

Change Application (Minor Change) Town Planning Assessment

27 Lorne Street & 26-32 Samford Road,
Alderley

BCC DS
RECEIVED
22-JUN-2026
APPLICATION REF
A007053603

1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (the responsible entity) pursuant to sections 78 of the *Planning Act 2016* (**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: A0066769348) over the site at 27 Lorne Street and 26-32 Samford Road, Alderley for a Development Permit for a Material Change of Use for Multiple Dwellings and Centre Activities (Office). For further detail refer to the copy of the development approval included 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 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 original application was subject to Impact Assessment procedures with no properly made submissions being received for the development application through the public notification period.

2. Background

2.1 Site and Relevant Planning Designations

The site is located at 27 Lorne Street and 26-32 Samford Road, Alderley and is more properly described as Lot 1 on RP133040, Lot 5 on RP163102, Lot 102 on RP20288 and Lot 3 on RP96856.

The site comprised of a 2,151m² irregular shaped land parcel with dual frontage to Samford Road (approximately 41m) and Lorne Street (approximately 57m).

Having regard to the Certificate of Title (**Attachment B**), the registered owner of the site is Alderley PCG Pty Ltd A.C.N. 672 382 866.

The site is subject of the Brisbane City Plan 2014 (**the City Plan**), version 35.00/2025 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 application, extension application and current development approval (subject to previous change applications).

Table 1 – Town Planning Designations						
	<i>Original Application</i>	<i>Extension Application 1</i>	<i>Approved Other Change Application</i>	<i>Approved Minor Change Application 1</i>	<i>Approved Minor Change Application 2</i>	<i>Proposed Minor Change Application 3 / Extension Application</i>
	City Plan v03.00/2016	City Plan v18.00/2020	City Plan v20.00/2020	City Plan v29.00/2023	City Plan v32.00/2025	City Plan v35.00/2025
Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone
Neighbourhood Plan	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)
Overlays	- Airport Environs Overlay - Bicycle Network Overlay - Critical Infrastructure and Movement Network Road Hierarchy Overlay - Streetscape Hierarchy Overlay - Transport Air Quality Corridor Overlay - Transport Noise Corridor Overlay	- Airport Environs Overlay - Bicycle Network Overlay Community Purposes Network Overlay - Critical Infrastructure and Movement Network Road Hierarchy Overlay - Streetscape Hierarchy Overlay - Transport Air Quality Corridor Overlay - Transport Noise Corridor Overlay	- Airport Environs Overlay - Bicycle Network Overlay Community Purposes Network Overlay - Critical Infrastructure and Movement Network Road Hierarchy Overlay - Streetscape Hierarchy Overlay - Transport Air Quality Corridor Overlay - Transport Noise Corridor Overlay	- Airport Environs Overlay - Bicycle Network Overlay Community Purposes Network Overlay - Critical Infrastructure and Movement Network Road Hierarchy Overlay - Streetscape Hierarchy Overlay - Transport Air Quality Corridor Overlay - Transport Noise Corridor Overlay	- Airport Environs Overlay - Bicycle Network Overlay Community Purposes Network Overlay - Critical Infrastructure and Movement Network Road Hierarchy Overlay - Streetscape Hierarchy Overlay - Transport Air Quality Corridor Overlay - Transport Noise Corridor Overlay	- Airport Environs Overlay - Bicycle Network Overlay Community Purposes Network Overlay - Critical Infrastructure and Movement Network Road Hierarchy Overlay - Streetscape Hierarchy Overlay - Transport Air Quality Corridor Overlay - Transport Noise Corridor Overlay

As identified above, the designations applicable to the site since the original development approval to now are largely unchanged, except for the introduction of the Community Purposes Network Overlay (which had been suitably captured in the Other Change Application lodged pursuant to Version 20.00, 2020). As such, the introduction of the Community Purposes Network Overlay had been assessed in previous applications. In addition, the Community purposes network overlay does not represent a relevant assessment benchmark and therefore would not change the assessment of the approved development.

2.2 Approval Background

2.1.1 Original Development Approval

The development approval (Council Reference: A004217560) over the site at 27 Lorne Street and 28 Samford Road, Alderley (Lot 3 on RP96856, Lot 5 on RP163102 and Lot 102 on RP20288) was granted by Brisbane City Council by way of a Decision Notice on 9 August 2016. The development approval was for a Development Permit for a Material Change for Multiple Dwelling (38 Units) and Centre Activities (Office) (268m²).

The development approval comprised a six (6) storey mixed-use building with office tenancy at ground floor (268m²), apartments (38 Units) and communal open space at ground floor and in the storeys above, a rooftop communal area, and carparking at the ground and basement levels.

The development application was subject to Impact Assessment and received one (1) properly made submission throughout the public notification period.

