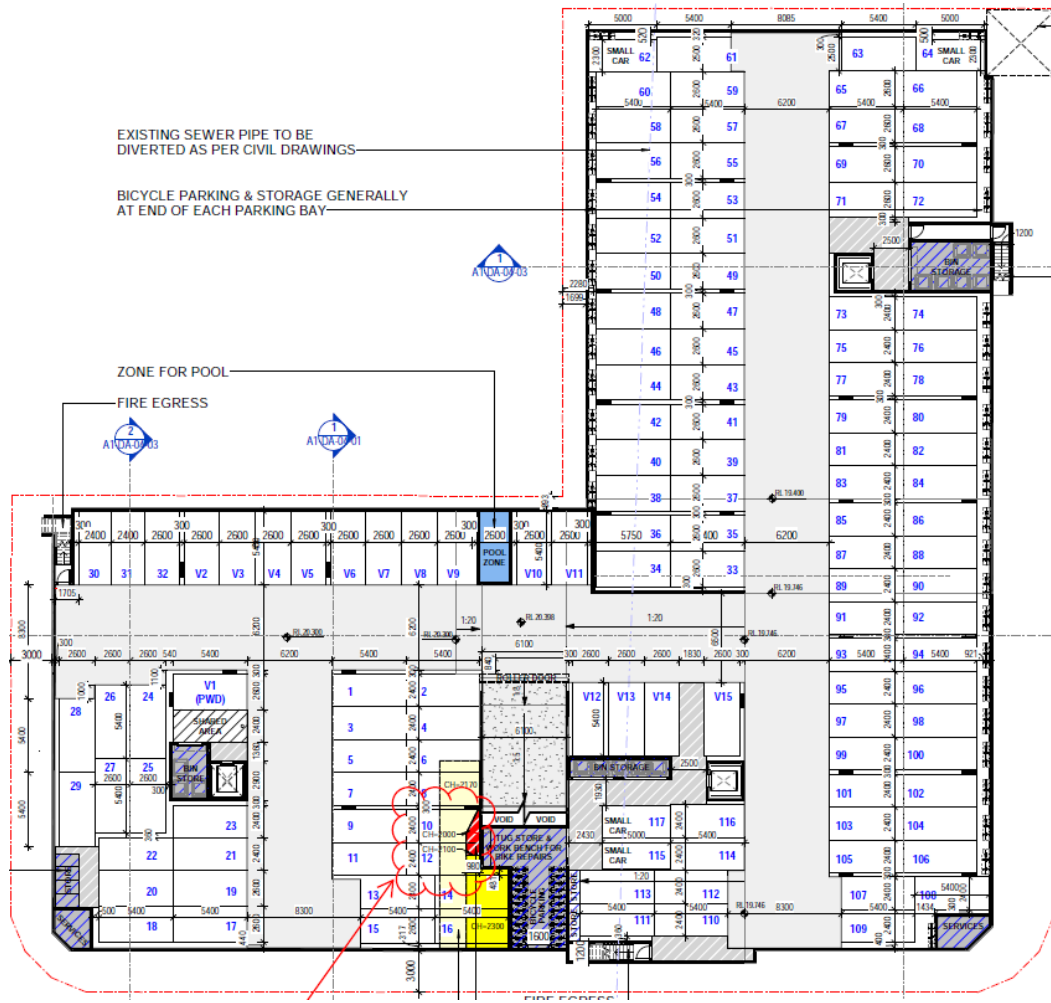


Figure 8: Approved Basement Level (Source AGA Architects 2025)

