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15 May 2026

The Assessment Manager
Brisbane City Council
PO Box 1434
Brisbane, QLD 4001

Dear Sir/Madam,

Minor Change Application – 111 Denman Street, Greenslopes

In accordance with Section 78 of the *Planning Act 2016* ('Planning Act'), and on behalf of *Sondr Group-1 Pty Ltd*, please accept this minor change application in relation to an existing development approval at 111 Denman Street, Greenslopes (Council Reference: A006866697).

The proposed changes to this development approval should be read in conjunction with the following supporting documentation:

Appendix A – Title Search and Owner's Consent Documentation;

Appendix B – DA Form 5;

Appendix C – Approved Plans;

Appendix D – Approved Conditions; and

Appendix E – Proposed Architecture Plans prepared by *Wiltshire Stevens Architecture*.

1. Existing Approval

The existing approval relates to a Development Permit for a Material Change of Use for Multiple Dwelling at 111 Denman Street, Greenslopes. This land is formally described as Lot 8 on RP46047 (Council Reference: A006642349). A copy of the existing approval is provided in **Appendix D**.

The original application (A006642349) was for Multiple dwellings and was approved on 6 June 2025. A minor change (A006866697) was subsequently approved on 12 December 2025 and is the subject of this Minor Change application.

The current Development Approval relates to six dwellings, each comprising 3-bedrooms across three storeys. Each townhouse benefits from a private courtyard area which is provided from the main living space. Car parking and access is provided from the site's frontage at Cedar Street. Landscaping is incorporated around the peripheral of the site that maintains amenity and privacy to the premises and adjoining residents.

2. Requested Changes

Since receiving development approval, the Applicant has been taking steps to commence construction and allow works to commence on site. In consultation with their building certifier, it has been identified that several minor adjustments to the development design are required to ensure compliance with the National Construction Code and to ensure the spaces within the townhouses remain functional for future residents.

The proposed changes are majorly to the building envelope which are summarised as follows:

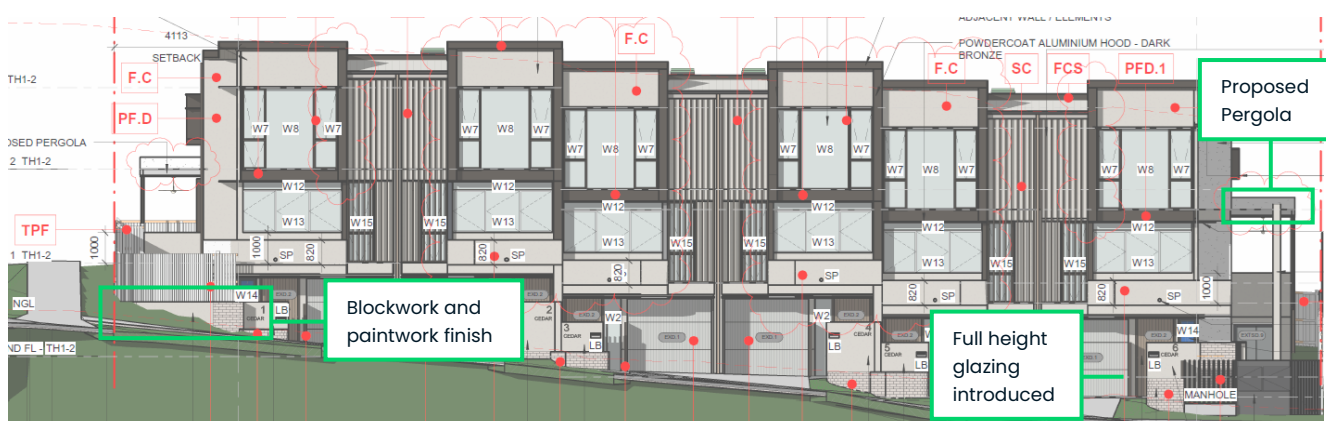
- Eastern Elevation
 - The eastern elevation is proposed to be improved to achieve a higher-quality architectural outcome as shown in **Figure 1** and **2** below.
 - An additional pergola is proposed on the northern elevation to achieve energy compliance requirements under the national construction code.
 - A previously approved 2.0 m high brick pier and fence with powder-coated steel balustrading is proposed to be replaced with a painted timber fence and cabinetry, providing a lighter and more cohesive streetscape outcome.