There was no referral jurisdiction for the original application.

2.1.2 Other Change Application

On 14 December 2020 the Applicant submitted a Change Application (Other Change) to Brisbane City Council to change the development approval (Council Reference: A004217560) over the site.

The change application primarily involved developing the corner lot at 32 Samford Road, Alderley in line with the existing development approval (A004217560) adjoining this lot. The corner lot had been acquired by the Applicant since the original development approval, and the Change Application intended to complement that approval by completing the built form to the corner lot.

Consistent with the original development approval, a mixed-use outcome was sought over the site, with ground level centre activities (office) and five (5) storeys of multiple dwellings above the ground level uses. A total of 12 additional multiple dwellings (total of 50 x units) and 188m² of centre activities (office) (total GFA of 456m²) were approved as part of the Change Application.

Various other changes to the approved built form related to minor changes required to integrate the proposed extension with the approved built form, and modifications at basement level to improve car park functionality and accommodate the additional parking required to service the additional multiple dwellings on the corner lot.

Brisbane City Council granted the approval for the Change Application (Other Change) on 11 June 2021 (Council Reference: A005613148).

2.1.3 Change Application (Minor Change)

On 14 December 2023 the Applicant submitted a Change Application (Minor Change) to Brisbane City Council to change the development approval over the site.

The Change Application included various design changes as a consequence of ongoing detailed design. The fundamental design and operational aspects of the development remained consistent to the original development approval and continued to represent a 6-storey multiple dwelling and centre activity (office) outcome on ground level.

The Minor Change approval was granted by Brisbane City Council by way of a Decision Notice dated 6 June 2024 (Council Reference: A006427065). The Approved documentation (Plans and Conditions Approval Package) pursuant to A006427065 is included within Attachment A.

The development application for the approval was subject to Code Assessment, and therefore public notification was not triggered during the assessment of the minor change application.

2.1.4 Extension Application(s)

An extension approval (Council Reference: A005431104) was granted by Brisbane City Council on 8 May 2020. The approved currency period for the development approval was extended two (2) years, (24 months) until 9 August 2022.

The extension to the currency period provides an indication of Council's view that the approval is consistent with the codes and outcomes of the City Plan at the time of the extension application, and is in keeping with community expectations.

As a result of the Covid-19 pandemic (applicable event) automatic extensions granted by the Planning Minister, the development approval remains current and the currency period of the approval has been extended until 9 August 2024.

A further extension approval was granted by Brisbane City Council on 28 August 2024, extending the currency period to **9 August 2026** (Council Reference: A006569710).

It is noted that an Extension Application has been lodged to Brisbane City Council (concurrent to this Minor Change Application), which seeks to extend the currency period to 9 August 2027. The Extension Application is to provide the Applicant with sufficient time to complete construction of the development (noting works have significantly progressed onsite).

2.1.5 Minor Change Application (Current Development Approval)

On 9 May 2025 the Applicant submitted a Change Application (Minor Change) to Brisbane City Council to change the development approval over the site.

The Change Application included various design changes as a consequence of ongoing detailed design and significant changes in market conditions since the original development approval was granted. The Minor Change Application sought to continue to represent a 6-storey multiple dwelling and commercial (office) outcome on ground level, generally consistent with the approved development. The built form extent remains substantially consistent. Changes to the development approval notably included a revised Booster/Hydrant location, change in tenancy configuration, change in fire stairwell configuration and change in basement realignment to the northern boundary.

The Minor Change approval was granted by Brisbane City Council by way of a Decision Notice dated 8 August 2025 (Council Reference: A006769348).

The Decision Notice for the development approval specifies the currency period for the development approval to laps on 9 August 2026, unless further extended.

A copy of the current development approval is included in **Attachment A**.

3. Proposed Changes

3.1 Overview of Proposed Changes

At the outset, we advise that the fundamental design and operational aspects of the proposal remain unchanged. The proposed development continues to represent a 6-storey multiple dwelling and commercial (office) outcome on ground level, consistent with the approved development. The built form extent remains substantially consistent with the current development approval and the changes are consequential due to detailed design and construction matters (noting that construction of the development has substantially progressed onsite, and is nearing completion).

The highly articulated façade design is retained and landscaping continues to be provided consistent with the development approval. Car parking continues to be provided in basement levels and ground level, with vehicle access provided via Lorne Street, consistent with the development approval.

The detailed design exercise and subsequent construction phase for the approved development has resulted in some specific and limited design adaptations. The key aspects proposed in this Change Application are detailed within the subsequent sections of this assessment.

Basement Level - Storage Cages

As a consequence of market demand, 11 x storage cages are proposed within the basement level, resulting in the relocation of the onsite detention tank (**Figure 1**). The 11 x proposed storage cages will range in size between 3m² to 7m² and do not impact upon the total provision of car parking spaces as demonstrated within the Traffic Engineering Letter (**Attachment E**).