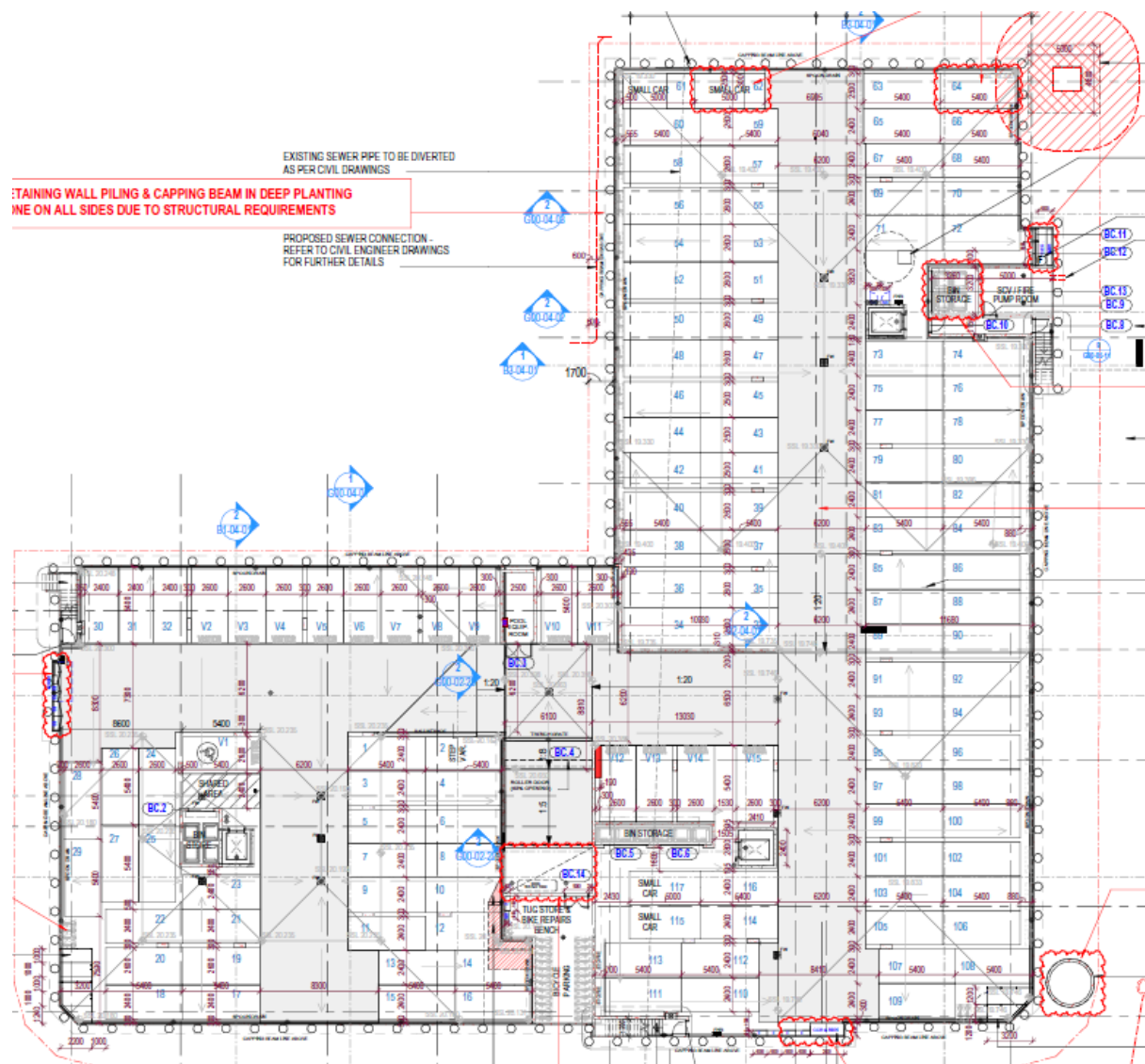


Figure 9: Proposed Basement Level (Source AGA Architects 2026)

Miscellaneous Built Form Changes

- **Changed building levels** – Minor refinements to the internal floor levels and floor-to-floor dimensions are proposed as part of the detailed design to accommodate building services. The revised building levels respond to the coordination of building services, structural requirements and construction methodology (resulting in a minor increase in the overall building height). Importantly, the development continues to comprise three (3) storeys and maintains the approved scale, intensity and built form outcome.
- **Roof form amendments** - The approved pitched roof form is proposed to be amended to a flat roof design. The revised roof form improves constructability and servicing efficiency and, in conjunction with the revised internal floor levels, does not change the overall heights of each building block. The development continues to remain less than 11.5m and also continues to comprise three (3) storeys, maintaining the approved scale and built form outcome. Additionally, the development maintains the parapet roof form which continues to contribute to the roof cap and the architectural distinction of the development.

