

SECTION 81 MINOR CHANGE ASSESSMENT REPORT

Planning Act 2016 (Qld)

Eden on Eighth

14 Eighth Avenue, Coorparoo QLD 4151

Lots 1-4, SP298097

Applicant: Peter Alexander Haweis James

Postal Address: 12 Eighth Avenue, Coorparoo QLD 4151

Phone / Email: 0412 188 870 / pahjames@gmail.com

DA Reference: A003486100

Owner Units 1,3, 4 - Kim Family Investment Pty Ltd

Owner Unit 2 - 12EAU1 Pty Ltd

Application Type: Minor Change - Section 81, Planning Act 2016

Section 81 BCC On-Line Submission Ref. D3A1YVJ0-23305405

Responsible Entity: Brisbane City Council

Proposed Works:

Rooftop Solar Panel Frames, Metal Roof Covering, NCC-Compliant Parapet Wall,
Solar PV Panels and Solar Hot Water Units

Submission Date: 16th April 2026

BCC DS

RECEIVED

16-APR-2026

APPLICATION REF

A007006395

PART A - THE APPLICATION

A1 Project Identification

| | |
|--|---|
| Development Name | Eden on Eighth |
| Site Address | 14 Eighth Avenue, Coorparoo QLD 4151 |
| Real Property Desc. | Lots 1–4, SP298097 |
| DA Reference | A003486100 |
| Original Approval | 16 April 2013 - Tim O’Leary, Brisbane City Council |
| Original Aspects of Development and Type of Approval: | DA - SPA - Carry out Building Work Preliminary Approval under s241 - Multi- Unit Dwelling DA - SPA - Material Change of Use Development Permit - Multi- Unit Dwelling DA - SPA - Carry out Building Work Preliminary Approval under s241 - Single Unit Dwelling DA - SPA - Material Change of Use Development Permit - Single Unit Dwelling DA - SPA - Reconfigure a Lot Development Permit - Subdivision of Land |
| Original Applicant | Kim Family Investment Trust (Peter Alexander Haweis James) |
| Postal Address | 12 Eighth Avenue, Coorparoo QLD 4151 |
| Phone / Email | 0412 188 870 / pahjames@gmail.com |
| Responsible Entity | Brisbane City Council |

A2 Description of Proposed Works

This Section 81 Minor Change application seeks to amend the development approval for Eden on Eighth (DA Reference A003486100) to authorise the following rooftop works across all four townhouse units:

- Installation of open-structure photovoltaic (solar) panel mounting frames on the rooftop of each townhouse unit, supporting a 4.8kW PV array on the southern half of each roof, and supporting existing roof top solar hot water heating units on the northern end of each roof;
- Installation of a steel metal roof covering (approximately 11.5m × 3.6m per unit), with horizontal louvres on the north and south ends (and on the east and west sides for the two outer units), providing weather protection, solar shading and privacy screening to each rooftop terrace while maintaining natural ventilation and the open, unenclosed character of the terraces. The existing solar hot water systems are retained at the northern end of each roof, with the PV panel array occupying the southern end;
- Upgrade of the existing parapet walls along common boundaries to an NCC 60/60/60 fire-rated construction, as required by the building certifier to satisfy the National Construction Code.

The rooftop terrace finished floor level (FFL) is 7.9m above natural ground level. The solar panel frames extend a maximum of 2.7m (falling to 2.5m) above that FFL, giving a maximum structure height of 10.6m - a margin of 0.9m below the 11.5m height limit applicable in the Low-Medium Density Residential 2 (LMR2) zone.

Taken together, the works described above are, in both function and spatial/visual outcome, consistent with the minor change pathway.

A3 Background, Chronology and Approval Currency

Eden on Eighth was designed and constructed as a carbon-positive development. The original approved design incorporated rooftop terrace gardens, solar hot water systems, site cover of only 9%¹, and a suite of passive design measures. The intent to subsequently add photovoltaic panels was part of the project's sustainability brief from the outset.

Following construction, the applicant sought advice from Brisbane City Council regarding the appropriate approval pathway for the addition of a solar roof structure. Council initially indicated that only a Building Approval was required. The Building Certifier subsequently determined that a planning pathway was also necessary. Council then confirmed² that a Development Application, in the form of a Section 81 Minor Change, was the required mechanism.