Figure 1 Approved Eastern Elevation



Source: Wiltshire Stevens Architecture

Figure 2 Proposed Eastern Elevation



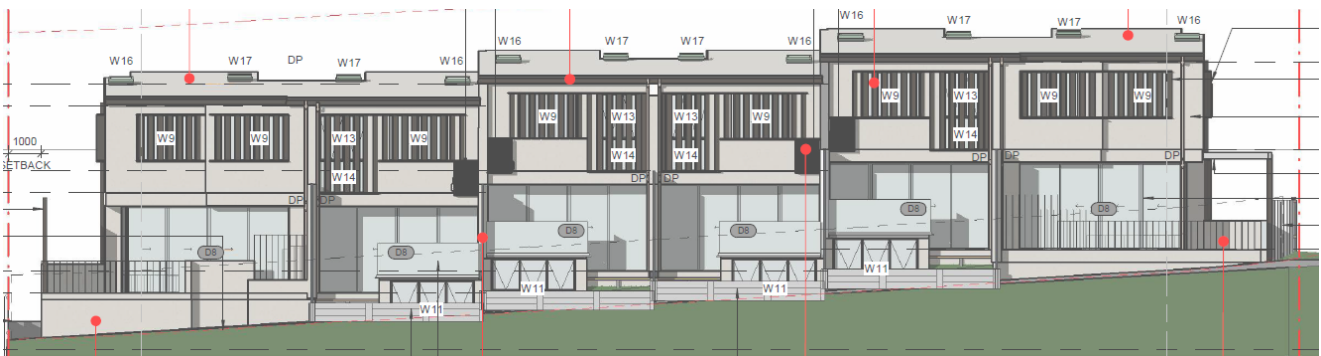
Source: Wiltshire Stevens Architecture

▪

- Western Elevation

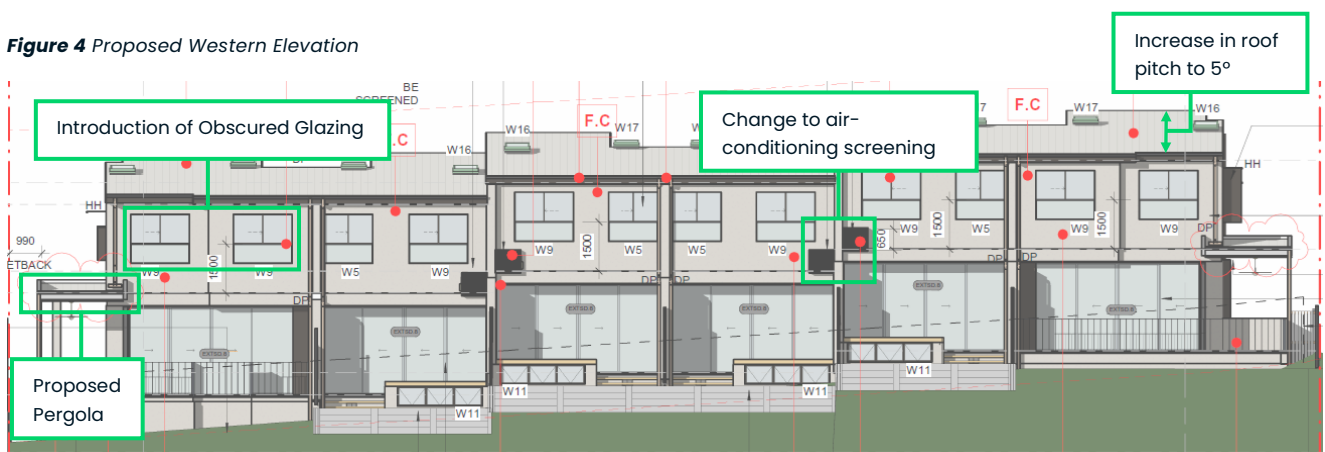
- The proposal involves an alternative privacy screening outcome to the windows along the western façade of the building. This will involve the use of obscured glazing to windows below 1.5m in height above floor level. This is shown in **Figure 3** and **4**. This represents an improved outcome as it will allow greater natural light penetration into the building, whilst still maintaining a suitable privacy outcome.
- Increase in roof pitch from 3 ° to 5° which increases the height by 0.53m. However, the height stays below 9.5m above NGL.
- A pergola is introduced at the northern end of the building to enhance façade articulation and provide shading for residents.
- Refinement of air-conditioning screening to achieve a more integrated and visually unobtrusive façade outcome.