- New Refuse Bin Wash Bay – a new wash bay area is proposed on the western side of the driveway. The development continues to accommodate 14x 1000L bins in the collection point. This new facility will allow for proper cleaning and maintenance of the refuse bins and does not affect the development's compliance with the minor change criteria.
- Fire Booster relocated from Lindley Street - The fire booster previously located on the Lindley Street frontage has been relocated to the northern portion of the Webster Road frontage. This change is required due to the amended landscaping outcomes along the Lindley Street frontage. The relocated Fire Booster does not create new or additional impacts, and the development maintains the same appearance, scale and built form outcome.
- Façade and Fencing/Entry Refinements – Minor refinements are proposed to the building façades, including revisions to window proportions, entry treatments and architectural detailing, in addition to a revised entry gate. The amendments improve the alignment of architectural elements and respond to the detailed design process without materially altering the appearance or architectural character of the approved development.

Notwithstanding the detailed design refinements, the development continues to present substantially the same built form, scale, architectural expression and streetscape presentation as approved. The proposed amendments do not alter the fundamental planning outcomes previously endorsed by Council.

3.1 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.

3.1.1 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 2 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Date
Approved Plans		
Development Summary	A1-DA-00-02 Issue P7 (Amended In Red 06-JAN-2025)	10-DEC-2024 (Received)
Entry Statement	A1-DA-01-03 Issue P2	10-DEC-2024 (Received)
3D Building Views	A1-DA-01-04 Issue P3	10-DEC-2024 (Received)
3D Building Views	A1-DA-01-05 Issue P3	10-DEC-2024 (Received)
3D Building Views	A1-DA-01-06 Issue P5	10-DEC-2024 (Received)
3D Building Views	A1-DA-01-07 Issue P3	10-DEC-2024 (Received)
Refuse Store & Collection Plan	A1-DA-01-13 Issue P2	10-DEC-2024 (Received)
Overlooking Mitigation Strategy	A1-DA-01-14 Issue P2	10-DEC-2024 (Received)
Site Basement Plan	A1-DA-02-01 Issue P10 (Amended In Red 06-JAN-2025)	10-DEC-2024 (Received)

Table 2 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Date
Site Plan – Level 1 (GRD)	A1-DA-02-02 Issue P18	02-SEP-2025 (Received)
Site Plan – Level 2	A1-DA-02-03 Issue P12	02-SEP-2025 (Received)
Site Plan – Level 3	A1-DA-02-04 Issue P12	02-SEP-2025 (Received)
Site Plan – Roof	A1-DA-02-05 Issue P6	10-DEC-2024 (Received)
GOS / Deep Planting	A1-DA-02-12 Issue P3	10-DEC-2024 (Received)
Typical Unit Plan – Type A	A1-DA-02-21 Issue P4	02-SEP-2025 (Received)
Typical Unit Plan – Type B	A1-DA-02-22 Issue P4	02-SEP-2025 (Received)
Typical Unit Plan – Type C	A1-DA-02-23 Issue P5	02-SEP-2025 (Received)
Typical Unit Plan – Type D	A1-DA-02-24 Issue P6	02-SEP-2025 (Received)
Typical Unit Plan – Type E	A1-DA-02-25 Issue P4	02-SEP-2025 (Received)
Typical Unit Plan – Type E1	A1-DA-02-26 Issue P3	02-SEP-2025 (Received)
Typical Unit Plan – Type F	A1-DA-02-27 Issue P4	02-SEP-2025 (Received)
Typical Unit Plan – Type A1	A1-DA-02-28 Issue P1	02-SEP-2025 (Received)
Overall Site Elevations	A1-DA-03-01 Issue P5	10-DEC-2024 (Received)
Overall Site Elevations	A1-DA-03-02 Issue P3	10-DEC-2024 (Received)
Overall Site Elevations	A1-DA-03-03 Issue P3	10-DEC-2024 (Received)
Overall Site Elevations	A1-DA-03-04 Issue P4	10-DEC-2024 (Received)
External Materials & Colour Palette	A1-DA-03-11 Issue P2	10-DEC-2024 (Received)
Overall Site Sections	A1-DA-04-01 Issue P6	10-DEC-2024 (Received)
Overall Site Sections	A1-DA-04-02 Issue P6	10-DEC-2024 (Received)
Overall Site Sections	A1-DA-04-03 Issue P6	10-DEC-2024 (Received)
Block 01 Floor Plan – Level 1 (Ground)	A1-DA-B1-02-01 Issue P5 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 01 Floor Plan – Level 2	A1-DA-B1-02-02 Issue P6 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 01 Floor Plan – Level 3	A1-DA-B1-02-03 Issue P4 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 01 Elevations	A1-DA-B1-03-01 Issue P3	10-DEC-2024 (Received)
Block 01 Elevations	A1-DA-B1-03-02 Issue P4	10-DEC-2024 (Received)
Block 02 Floor Plan – Level 1 (Ground)	A1-DA-B2-02-01 Issue P3 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 02 Floor Plan – Level 2	A1-DA-B2-02-02 Issue P2 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 02 Floor Plan – Level 3	A1-DA-B2-02-03 Issue P2 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 02 Elevations	A1-DA-B2-03-01 Issue P2	10-DEC-2024 (Received)