The original development approval (A003486100) was granted under the Sustainable Planning Act 2009 (SPA). No currency period is stated in the decision notice; accordingly, the default four-year currency period for a Material Change of Use under SPA s341 applies.

The approval takes effect (and the currency period commences) when the decision notice is given to the applicant or, where there are submitters, when the last submitter appeal period expires (SPA s339). On the basis that the decision notice was generated on 16 April 2013 and a 20-business-day submitter appeal period applied, the approval is taken to have first taken effect on approximately 14 May 2013, giving a nominal currency period expiry of approximately 14 May 2017.

However, SPA s341(4) provides that where one or more related approvals exist for an MCU development permit, the currency period is taken to have started on the day the latest related approval takes effect. A related approval includes a development permit for building work necessary for the MCU to take place, provided it was applied for within two years of the start of the original currency period. A building work development permit (DABW272108612) issued for the Eden on Eighth development took effect on 5 September 2014 (see Appendix A), within that two-year window, and constitutes a qualifying related approval under SPA s341(7).

Accordingly, the currency period is taken to have started on 5 September 2014, giving a rolled-forward expiry date of 5 September 2018.

Under SPA s341(1), an MCU approval does not lapse provided the first change of use occurs before the end of the currency period. In this case, the development received its Certificate of Classification on 30 November 2017 (see Appendix B) and the first unit was tenanted and in active residential use from 14th February 2018 (see Appendix C), both dates falling within the rolled-forward currency period and seven months before its expiry.

The MCU has unambiguously occurred prior to the rolled over Approval Currency Period (5 September 2018). Therefore, the Approval has not lapsed as is still current.

¹Site cover for planning purposes is calculated using the ground-level building footprint only, not total Gross Floor Area (GFA). The ground-level footprint of Eden on Eighth is approximately 9% of the 495 m² site (comprising only structural columns and walls - just 9.5 m² of sealed ground contact, the remaining 485.5m² being entirely permeable). When the full shadow footprint of the four townhouses is measured, site cover is approximately 38%. At the pre-lodgement meeting, Council referenced a figure of 59% derived from the total GFA of 292 m² recorded in the original DA drawings. This figure incorrectly applies total GFA across all three storeys as if it were a ground-level footprint, which is not the method prescribed under the planning scheme. The correct site cover figure is 38% (shadow footprint basis) or 9% (actual ground contact basis), both of which are well within the LMR2 zone code parameters.

²Pre-lodgement meeting with Brisbane City Council Town Planner Helen, held on 26 March 2026 at the 'Talk to a Planner' session, Garden City Library. Meeting Reference: #14485764233.

Note, whilst we have, within our “BCC Online S81 Submission” (Ref. D3A1YVJ0-23305405) entered a “Currency Expiry date” of “5 September 2018” this was simply because the “BCC S81 Online Submission” cannot be made if this date is not filled in (and there was no option to enter either “NA” or “Ongoing”).

To conclude, the currency period is noted for completeness. It has no bearing on the standing of the approval or the validity of this minor change application.

A4 Conditions Proposed to be Changed

The following conditions of the original development approval are proposed to be amended. All other conditions remain unchanged.

| Condition | Title | Reason for Amendment |
|-----------|---|---|
| 3 | Carry Out the Approved Development | Solar frames and metal roof are not depicted on original approved drawings and must be incorporated. |
| 5 | Maintain the Approved Development | Solar frames must be expressly included in the approved development to be maintained. |
| 7 | External Details | Solar frames and metal roof covering constitute a change to external details requiring express authorisation. |
| 8 | Balconies and Terraces to Remain Unenclosed | Overhead structural frames and horizontal louvres above rooftop terraces require an express carve-out, with louvres justified under Condition 10(b) privacy screening requirements. |

A5 Accompanying Documents and Drawings

This application is accompanied by the following documents and drawings – all of which (from 2 to 14) have been provided via the BCC Online S81 Submission” (Ref. D3A1YVJ0-23305405):