Figure 3 Approved Western Elevation



Source: Wiltshire Stevens Architecture

Figure 4 Proposed Western Elevation



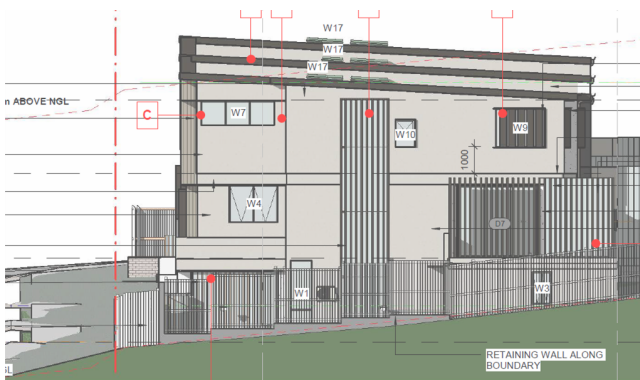
Source: Wiltshire Stevens Architecture

- Southern Elevation

- The southern elevation includes an update to external finishes, with Axon cladding proposed to replace previously approved materials as shown in **Figure 5**.

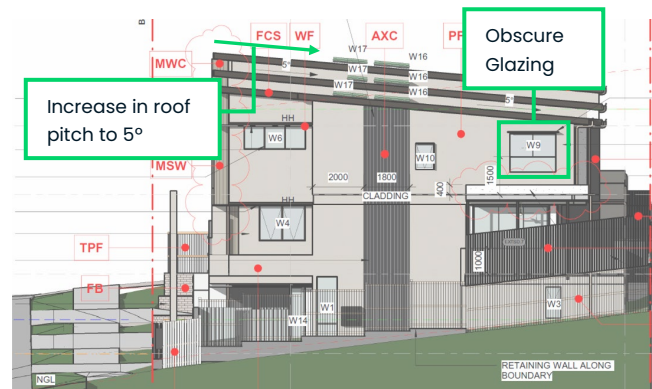
- Increase in roof pitch from 3 ° to 5° which increases the height by 0.53m. However, the height stays below 9.5m above NGL.
- Replacement of battens with obscure glazing to support privacy of residents and improve natural light to bedroom along southern facade.
- Minor changes to the timber fencing are proposed to align with the revised fencing treatment used elsewhere on the site.