Table 2 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Date
Block 02 Elevations	A1-DA-B2-03-02 Issue P2	10-DEC-2024 (Received)
Block 03 Floor Plan – Level 1 (Ground)	A1-DA-B3-02-01 Issue P5 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 03 Floor Plan – Level 2	A1-DA-B3-02-02 Issue P4 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 03 Floor Plan – Level 3	A1-DA-B3-02-03 Issue P4 (Amended In Red 07-OCT-2025)	10-DEC-2024 (Received)
Block 03 Elevations	A1-DA-B3-03-01 Issue P4	10-DEC-2024 (Received)
Block 03 Elevations	A1-DA-B3-03-02 Issue P3	10-DEC-2024 (Received)
Proposed Planting Schedule	18 Issue G	10-SEP-2024 (Received)
Landscape Concept Plan (Ground Floor)	1 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Response to BCC Multiple Dwelling Code	2 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Landscape Concept Plan (Level 02)	3 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Landscape Concept Plan (Level 03)	4 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Block 01 Blow-Up Plan (Ground Floor)	5 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Block 02 Blow-Up Plan (Ground Floor)	6 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Block 03 Blow-Up Plan (Ground Floor)	7 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Deep Planting Calculations	8 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Communal Open Space	9 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Podium Planter Depths (Ground Floor)	10 Issue G (Amended In Red 19-DEC-2024)	10-SEP-2024 (Received)
Podium Planter Depths (Level 02)	11 Issue G	10-SEP-2024 (Received)
Podium Planter Depths (Level 03)	12 Issue G	10-SEP-2024 (Received)
Irrigation Calculations	13 Issue G	10-SEP-2024 (Received)
Landscape Elevations	14 Issue G	10-SEP-2024 (Received)
Proposed Planting Schedule	17 Issue G	10-SEP-2024 (Received)
Proposed Planting Schedule	19 Issue G	10-SEP-2024 (Received)
Proposed Planting Schedule	20 Issue G	10-SEP-2024 (Received)
Services Layout Plan	WCD-241261-SK1 Rev. A	08-JUL-2024 (Received)
Block 01 Floor Plan – Level 1 (Ground)	60935-A-B1-02-01 Issue B	As received by Council
Block 01 Floor Plan – Level 2	60935-A-B1-02-02 Issue B	As received by Council