1. This Supporting Statement (Parts A, B and C of this document)
2. Drawings 1 to 7 of “2604 Eden on Eighth Amendment Drawings”, refer to the file “2604 Eden on Eighth Amendment Drawings.pdf”, (relevant details noted below).
3. Drawings, 2D13, 2D14, and 2D15 of the original Approved Plans which have been marked up to show the proposed design amendments, refer to the file, “Plan - Approved - Inc Amendments.pdf”, (relevant details noted below).
4. Drawing 1 - Existing Approved Townhouse Roofs: Isometric view from the south-west showing the as-built condition of all four townhouses, including the existing roof frame at the northern end of each unit supporting the solar hot water systems. Includes a photographic overlay taken from the fourth level of the school across the street, confirming the accuracy of the as-built isometric and demonstrating that the townhouse rooftops are not visible from the street or from neighbouring dwellings - the school (Level 4) being the only realistic elevated vantage point from which they can be seen.
5. Drawing 2 - Roof Plans: Two plan views - left: existing roof with solar hot water frames; right: proposed roof showing the new metal roof covering (11.5m × 3.6m per unit), with the solar hot water system retained at the northern end and the 4.8kW PV panel array at the southern end. One unit is shown without the new roof covering to expose the existing roof slab, stairs to roof, and reasoning for this presentation. Also refer to the ‘Plan - Approved - Inc Amendments’ drawing package, Approved Plan 2D13 - Site and Roof Layout, which shows the proposed rooftop changes marked up directly on the original approved drawing.

6. Drawing 3 - East Elevation: Shows the relationship between the street level, the existing traditional Queenslander dwelling at the street frontage, and the side of Unit 1. Includes a sight line analysis demonstrating that the townhouse rooflines, both existing and proposed, are barely visible from the street, being screened by the Queenslander. Also refer to the 'Plan - Approved - Inc Amendments' drawing package, Approved Plan 2D15 - East and West Elevations, which shows the proposed changes to the east elevation marked up on the original approved drawing.
7. Drawing 4 - Aerial Views: Two side-by-side Google Earth aerial images - left: existing condition; right: proposed condition with the new metal roof superimposed. The comparison demonstrates that there is no discernible visual difference between the two conditions when viewed from above.
8. Drawing 5 - Street View: Two front-elevation street views from the far side of Eighth Avenue - left: existing; right: proposed. Includes two dashed horizontal reference lines at 9.5m and 11.5m above street level. Given the site is set back 25m from the street boundary and sits 2.5–3.5m below street level, even doubling the visible portion of the roofline in the proposed condition would still fall below the 9.5m reference line, demonstrating the negligible street-level visual impact of the proposed works.
9. Drawing 6 - Neighbours Views - from the West: Visual impact analysis from the western neighbour's perspective, demonstrating negligible amenity impact.
10. Drawing 7 - Neighbours View - from the East: Visual impact analysis from the eastern neighbour's perspective, demonstrating negligible amenity impact.
11. Completed Planning Act Form 5 - Change Application Form
12. Owner's Consent Forms, "Consent Form – KFI.pdf", and "Consent Form - 12EAU1.pdf"
13. The Report, "DA Conditions - Proposed Amendments.doc"
14. The Statement, "Performance Solution Statement.pdf"
15. Title Deeds for each of the four units.

A6 Minor Change Criteria Checklist

Section 81(2) of the Planning Act 2016 provides that a change to a development approval is a minor change if it does not:

- result in a substantially different development;
- if the original application was impact assessable, cause a new referral agency to be required, or change the referral agency's jurisdiction;
- cause the development to include a new component that would require impact assessment;
- cause the development to fail to comply with a condition imposed at the direction of a concurrence agency; or
- for a change to a development approval for reconfiguring a lot - create additional lots beyond those authorised.

Each criterion is addressed in Part C of this application. The applicant submits that none of the above criteria are engaged by the proposed works.