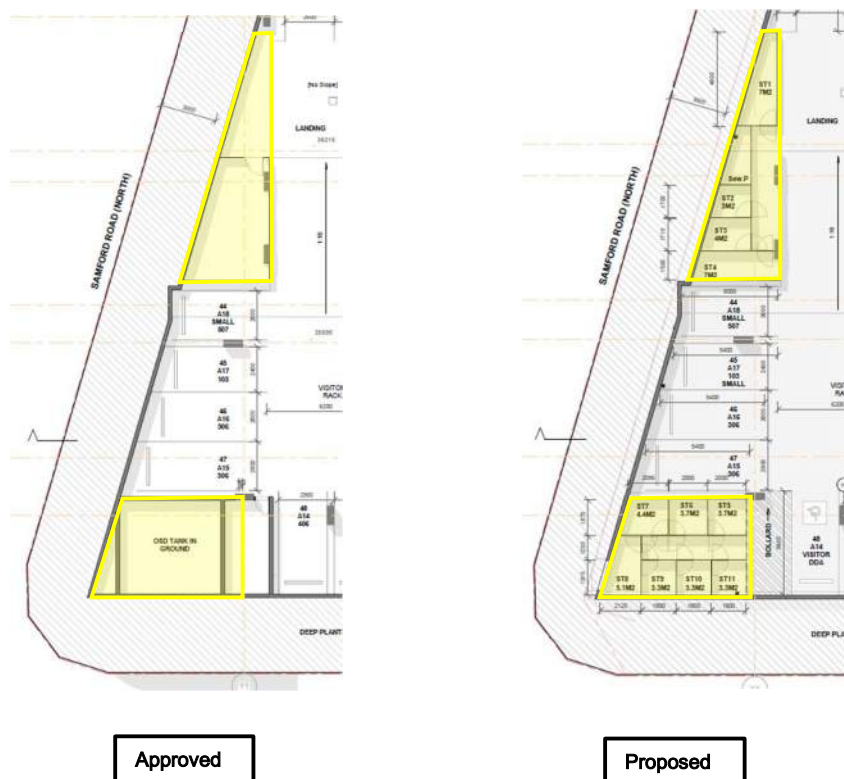


Figure 1: Changes relating to the storage cages in the basement (changes depicted in yellow)

Stormwater

As a result of detailed design and construction matters the on-site detention tank is proposed to be relocated. A revised Stormwater Management Plan has been provided and has determined that a 10m³ tank is sufficient for the proposed development (refer to **Attachment F** for further detail). The Stormwater Management Plan also determines that the proposed revised design does not change or add any additional impacts on the downstream stormwater network. The proposed revised location of the on-site detention tank, under the building entry, has been indicated on the Civil Plans in the Stormwater Management Plan (**Attachment F**).

Car Parking and Dimension Changes

Some internal car parking arrangements have occurred, which have been reviewed and certified by the RPEQ traffic engineers (per **Attachment E**).

The approved PWD visitor carpark space on ground level is proposed to be relocated to the basement. As a consequence, an additional tenancy car park (1 x small car park) on ground level is proposed in the location of the approved shared space, increasing the total number of car parking spaces to seventy-eight (78) car spaces.

It is noted that drawing number DA0002 (General Arrangement Plan – Basement) of the revised Architectural Plans (**Attachment C**) has been amended to reflect the correct number of car parking spaces, noting a discrepancy had been identified on the previous approved plans (whereby the car parking spaces adjacent to car parking space 27 and 39 had not been accurately shown on the Architectural Plans).

At the basement level, an existing approved standard car parking is proposed to be converted into a small car parking space (resulting in a total of 2 x small car parking spaces on Basement Level). Refer to the Traffic Engineering Letter (**Attachment E**) for further detail.

An additional 10 x small car parking spaces are proposed on ground level (resulting in a total provision of 12 x small car parking spaces onsite). As demonstrated within the Traffic Engineering Letter (**Attachment E**), the provision of up to 20% small car spaces is acceptable in fully reserved parking areas, in accordance with Council's Transport, Access, Parking and Servicing (TAPS) Policy. The total of 11 small car parking spaces (allocated for residents) represents 15% of the total parking provision of 78 x spaces, which is less than 20% and in accordance with Council's TAPS Policy.

Please refer to the Traffic Engineering Letter, prepared by PTT Traffic and Transport Engineering (included within **Attachment E**) for further detail.

Height Clearance (Car Parking)

As detailed within the Traffic Engineering Letter (**Attachment E**), car parking spaces 07-12 and 18 at ground level are proposed to have a reduced height clearance between 1.5m and 2.1m.