Table 2 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Date
Block 01 Floor Plan – Level 3	60935-A-B1-02-03 Issue B	As received by Council
Block 01 Elevations	60935-A-B1-03-01 Issue D	As received by Council
Block 01 Sections	60935-A-B1-04-01 Issue B	As received by Council
Block 02 Floor Plan – Level 1 (Ground)	0935-A-B2-02-01 Issue C	As received by Council
Block 02 Floor Plan – Level 2	60935-A-B2-02-02 Issue C	As received by Council
Block 02 Floor Plan – Level 3	60935-A-B2-02-03 Issue C	As received by Council
Block 02 Elevations	60935-A-B2-03-01 Issue B	As received by Council
Block 02 Sections	60935-A-B2-04-01 Issue B	As received by Council
Block 03 Floor Plan – Level 1 (Ground)	60935-A-B3-02-01 Issue B	As received by Council
Block 03 Floor Plan – Level 2	60935-A-B3-02-02 Issue B	As received by Council
Block 03 Floor Plan – Level 3	60935-A-B3-02-03 Issue B	As received by Council
Block 03 Elevations	60935-A-B3-03-01 Issue B	As received by Council
Block 03 Section	60935-A-B3-04-01 Issue B	As received by Council
3D Building Views	60935-A-G00-01-11 Issue A	As received by Council
3D Building Views	60935-A-G00-01-18 Issue A	As received by Council
Overall Floor Plan - Basement	60935-A-G00-02-01 Issue B	As received by Council
Overall Floor Plan – Level 1 (GRD)	60935-A-G00-02-02 Issue E	As received by Council
Overall – Floor Plan – Level 2	60935-A-G00-02-03 Issue B	As received by Council
Operational Waste Management Plan	24BRW0165	3 September 2026
Transport Engineering Assessment	24BRT0322	1 July 2026
Planting Schedule	Dwg No. 002 Issue E	As received by Council
Plant Images	Dwg No. 003 Issue E	As received by Council
Plant Images	Dwg No. 004 Issue E	As received by Council
Surface Finishes Plan Ground Floor	Dwg No. 100 Issue E	As received by Council
Planting Plan – Ground Floor	Dwg No. 200 Issue E	As received by Council
Planting Plan – Level 2	Dwg No. 201 Issue E	As received by Council
Planting Plan – Level 3	Dwg No. 202 Issue E	As received by Council
Landscape Details	Dwg No. 300 Issue E	As received by Council

3.1.2 Changes to Conditions of Approval

As a consequence of the proposed changes identified above, the application proposes the following changes to conditions (elements to be removed in strikethrough, and replacements in **green**). Refer to **Table 3** below.

Table 3– Changes to Conditions	
Condition 36 – Land for Transport Network – Road (Non-trunk)	Reason for Change
<i>Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING NUMBER A1-DA-02-02 dated 19/11/2024 – 60935-A-G00-02-02 Issue E</i>	Condition wording updated to reflect updated Architectural Plan.

3.1.3 Changes to Infrastructure Charges Notice

An amended Infrastructure Charges Notice is not 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:

- (3) *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 78A 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) *In 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—any properly made submissions about the development application or another change application that was approved; and*
 - (c) *any pre-request response notice or response notice given in relation to the change application; and*
 - (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
 - (da) *if paragraph (d) does not apply—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) *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—*
 - (a) *a statutory instrument; or*
 - (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (4) *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*