PART B - CONDITION AMENDMENTS

The following pages set out each of the four conditions proposed to be amended. In each case the existing condition wording, the proposed amended wording, and the rationale for the amendment are presented. Conditions not listed below remain unchanged.

| CONDITION 3 - CARRY OUT THE APPROVED DEVELOPMENT | |
|--|---|
| EXISTING WORDING | Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s). |
| PROPOSED AMENDMENT | <p>Condition 3 is amended by the inclusion of the following drawings as part of the approved drawings and documents for the development:</p> <ul style="list-style-type: none"> (a) Drawing 1 - Existing Approved Townhouse Roofs (b) Drawing 2 - Roof Plans (c) Drawing 3 - East Elevation (d) Drawing 4 - Aerial Views (e) Drawing 5 - Street View (f) Drawing 6 - Neighbours View - from the West (g) Drawing 7 - Neighbours View - from the East (h) 'Plan - Approved - Inc Amendments' drawing package – original approved drawings with proposed amendments marked up on Approved Plans 2D13, 2D14 and 2D15 <p>Development is to be carried out generally in accordance with the approved drawings and documents as amended by this minor change.</p> |
| RATIONALE | The solar panel frames, metal roof covering and parapet wall upgrades are not depicted on any of the original approved drawings. Without amendment to this condition to incorporate the new drawings, construction of the proposed structures would technically be inconsistent with the approved drawings. The seven drawings submitted with this application collectively document the existing condition, the proposed works, and their visual impact from all relevant vantage points. |

| CONDITION 5 - MAINTAIN THE APPROVED DEVELOPMENT | |
|---|--|
| EXISTING WORDING | Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions. |
| PROPOSED AMENDMENT | Condition 5 is amended to include the photovoltaic (solar) panel mounting frames, metal roof covering and associated structures installed on the rooftops of the four townhouse units, and the upgraded NCC fire-rated parapet walls, as depicted in the drawings incorporated under the amended Condition 3, as part of the approved development to be maintained. All other requirements of this condition remain unchanged. |
| RATIONALE | This condition imposes the ongoing maintenance obligation tied to the approved drawings. As the solar frames and parapet works are not currently within the scope of the approved development, they cannot properly be maintained 'in accordance with the |

approved drawings' without this amendment. The note within Condition 5 itself - stating that a new application will be necessary if a change does not meet planning legislation requirements - is precisely the mechanism being invoked by this Section 81 Minor Change application.

CONDITION 7 - EXTERNAL DETAILS

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|---------------------------|---|
| EXISTING WORDING | External details of the building, facade treatment and external materials, colours and finishes are to be generally consistent with the approved drawings. |
| PROPOSED AMENDMENT | Condition 7 is amended to permit the installation of open-structure photovoltaic (solar) panel frames, a steel metal roof covering, and horizontal louvres on the rooftops of the four townhouse units, as depicted in Drawings 2 and 3 (refer also to Approved Plan 2D13 - Site and Roof Layout in the 'Plan - Approved - Inc Amendments' drawing package); (refer also to Approved Plan 2D15 - East and West Elevations in the 'Plan - Approved - Inc Amendments' drawing package). The metal roof covering, solar frames and louvres shall be finished in a colour consistent with the existing approved roofing and facade materials and shall not introduce highly reflective finishes that would create glare impacts on adjoining properties or the street. All other requirements of this condition remain unchanged. |
| RATIONALE | The solar panel frames, metal roof covering and louvres constitute a change to the external appearance of the building that is not currently contemplated by the approved drawings. An explicit amendment to Condition 7 is required to authorise these external elements and to set appropriate design parameters (colour, reflectivity) consistent with the character of the approved development. |

CONDITION 8 - BALCONIES AND TERRACES TO REMAIN UNENCLOSED

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|---------------------------|--|
| EXISTING WORDING | All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted on the approved drawings. |
| PROPOSED AMENDMENT | <p>Condition 8 is amended by adding the following:</p> <p>Notwithstanding the above, the installation of open-structure photovoltaic (solar) panel frames and a steel metal roof covering on the rooftops of the four townhouse units, as shown in Drawings 2, 3 and 5 (refer also to Approved Plan drawings, 2D13 - Site and Roof Layout, 2D14 - South and North Elevations and 2D15 - East and West Elevations, in the 'Plan - Approved - Inc Amendments' drawing package); is permitted.</p> <p>Further, horizontal louvres are permitted on the east and west sides of the roof structure (and on the north and south ends for the two outer units). Such louvres are provided in direct response to the privacy screening requirements of Condition 10(b), which requires screening where a view from a deck, balcony, terrace or landing above 9m provides a direct view into an adjacent residential building. The louvres shall be fixed at an angle and spacing that admits natural light and air movement while preventing direct views into adjoining residential buildings, and shall not constitute enclosed walls.</p> |

All structures shall maintain the open, naturally ventilated character of the rooftop terraces. The Community Management Statement by-law is to be updated to reflect this amendment.