Figure 5 Southern Elevation



Picture 1 Approved

Source: Wiltshire Stevens Architecture



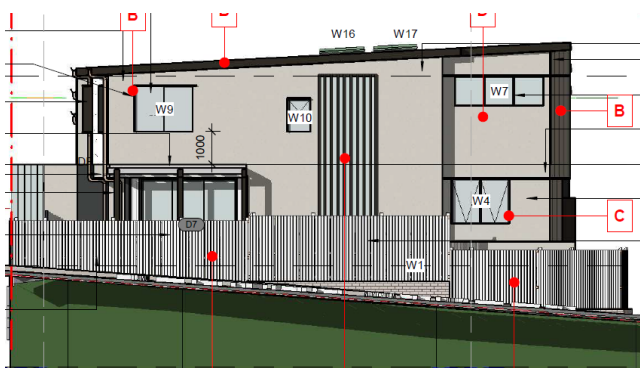
Picture 2 Proposed Southern Elevation

Source: Wiltshire Stevens Architecture

▪ Northern Elevation

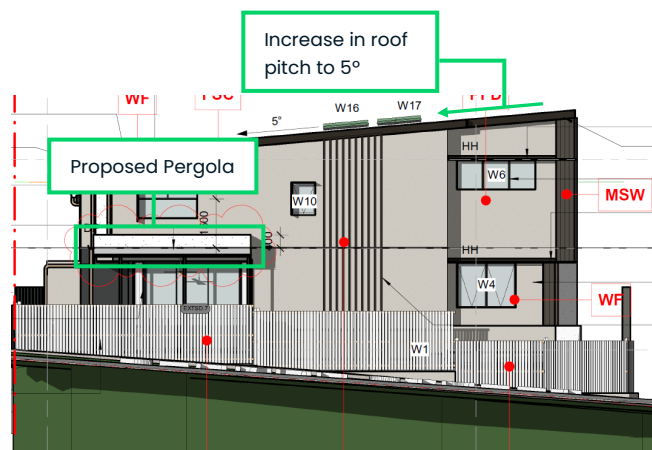
- Minor changes are proposed to the northern elevation, including the addition of a resident pergola at the northern end of the building.
- Increase in roof pitch from 3 ° to 5° which increases the height by 0.53m.

Figure 6 Northern Elevation



Picture 3 Approved

Source: Wiltshire Stevens Architecture



Picture 4 Proposed Northern Elevation

Source: Wiltshire Stevens Architecture

Amended Plans reflecting the proposed changes are provided in **Appendix E**. Changes to the list of approved drawings to reflect the proposed changes are outlined in **Section 3**.

3. Proposed Changes to the Development Approval Package

The following section outlines the proposed changes to the approval documentation, with changes highlighted in blue, and removed text struck through in red.

3.1 Drawings and Documents

The following amendments to the list of approved drawings and documents are requested to ensure that any resultant approval correctly acknowledges the updates drawings and documents as shown in **Table 1** below.

Table 1 Changes to the approval documentation

Document Name	Drawing Number	Revision	Received Date
Site Plan	1001	F	8-September-2025
		M	24 April 2026
Ground Floor Plan	2001	G	8-September-2025
		N	28 April 2026
Level 1 Floor Plan	2002	G	8-September-2025
		M	10 April 2026
Level 2 Floor Plan	2003	G	8-September-2025
		N	24 April 2026
Roof Plan	3000	F	8-September-2025
		M	24 April 2026
External Works Plan	4003	F	8-September-2025
	4009	M	24 April 2026
External Colour Finishes – Elevation	5000	G	8-September-2025
		N	24 April 2026
External Colour Finishes – Elevation	5001	G	8-September-2025
		N	24 April 2026

3.2 Conditions

In addition to the above changes to the approved drawings and documents, the following amendments to the list of approved conditions are requested.

Condition	Proposed Change	Rationale
General/Planning Requirements		
2	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	Amendment to approved plans and documents. Please refer to Appendix E for proposed changes.
4	<p>Carry Out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.</p>	Amendment to approved plans and documents. Please refer to Appendix E for proposed changes.
5	<p>Complete All Building Work</p> <p>Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Building work must also be completed generally in accordance with any other current development approval.</p>	Amendment to approved plans and documents. Please refer to Appendix E for proposed changes.

4. Assessment of a Minor Change

Consideration has been given to the relevant matters for assessing a minor change in the *Planning Act 2016*, having regard to the definition of Minor Change in Schedule 2, the assessment criteria in Section 81, as well as the 'substantially different development' test prescribed in the Development Assessment Rules.

4.1 Minor Change Criteria

Schedule 2 of the Planning Act 2016 defines a minor change for a development approval. The relevant part of the minor change definition is stated as follows:

"...(b) for a development approval— (i) would not result in substantially different development; and (ii) if a development application for the development, including the change, were made when the change application is made would not cause—

- A. *the inclusion of prohibited development in the application; or*
- B. *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*

- C. referral to extra referral agencies, other than to the chief executive; or
- D. a referral agency 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.”

The proposed changes outlined in Section 2 meet each of the criteria stated in this definition. This is demonstrated in the following sections of this correspondence.

4.2 Substantially Different Development

In respect to part (b)(i) of the definition of Minor Change and what constitutes a substantially different development, it is appropriate to have regard to Schedule 1 of the Development Assessment Rules which sets out what may be considered substantially different development. An assessment against each of these matters is included in **Table 3** below.