On Basement level, car park space 29 will also have a reduced height clearance of 2.2m as a result of an adjacent pipe.

The revised Traffic Engineering Letter, prepared by PTT Traffic and Transport Engineering (**Attachment E**) has determined that these reduced heights are acceptable as the reduced heights will be clearly signed, with appropriate flexible striker bars installed.

As demonstrated within the Traffic Engineering Letter, parking spaces which feature a reduced vertical clearance at the closed end of the space are located such that vehicles could conveniently

access the spaces in a forward gear, which are to be signed, or line marked to be nose-in / forward-in parking only. Therefore, the reduced height clearance of between 1.5m and 2.1m at the closed end of these parking spaces expected to provide sufficient clearance for the bonnet of cars.

Parking Aisle

Consequential to construction, it has been advised that the frame of the security roller door will restrict the width of the aisle to 5.5m at that point. A swept path analysis has been undertaken of this 5.5m inch point and is included within the Traffic Engineering Letter, prepared by PTT Traffic and Transport Engineering (**Attachment E**).

The swept path analysis demonstrated that a medium car (B85) and large car (B99) can pass at this point in accordance with Council's TAPS Policy and AS2890.1.

As detailed above, there is also a 0.13m pipe adjacent to parking space 29 (on Basement Level) which reduces the height clearance to 2.2m. This runs along the edge of the parking aisle and circulation ramp and is less than 0.3m of encroachment. Therefore, this height restriction would be only above the 0.3m clearance space to a wall along a parking or circulation aisle or parking space and would not be impacted by cars. As detailed within the Traffic Engineering Assessment (**Attachment E**) it is recommended that the 0.3m clearance along the edge of this section of parking and circulation aisle be line marked to delineate this area.

As outlined within the Traffic Engineering Letter (**Attachment E**), the above modifications relating to Traffic Engineering matters are minor and can be addressed with appropriate signage, line marking and warning devices and otherwise comply with Council's TAPS PSP and AS2890.1 and is acceptable.

Ground Level Amendments (Amended Bicycle Parking Storage and Tenancy Amendments)

Tenancy 01 on ground level is proposed to incorporate an additional 3 x bathrooms (accommodated within the south-eastern corner of Tenancy 1 adjacent to the bike storage). As illustrated within **Figure 2** below, the proposed location of the bathroom facilities has resulted in the reconfiguration of the residential bicycle parking area. Notwithstanding, the number of bicycle parking spaces provided remain consistent with the development approval.

Regarding visitor bicycle parking on ground level, these spaces have been slightly reconfigured to better suit the configuration of the spaces. Notwithstanding, 13 visitor bicycle spaces continue to be provided, consistent with the approval.

In accordance with Condition 34 of the Development Approval, the proposal continues to achieve 51 x secure residential bicycle parking spaces and 13 x visitor bicycle spaces, resulting in no net-loss of bicycle parking onsite. The revised Bicycle Parking configuration is illustrated within **Figure 2** below.

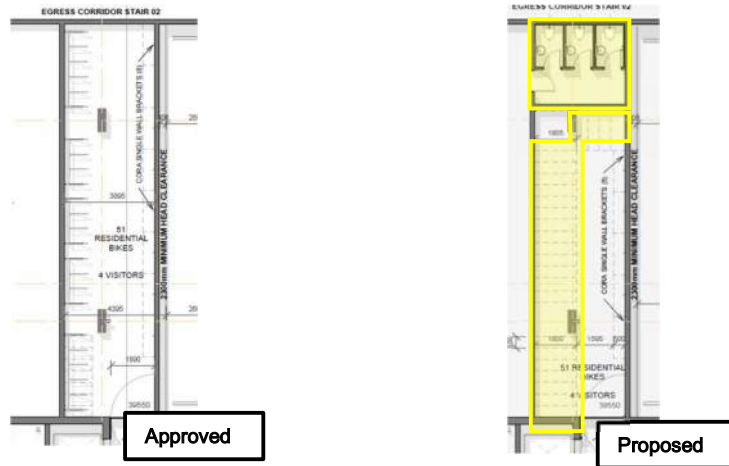
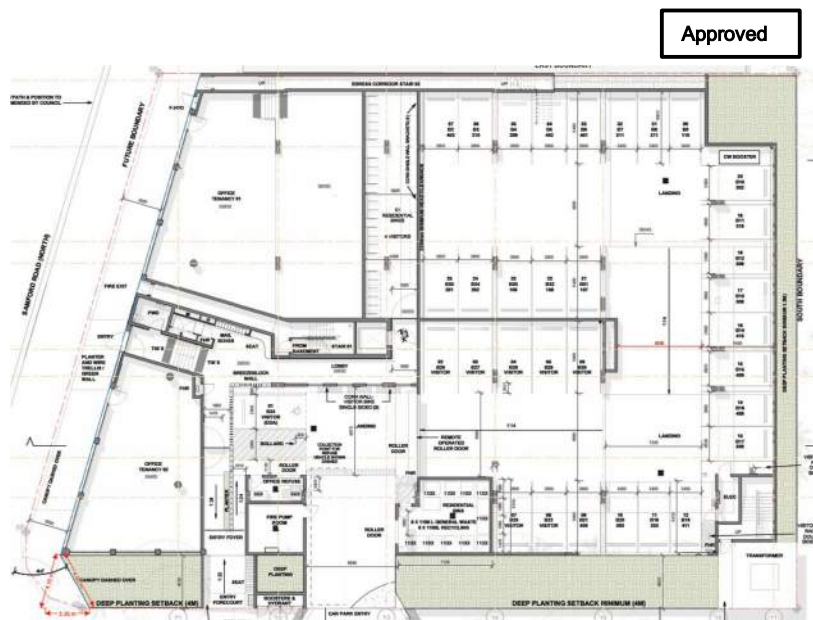