RATIONALE

Eden on Eighth features rooftop terrace gardens above the second floor of each townhouse (FFL 7.9m) - a defining sustainability and amenity feature of the approved development.

The proposed overhead structures sit above the terrace level and are open in character. Without an explicit amendment to this condition, an assessor could read the overhead structural frames as a form of enclosure inconsistent with the condition as drafted.

The horizontal louvres on the sides and ends are expressly required by Condition 10(b): at a rooftop level of 7.9m FFL, the terraces have direct sightlines into adjacent residential buildings to the east and west. Condition 10(b) mandates screening in this situation, and the louvres are the applicant's compliant response. The inclusion of louvres is therefore not in conflict with the intent of Condition 8 - it is the mechanism by which both Condition 8 (open character) and Condition 10(b) (privacy screening) are simultaneously satisfied. Condition 8 itself preserves an exception for fixtures 'consistent with the relevant Brisbane Planning Scheme Codes/Policies', which encompasses Condition 10(b).

The two-pronged amendment resolves all ambiguity and preserves the intent of both conditions.

PART C - SUPPORTING STATEMENT

C1 Introduction

This Supporting Statement is prepared in support of the Section 81 Minor Change Application for Eden on Eighth at 14 Eighth Avenue, Coorparoo. It demonstrates that the proposed works - rooftop solar panel frames, a metal roof covering, horizontal louvres and NCC-compliant parapet wall upgrades across all four townhouse units - satisfy each of the minor change criteria under section 81(2) of the Planning Act 2016 and are consistent with the applicable assessment benchmarks.

The statement should be read together with the seven drawings submitted with this application, which together provide a comprehensive visual analysis of the existing and proposed conditions.

C2 Site and Development Context

C2.1 The Site

The subject site is located at 14 Eighth Avenue, Coorparoo, described as Lots 1 - 4 on SP298097. The site has an area of approximately 495m² and is accessed via a shared driveway along the eastern boundary of the adjoining lot at 12 Eighth Avenue, which contains an existing traditional Queenslander dwelling fronting the street.

A defining characteristic of the site is its topography: the site ground level falls approximately 2.5 – 3.5m below the level of Eighth Avenue (2.5m on the east side and 3.5m on the west side). The townhouses are also set back approximately 25m from the street frontage. These two factors - the lower ground level and the substantial setback - combine to dramatically reduce the visual presence of the development when viewed from the street.

As demonstrated in Drawing 3 (East Elevation) - and as further shown in Approved Plan 2D15 - East and West Elevations in the 'Plan - Approved - Inc Amendments' package, the roofline of the townhouses is effectively screened from street-level view by the Queenslander at the street frontage for both the existing and proposed conditions. Drawing 5 (Street View) (refer also to Approved Plan 2D14 - South and North Elevations in the 'Plan - Approved - Inc Amendments' package) further illustrates that even from the far side of Eighth Avenue, the visible portion of the townhouse roofline sits at approximately 4.5m above street datum - well below the 9.5m reference line - and the proposed solar roof adds no discernible visual mass when viewed from that vantage point.

This is in stark contrast to the broader context of Eighth Avenue and the immediately surrounding street network, where building heights significantly exceed 9.5m across many properties. Many lots along Eighth Avenue present buildings at or above 9.5m at the street boundary. Notably, 36 – 38 Eighth Avenue is a four-storey multi-unit block rising to approximately 12.6m above street level. Behind the subject site in Ninth Avenue, a number of residential buildings also rise above 11m above street level, including a recently constructed seven-unit townhouse development at 5 – 7 Ninth Avenue. In this context, the proposed rooftop works at Eden on Eighth - which are not even visible from the street - represent no meaningful departure from the prevailing building scale of the area.