Table 2 Substantially different development

Guideline Criteria	Response
Involves a new use.	The proposed changes do not involve any new uses at the premises. The development, including the proposed changes, will still involve a Multiple Dwelling.
Results in the application applying to a new parcel of land.	The proposal does not involve the application applying to a new parcel of land.
Dramatically changes the built form in terms of scale, bulk and appearance.	<p>The proposal does not change the existing built form dramatically.</p> <p>The changes are proposed to improve the useability of the development that have been identified during the detailed design process.</p> <p>These changes do not <i>dramatically</i> change the scale, bulk, or appearance of the built form. This is demonstrated by the comparison provided in Section 2 of this correspondence.</p>
Changes the ability of the proposed development to operate as intended	The proposed changes will still allow the proposed development to operate as intended as a Multiple Dwelling.
Removes a component that is integral to the operation of the development.	The proposed changes do not involve removing any components of the existing approved development that are integral to the operation of the development. The proposed changes are all superficial and relate to improvements to the architectural outcome and to ensure compliance with the NCC.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes will not increase the scale or intensity of the development when compared to the existing approval. The development still involves six, three-bedroom townhouses.

	Accordingly, the proposed development will not cause any new or different impacts on traffic flow and the transport network.
Introduces new impacts or increases the severity of known impacts.	<p>The proposed changes will not result in new impacts or increase the severity of known impacts for the following reasons:</p> <ul style="list-style-type: none"> ▪ The development still involves six, three-bedroom townhouses. Accordingly, the scale and intensity of the development remains unchanged. ▪ There have been minor changes to the building envelope. Notwithstanding, the overall building height and minimum setbacks to neighbouring properties are not proposed to change. ▪ The approved uses (and their likely impacts in terms of noise etc.) remain unchanged. No new uses with different or greater impacts are proposed as part of the proposed changes. <p>The above demonstrates the proposed changes will not result in any new or increased impacts compared to the existing approved development.</p>
Removes an incentive or offset component that would have balanced a negative impact of the development.	The development does not involve any incentives or offsets. Accordingly, this criterion is not relevant to the proposed development.
Impacts on infrastructure provision.	The proposal development does not involve any changes to the proposed infrastructure connection arrangements associated with the development. Accordingly, the proposed changes will not require any different infrastructure or impact on infrastructure provision.

The above assessment demonstrates that the proposed changes will not result in substantially different development.

4.3 Prohibited Development

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

4.4 Referral Agencies

In respect to parts (b)(ii)(B), (C) and (D) of the definition of Minor Change, the original application was not referred to the State Assessment and Referral Agency ('SARA'). If the original development was made today, the application would not trigger referral to SARA.

4.5 Public Notification

The original application was subject to Impact Assessment and involved public notification. The application, if remade with the proposed changes, would also be impact assessable. Accordingly, the proposed changes comply with criterion (b)(ii)(E) of the minor change definition.

5. Pre-Request Response Notices

There are no pre-request response notices associated with this change application.

6. Landowner's Consent

Sondr Group-1 Pty Ltd is the owner of the land subject to this application. The land owner's consent to make this change application is provided in **Attachment A**.

7. Affected Entities

There are no effected entities associated with the proposed minor change.

8. Application Fee

We note that Council's Schedule of Fees and Charges 2025-26 requires a fee of **\$4,576** (Multiple dwelling) for a making a minor change (s81 PA) to a development approval. The fee will be paid upon receipt of Council invoice.

9. Conclusion

As outlined in this letter, the proposed changes are demonstrated to be a Minor Change and do not comprise 'substantially different development' as described by the *Planning Act 2016* and Development Assessment Rules. Accordingly, we recommend Council approve the proposed changes.

We trust the supplied documentation is sufficient for Council to undertake a complete assessment of this proposal. If you have any questions or require further information, please contact Anmol Chhina (Consultant) or the undersigned on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Cattoni".

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Appendix A – Title Search and Owner’s Consent Documentation

Appendix B – DA Form 5

Appendix C – Approved Plans

Appendix D – Approved Conditions

Appendix E – Proposed Architectural Plans