Figure 2: Comparison of Bicycle Parking configuration on Ground Level (changes depicted in yellow)

General Utility Changes (Ground Level)

As a consequence of detailed design and service requirements, the revised outcome results in a minor reconfiguration / amendment of utilities on Ground Level (**Figure 3**). Notwithstanding, these amendments do not change the ability of the approved development to operate as intended and are internal (therefore not being visually perceptible to the streetscape).



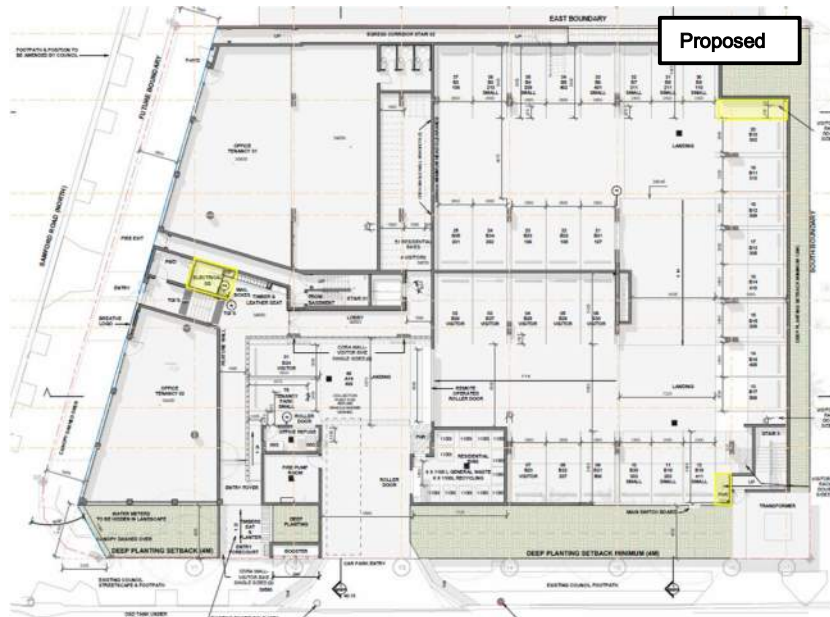


Figure 3: Comparison of ground floor utilities (changes depicted in yellow)

Air conditioning units are proposed along the southern façade on the ground level. These air conditioning unit's do not have amenity impacts given their car parking interface and will be visually and acoustically screened consistent with the requirements of the existing conditions.

Street Tree(s) / Streetscape Matters

During construction, the Applicant had removed two (2) street trees on Lorne Street, identified south of the proposed crossover (which were facilitated through NALL approval pursuant to SAP 12417162). The revised street tree outcome to Lorne Street is demonstrated on the Revised Landscape Concept Plans (included within **Attachment D**). The street trees identified north of the proposed crossover continue to be retained / replaced (if damaged) in accordance with the current approval.

During the NALL process, Council had noted that additional street tree planting could not occur within Council's streetscaped area on Samford Road. In any case, the current conditions do not include a streetscape works condition, as the existing streetscape works are to be retained and are consistent with the SCIP outcomes. The arrangements to Samford Road will be retained, comprising low level shrubs. As demonstrated within the Revised Landscape Concept Plan (**Attachment D**), the existing street tree identified on Samford Road (closest to the corner of Samford Road / Lorne Street) continues to be retained / replaced (if damaged) in accordance with the current approval.