C2.2 The Development

Eden on Eighth comprises four three-storey townhouses arranged as a terrace row. The development was designed and constructed to benchmark ecological sustainability standards for residential development in Brisbane. Key features include:

- Existing solar hot water systems mounted on structural frames at the northern end of each rooftop, which are depicted in Drawing 1 (Existing Approved Townhouse Roofs) and Drawing 2 (Roof Plans - existing condition) (refer also to Approved Plan 2D13 - Site and Roof Layout in the 'Plan - Approved - Inc Amendments' drawing package);
- A ground level that is almost entirely permeable, with only 9.5 m² of sealed ground contact across the entire 495m² site;
- A performance solution for the rear boundary wall setback that was certified by a qualified solar modelling consultant to deliver improved daylight access (up to approximately 50% better) and better privacy outcomes for adjoining neighbours compared to Council's prescribed acceptable solution - relevant to the assessment of neighbour amenity impacts, see Drawings 6 and 7, and the "Performance Solution Statement.pdf";
- Each dwelling features a private ground-level courtyard garden, providing direct indoor-outdoor connection and landscaped amenity;
- Each dwelling includes four private deck areas across two levels (totalling approximately 17m²), offering outlook, privacy, natural light, cross-ventilation, timber decking, and external power;
- Each dwelling includes a full-area rooftop terrace (approximately 39m²) providing recreation space, outlook, natural light, ventilation, and established edible garden potential;
- Each dwelling is served by a covered open carport with permeable paving, accommodating two car parking spaces; and
- Exposed concrete walls and tiled floors throughout provide substantial thermal mass, contributing to year-round thermal comfort with reduced mechanical conditioning demand.

Drawing 1 includes a photographic overlay taken from the fourth level of the school on the opposite side of Eighth Avenue - one of the few elevated vantage points from which the townhouse rooftops can be seen. The photograph confirms the accuracy of the as-built isometric drawing and also illustrates that from ground level (street or neighbours), the rooftops are essentially invisible.

C3 Not Substantially Different Development

Section 81(2)(a) of the Planning Act 2016 requires that a minor change does not result in 'substantially different development'. The proposed works satisfy this criterion for the following reasons.

The approved development remains four townhouse units on the subject site. No change is proposed to the number of dwellings, their footprint, their internal layout, their use, or their relationship to the street or neighbouring properties. The proposed works are confined entirely to the rooftop level of the existing approved structure.

The proposed metal roof covering and solar panel frames are a direct and incremental extension of the existing solar hot water frame already approved and constructed at the northern end of each rooftop (visible in Drawings 1 and 2 - existing condition) (refer also to Approved Plan 2D13 - Site and Roof Layout in the 'Plan - Approved - Inc Amendments' drawing package). The proposed works simply extend that infrastructure to cover the full rooftop area and add photovoltaic generation capacity.

The proposed works are entirely consistent with the development's original sustainability brief and design intent. The addition of PV panels was contemplated at the project's inception; the current application simply formalises the planning pathway for their installation.

The aerial comparison in Drawing 4 makes this point visually: when the proposed roof is superimposed on the Google Earth base image, there is no discernible change in the development's visual footprint or bulk as perceived from above. The rooftop structures are contained within the existing roof envelope.

C4 Assessment Against Applicable Benchmarks

C4.1 Building Height - LMR2 Zone Code

The maximum building height in the LMR2 zone is 11.5m. The rooftop terrace FFL is 7.9m above the prescribed ground level. The solar panel frames extend a maximum of 2.7m above that FFL (falling to 2.5m at the lower end, reflecting the southward inclination of the panels to optimise solar yield). The maximum overall structure height is therefore 10.6m, which is 0.9 m below the 11.5 m zone code limit. The proposed solar installation therefore complies with the applicable height limit with a clear margin, as demonstrated on the accompanying drawings.

The site context further reduces the significance of this already-compliant height. The subject site is set back approximately 25m from the Eighth Avenue Street frontage, and the ground level of the development site sits some 2.5 – 3.5m below street level due to the natural topography of the land. Both factors - the substantial setback and the lower natural ground level - combine to greatly diminish the visual presence of the development, and of the solar frames in particular, when viewed from the street and from adjoining properties.