- (5) *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—*
- (a) *the statutory instrument or other document as in effect when the change application was made; or*
 - (b) *if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or*
 - (c) *another statutory instrument—*
 - i. *that comes into effect after the change application is made but before it is decided; and*
 - ii. *that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly 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 4 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer to Table 5 .
Would not cause the inclusion of prohibited development	The proposed changes would not introduce or involve any prohibited development.
Would not cause referral to a referral agency if there were no referral agencies for the development application	The original development application did not trigger a referral to the State Assessment Referral Agency. The proposed changes would not cause referral to a new referral agency.
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	The original application triggered impact assessment and required 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 5 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	The proposed minor change maintains the same land uses (Multiple Dwelling) as approved and does not involve a new land 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 development application and approval applies.
Does not dramatically change the built form in terms of bulk, scale and appearance	The proposed change does not dramatically alter the approved built form in terms of bulk, scale or appearance. The approved building height (in storeys), residential yield and overall development footprint are maintained. The proposed changes are limited to targeted refinements arising through the detailed design, service coordination and construction of the development, including revisions to the refuse collection vehicle (RCV) servicing arrangement, refinements to landscaping and deep planting, relocation of building services, minor façade amendments and basement coordination. Importantly: • The approved three (3) storey building height and overall scale of the development are maintained, with no material increase in site coverage or residential yield proposed. • The development continues to comprise three (3) residential buildings arranged around the approved basement, retaining the established built form composition, orientation and relationship to Webster Road, Lindley Street and Theodore Street. • The proposal maintains the approved architectural character and residential presentation of the development. Minor façade, operational refinements and amendments to the roof form have arisen through detailed design and service coordination and do not materially alter the appearance or visual presentation of the buildings. • Revisions to deep planting and landscaping respond to detailed basement design, service authority requirements and stormwater infrastructure, whilst maintaining a strong landscaped interface to the surrounding streets and the subtropical landscape character established by the approved development. • The relocation of the fire booster, water meters and associated servicing infrastructure represents a refinement to the operational layout of the development and does not alter the approved built form, scale or visual appearance of the development. Overall, the proposed changes represent a series of detailed design refinements that improve the constructability and operational functionality of the development whilst maintaining the key planning, built form and streetscape outcomes established

Table 5 – Assessment of Substantially Different Development Criteria

	under the existing development approval. The proposal is therefore substantially the same development as that already approved by Council.
Does not change the ability of the approved development to operate as intended	The proposed changes will not change the ability of the approved development to operate as intended. The proposal remains a Multiple Dwelling outcome (comprising 24 x 2 Bedroom Units / 36 x 3 Bedroom Units).
Does not remove a component that is integral to the operation of the development	The proposed minor change will not remove a component of the approved development that is integral to the operation of the approved multiple dwelling development.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	There are no proposed changes to the approved residential yield, access arrangements or overall car parking provision. Accordingly, the proposal will not increase traffic generation to or from the site or alter the operation of the surrounding transport network. As detailed in Section 3 of this report, the proposed changes include a minor repositioning of the designated on site refuse collection standing area, resulting in the refuse collection vehicle temporarily extending 1.3m into the verge). This has occurred as a consequence of necessary ramp changes from basement level revisions. The accompanying Traffic Advice prepared by Colliers confirms that the revised arrangement continues to provide a safe and functional servicing outcome. The refuse collection vehicle remains clear of the traffic lane, pedestrian movement is maintained via an unobstructed footpath, and the temporary verge occupation does not adversely affect the operation or safety of the surrounding road network. Accordingly, the proposed changes do not significantly impact on traffic flow or the transport network and do not increase traffic to the site.
Does not introduce new impacts or increase the severity of known impacts	The proposed changes do not introduce new impacts or increase the severity of known impacts associated with the approved development. The proposed amendments are limited in nature and principally relate to the detailed design and coordination of the development. Whilst refinements are proposed to the refuse collection arrangements and landscape configuration, the supporting technical documentation confirms that these changes continue to achieve safe and functional servicing outcomes, maintain pedestrian connectivity and provide a high-quality landscape outcome across the site. The proposal does not increase the approved residential yield, building height in storeys, scale or intensity of development and does not alter the

Table 5 – Assessment of Substantially Different Development Criteria

	approved access arrangements. Similarly, the minor relocation of building services and associated detailed design refinements do not result in any material change to the development's interface with adjoining properties or the surrounding streetscape. Accordingly, the proposed changes do not introduce new impacts or increase the severity of impacts beyond those already assessed and approved by Council.
Does not remove and 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.
Does not impact on infrastructure provisions	The proposed changes do not impact on infrastructure provisions

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 a 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*, with the *Brisbane City Plan 2014* providing the relevant planning scheme provisions. The legislative framework remains consistent and in force at the time of this change.

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 has confirmed that there have been no substantive changes to the provisions that apply to the development of the site.