Footpath

In terms of the balance of the streetscape, it is noted that there is no condition requiring streetscape works (the only streetscape aspects relate to the trees as discussed above). In this content, the footpath will be provided generally as existing. That is, the SCIP verge treatment to Samford Road (with rectification where impacted by construction), and majority of the Lorne Street verge treatment to be a 1200 wide footpath with grass from footpath to our boundary line (and trees per NALL

permit). Where the Lorne Street verge is between the crossover and Samford Road, the verge will be a full concrete treatment to ensure a neat tie in, as shown on the architectural plans (**Attachment C**).

Survey Matter (Samford Road)

As a consequence of detailed design development undertaken during the construction phase, a minor encroachment of approximately 60mm into the Samford Road frontage setback has been identified on the Survey Plan. Refer to the Survey Plan included within **Attachment G**. This encroachment is confined to Level 1 only and relates solely to planter elements projecting marginally into the setback (as identified on the Survey Plan).

Importantly, the development at Ground Level continues to achieve compliance with the approved 3.0m setback, thereby preserving the intended road widening outcome and ensuring no impact on the functional requirements of the frontage. In this regard, the encroachment does not affect the development's ability to accommodate the future road widening of Samford Road.

It is further noted that the approved awning structure projects into the road widening area in accordance with the development approval. As such, the additional 60mm encroachment at Level 1 occurs within a portion of the frontage already characterised by built elements extending into the setback. Consequently, the encroachment is negligible in both scale and effect and does not give rise to any additional or material impact beyond that already anticipated under the approval, including Condition 38.

Accordingly, the minor deviation is considered inconsequential and does not undermine the intent or outcomes sought by the original approval.

Landscaping – Level 1

The decorative gravel associated with Level 1 units is proposed to be removed and replaced with extended balconies and courtyards (associated with these Level 1 units), to create more usable and practical private outdoor spaces (**Figure 4**).

The abovementioned changes to not significantly alter the appearance of the development and improve the amenity of residents.

Please refer to the Revised Landscape Concept Plans in **Attachment D** for further detail.

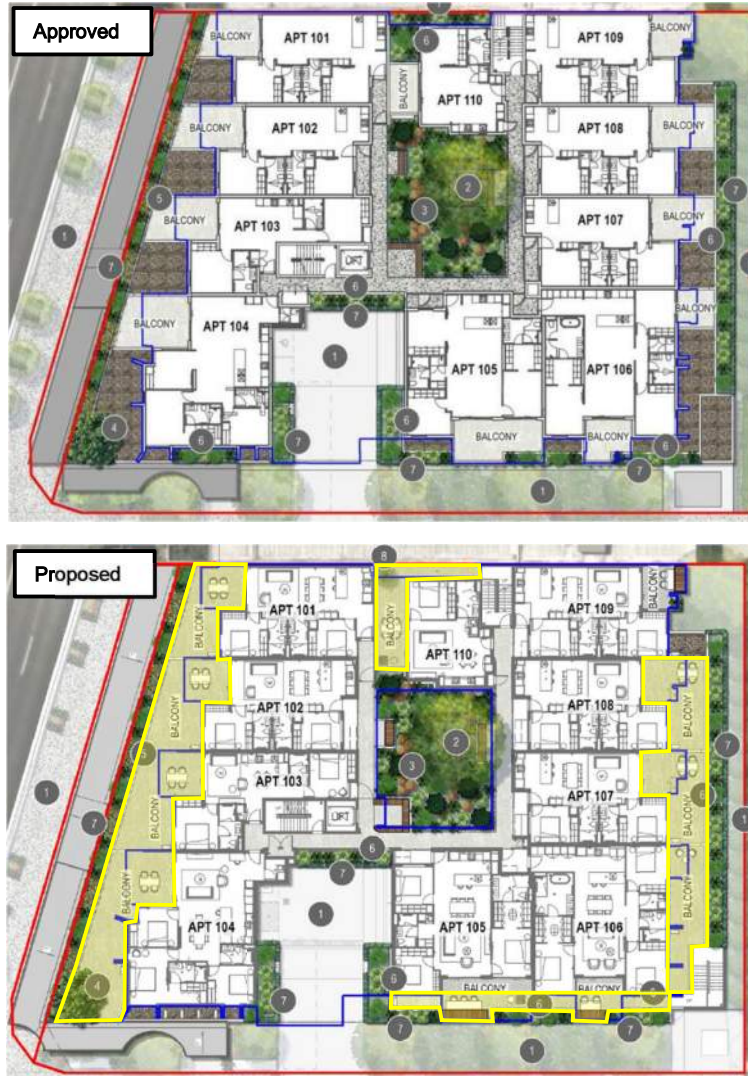


Figure 4: Comparison of Level one landscaping outcomes (changes depicted in yellow).

Private Open Space (Level 1)

As a result of detailed design, the courtyards/balconies associated with each unit on Level 1 are proposed to increase, extending into the approved decorative gravel area. As outlined in **Table 2** below the proposed increase to the courtyard/balcony areas are modest in extent, with the increasing providing a benefit to resident recreation and sub-tropical living. Refer to the comparative imagery included within **Figure 5** below, for further detail. The adjustments have been considered to enhance the overall functionality and usability of these spaces, allowing for a more practical use and improves amenity and liveability for the residents.

It is noted that the proposed private open space area continues to provide a consistent streetscape activation outcome in accordance with the current approval.

It is also noted that drawing number DA0009 (General Arrangement Plan – Level 05) of the revised Architectural Plans (**Attachment C**) has been amended to include the areas of the balconies on the

plans, noting a discrepancy had been identified on the previous approved plans (whereby these balcony areas had not been accurately shown on the Architectural Plans).

Table 2 – Changes to Approved Courtyard/Balcony Areas		
Courtyard of each apartment	Approved Area	Proposed Area
Apartment 101	16m ²	32m ²
Apartment 102	19m ²	38m ²
Apartment 103	19m ²	40m ²
Apartment 104	24m ²	55m ²
Apartment 105	22m ²	29m ²
Apartment 106	12m ²	57m ²
	9m ²	
Apartment 107	18m ²	31m ²
Apartment 108	18m ²	31m ²
Apartment 109	12m ²	12m ²
Apartment 110	Not indicated on approved plans	12m ²





Figure 5: Comparison of Level one landscaping outcomes (changes depicted in yellow).

Setbacks

As a result of construction matters, minor setback alterations are proposed on Levels 2, 3, 4, and 5 to the southern boundary. The setbacks to the balconies are proposed to decrease from 4.67m to 4.57m (0.10m reduction) and the setback to the planter associated with these balconies is proposed to increase from 5m to 5.27m (increase of 0.27m) (**Figure 6**). Minor setback alterations are also proposed to the roof to the same portion of the southern boundary as Levels 2, 3, 4, and 5. The southern setbacks to the roof are proposed to decrease from 5m to 4.77m (reduction of 0.23m) and from 6m to 5.86m (reduction of 0.14m). These alternations are minor in nature, and so will not be visually perceptible from the streetscape or neighbouring properties, does not result in impacts, and does not dramatically change the built form in terms of scale or appearance.

The setbacks from Samford Road and Lorne Street across all levels remain consistent with the approval.



Figure 6: Comparison of setbacks to the southern boundary across Level 2, 3, 4 and 5 (changes depicted in yellow).

3.2 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.

3.2.1 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.

Drawing or Document	Number	Plan Date
Site Based Stormwater Management Plan	NA230692, Rev B C	24 May 2024 (Received) 19 June 2026 (Received)
General Arrangement Plan Basement	DA0002 Issue DA 34 (Amended in Red 30-JUL-2025)	9 May 2025 (Received) 19 June 2026 (Received)
General Arrangement Plan Ground Floor	DA0003 Issue DA 45	9 May 2025 (Received) 19 June 2026 (Received)
General Arrangement Plan Level 01	DA0004 Issue DA 34	9 May 2025 (Received) 19 June 2026 (Received)
General Arrangement Plan Level 02	DA0005 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
General Arrangement Plan Level 03	DA0007 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
General Arrangement Plan Level 04	DA0008 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
General Arrangement Plan Level 05	DA0009 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
General Arrangement Plan Roof	DA0011 Issue DA2	22 March 2024 (Received)
Sections – Sheet 1	DA0013 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
Sections – Sheet 2	DA0014 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
Elevations West & North	DA0015 Issue DA 34	9 May 2025 (Received) 19 June 2026 (Received)
Elevations South & East	DA0016 Issue DA 23	22 March 2024 (Received) 19 June 2026 (Received)
Landscape Concept Plan – Cover Sheet & Drawing Index	SK001 Rev G D	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Ground Floor Planting Plan	SK002 Rev G D (Amended in Red 31-JUL-2025)	14 December 2023 (received) 19 June 2026 (Received)

Table 3 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Landscape Concept Plan – Level 1 Planting Plan	SK003 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Level 2 Planting Plan	SK004 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Level 3 Planting Plan	SK005 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Level 4 Planting Plan	SK006 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Level 5 Planting Plan	SK007 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Podium Planter Structure Plan	SK010 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Podium Planter Structure Details	SK011 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)
Landscape Concept Plan – Plant Species Schedule, Images and Notes	SK012 Rev G D (Amended in Red 20 May 2024)	14 December 2023 (received) 19 June 2026 (Received)

3.2.2 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 4** below.