- The original development application was subject to impact assessment procedures, with three submissions received.
- The Change application (s82 Other Change) (BCC REF: A006564499) was subject to public notification. A total of one (1) submission was received which did not raise concerns and further stated the support for the proposal, with the exception of the request for a 1.8m wide pedestrian footpath. As detailed in **Table 1**, It is noted that the Streetscape Hierarchy Overlay has been updated on the Lindley Street frontage and has been reclassified from Neighbourhood Street Major to Neighbourhood Street Minor subcategory. Accordingly, a 1.2m wide footpath is sought under the Streetscape Hierarchy Overlay - Neighbourhood Street Minor Subcategory, which is provided.

- The proposed changes to the development will not alter the approved development's compliance with the town planning framework applicable at 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 Low-Medium Density Residential Zone (2 or 3 storey mix precinct), Lutwyche Road Corridor Neighbourhood Plan, Multiple Dwelling Code, relevant Overlay Codes and other Development Codes. The Streetscape Hierarchy Overlay, Neighbourhood Street Major has been updated on the Lindley Street frontage as part of the v33 City Plan updates and is discussed above.

There were no other changes to the balance of the applicable town planning framework.

- A summary of the development's compliance with the built form provisions is provided below:
 - **Building Height** – The proposal continues to comprise three (3) storeys and maintains the approved scale and form of the development. Minor changes to internal floor levels are proposed as a consequence of detailed design refinements, including the coordination of building services and associated structural requirements. The revised floor levels do not result in an additional storey, change in scale, or materially alter the perceived bulk, scale or prominence of the development when viewed from Webster Road, Lindley Street, Theodore Street or surrounding public vantage points. The development consistent with the approval continues to comply with PO4 of the Multiple Dwelling code.
 - **Setbacks** – The proposal includes minor refinements to portions of the ground level courtyards to the Webster Road and Lindley Street frontages. Although there are no changes to the setbacks to the development.

Accordingly, the development continues to provide setbacks in accordance with current approval and the development continues to comply with PO6 and PO7 of the Multiple Dwelling Code.
 - **Site Cover** – The proposal does not result in any change to the approved site cover, which remains at 58%. Accordingly, the development maintains the approved balance between built form and open space across the site and continues to comply with Performance Outcome PO8 of the Multiple Dwelling Code.
 - **Private Open Space** – The proposal includes minor variations to the configuration of private open space areas at ground level. Notwithstanding, all dwellings continue to provide generous private open space, with all balconies exceeding 12m² and all ground floor courtyards continuing to provide generous private open space areas in excess of 35m².
 - **Car Parking** – The proposed development does not change the provision of car parking which continues to provide a total of 117 resident car parks and 11 visitor car parks in the same location and configuration as the current approval. Notwithstanding, car park 62 has been converted into a small bay, and car park 64 has been converted into a standard sized bay. The development continues to provide a total of four (4) small bays. As there have been no changes to the car parking quantum, and no substantive changes to the access and manoeuvring of the basement area, the development continues to achieve compliance with the Transport, Access, Parking and Servicing Code.
 - **Bicycle Parking** – No change to the provision of bicycle parking is proposed, with only minor amendments to the layout and inclusion of these spaces within the basement level and ground floor level of the development. Therefore, the development continues to comply with the parking rates under the TAPS Policy.
 - **Deep Planting** – As detailed in Section 3 of this Minor Change Report, the proposal includes targeted refinements to the approved deep planting outcome as a consequence of the progression of the development into detailed design and construction. The amendments have

been necessitated by basement coordination, the approved location of the stormwater treatment tank, and associated landscape refinements.

Notwithstanding these changes, the proposal continues to provide a high quality subtropical landscape outcome consistent with the approved development. t.

The revised deep planting areas, continue to satisfy the deep planting requirements of the Multiple Dwelling Code (PO56).

6 Summary

This Town Planning Assessment in respect of the proposed Change Application (Minor Change) for the development approval at 100-106 Webster Road and 1-5 Theodore Street, Stafford 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 drawings and documents, conditions and infrastructure charges notice updated as per the recommendations identified within this Town Planning Assessment.