Table 4 – Changes to Conditions	
Condition	Reason for Change
34) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Provide access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following: i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Parking on the site for 67 70 resident/tenant cars and 8 visitor cars including one parking space for people with disabilities and for the loading and unloading of vehicle(s) within the site. ... iv. A minimum of 2.3 metres height clearance to all undercover parking areas (other than car parking spaces 07-12 and 18 on Ground Level and car parking space 29 on basement level) and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).	Condition 34 is required to be amended to accurately reflect the revised car parking provision consistent to what is shown on the Revised Architectural Plans (Attachment C) and detailed within the Traffic Engineering Letter (Attachment E). With respect to 34(iv) please refer to the Traffic Engineering Letter (Attachment E) where the car parking spaces subject to clearance heights of 1.5m and 2.1m are identified. Condition 34 (iv)

Table 4 – Changes to Conditions	
Condition	Reason for Change
	is required to be amended to capture the alternate clearance heights relating to these specific car parking areas.
38) Future Road Widening The proposed development must not prejudice the future road reserve widening along the Samford Road frontage of the site by keeping the area clear of permanent improvements and structures associated with the approved development on ground level. The extent of the land to be set aside for a future road reserve widening is 3.0 metres wide for the full frontage of the Samford Road site, including a single chord truncation at the Samford Road and Lorne Street intersection in accordance with the approved DRAWINGS AND DOCUMENTS.	Condition 38 is to be amended to ensure the road widening relates to the Ground Level. As detailed within the Minor Change Town Planning Assessment, it is noted that the awning structure (pursuant to the current approval) projects into the road widening area. In addition, and as detailed within the Minor Change Town Planning Assessment a minor 60mm encroachment has been identified on Level 1 (which occurs within a portion of the frontage already characterised by built elements extending into the setback, including the approved awning structure.
39) Stormwater - Site Based Stormwater Management Plan Construct the development generally in accordance with the approved Site Based Stormwater Management Plan prepared by ACOR Consultants Pty Ltd (Ref: NA230692 Revision B C) dated 23/05/2024 08/06/26. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained. 39(a) Certification Submit to Development Assessment certification from a Registered Professional Engineer Queensland that the development is in accordance with the approved site based stormwater management plan. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	Condition 39 is required to be amended to accurately reflect the references to the Revised Architectural Plans (Attachment C) and detailed within the Civil Plans of the revised Stormwater Management Plan (Attachment F).

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 5 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer to Table 5 below.
Would not cause the inclusion of prohibited development	The proposed changes does 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 referral to the State Assessment and 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 6 – 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 and Centre Activities (Office)) as those approved and does not involve a new 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 current application and approval applies.
Does not dramatically change the built form in terms of bulk, scale and appearance	The proposed development will not dramatically change the built form, scale and appearance of the approved development. The majority of the proposed changes are all internally contained and therefore provides a consistent built form outcome consistent with the approved development. Having regard to the minor setback alterations on Levels 2, 3, 4, 5, and the roof the changes are minor in nature and will not be visually perceptible from the streetscape or neighbouring properties and therefore does not dramatically change the built form in terms of scale or

Table 6 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
	appearance and does not result in the worsening of any known impacts. The proposal provides a consistent tenancy configuration and streetscape activation with similar access points and overall Gross Floor Area to that of the original approval.
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 mixed-use outcome, with ground level centre activities (office) and multiple dwellings above the ground level uses.
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 mixed use development.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	The proposed changes provide will not alter the approved access arrangement of the proposed development and does not impact upon traffic flow and the transport network. Refer to the Traffic Engineering Letter included within Attachment E for further detail.
Does not introduce new impacts or increase the severity of known impacts	The proposed change will not increase any existing impacts or introduce new impacts. The Stormwater Management Plan (Attachment F), prepared by ACOR Consulting has determined that the proposed revised design does not change or add any additional impacts on the downstream stormwater network.
For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – Introduces new social impacts or increase the severity of known social impacts	The proposed development is not in relation to an approval subject to a social impact assessment.
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. 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	The proposed changes will not impact on infrastructure provisions and can be reflected in the updated infrastructure charges notice.

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 the 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 identified with **Table 1**, the designations applicable to the site since the original development approval to now are largely unchanged, except for the introduction of the Community Purposes Network Overlay (which had otherwise been suitably captured in prior Change Applications). The Community purposes network overlay does not represent a relevant assessment benchmark and therefore would not change the assessment of the approved development. The planning scheme designations have otherwise remained consistent since the assessment and approval of the existing approval.

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.

As identified within the current development approval decision notice (A006769348), no properly made submissions were received for the application throughout the public notification period.

As demonstrated within the Minor Change Assessment above, the proposal continues to comply with the assessment benchmarks of the planning scheme.

6. Summary

This Town Planning Assessment in respect of the proposed Change (Minor Change) Application for the development approval at 27 Lorne Street and 26-32 Samford Road, Alderley, 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 per the recommendations identified within this Town Planning Assessment.