Drawing 5 (Street View) (refer also to Approved Plan 2D14 - South and North Elevations in the 'Plan - Approved - Inc Amendments' drawing package) illustrates this compellingly. Two dashed horizontal reference lines are drawn at 9.5m and 11.5m above street datum. Given the site sits 2.5–3.5m below street level, the effective visual height of the proposed roofline from the street is dramatically reduced: even if one were to double the visible portion of the proposed roofline, the result would still fall below the 9.5 m reference line. The proposed works therefore have a negligible impact on the street-level character and skyline.

This already-modest visual presence must also be read in the context of the surrounding built environment. As noted in Section C2.1, building heights along Eighth Avenue and the adjoining street network significantly exceed 9.5m at the street boundary across many properties - including a four-storey block at 36 – 38 Eighth Avenue reaching approximately 12.6m. The proposed rooftop works, which are not even visible from the street, represent no meaningful departure from the prevailing building scale of the area.

C4.2 Visual Character - Traditional Building Character Overlay

The subject site is located within the Traditional Building Character Overlay area. The primary concern of this overlay is the preservation and enhancement of the streetscape character defined by pre-1946 traditional building forms.

In brief, Eighth Avenue, comprises a mix of Residential building typologies, including those that fall under the description of Traditional Character (pre 1946) Timber Built Queenslanders), but is overwhelmingly dominated by numerous multi-unit 3 and 4 story blocks, and the bulk of Villa Nova College and its many unharmoniously amassed old brick and modern concrete buildings which occupy more than half of the South side of the Avenue, and face 12 Eighth Avenue. It can also be noted that the proportion of Eighth Avenue that is within the TBC zoning, and that presents as TBC street facing dwellings, is less than 20% (by Street frontage).

The proposed works are located entirely on the rooftops of the townhouses, set 25m back from and presenting, when viewed from the street, as approximately 4.5m above Street level. Drawing 3 (East Elevation) (refer also to Approved Plan 2D15 - East and West Elevations in the 'Plan - Approved - Inc Amendments' drawing package) and Drawing 5 (Street View) demonstrates by sight line analysis that the proposed roofline is barely visible from the street in either the existing or proposed conditions, being screened by the existing Queenslander at the street frontage.

Drawing 1 (Existing Approved Townhouse Roofs) and its associated photographic overlay from the school confirm that the townhouse rooftops are not visible from any street-level or ground-level vantage point. The only realistic elevated vantage point from which they can be seen is Level 4 of the school across the street, and even from there, as the photograph shows, the visual impact is entirely unremarkable. It may further be noted that the visibility of a renewable energy installation to the many thousands of students at the adjacent school represents a modest public benefit in its own right.

The proposed steel roof covering, solar panel frames and horizontal louvres do not alter the character of the street-facing elevations, the entry sequence, or any element of the development that contributes to or detracts from the TBC streetscape. The proposal does not involve the demolition of any traditional building character element. Accordingly, the proposed works are consistent with the intent and purpose of the Traditional Building Character Overlay.

C4.3 Neighbour Amenity - Overshadowing and Privacy

Drawings 6 (Neighbours View - from the West) and 7 (Neighbours View - from the East) provide visual analysis from each adjoining neighbour's perspective and demonstrate that the impact of the proposed works on neighbouring amenity is negligible.

The solar panel arrays are oriented north-south with a southward tilt to maximise solar yield. This orientation means that any overshadowing cast by the frames falls predominantly on the townhouse rooftops themselves, not on adjoining properties. Given the significant setback and lower ground level of the development site relative to the street and neighbouring properties, the effective shadow cast onto any adjoining dwelling is minimal.

The horizontal louvres proposed on the east and west sides of the roof structure directly respond to the privacy screening requirements of Condition 10(b) of the original development approval, which requires that a view from a deck, balcony, terrace or landing above 9m that provides a direct view into an adjacent residential building is to be screened. At a rooftop FFL of 7.9m, combined with the frame height above, the rooftop terraces have direct sightlines into neighbouring dwellings to the east and west. The louvres are the compliant response to this condition and, in providing that screening, they also improve privacy outcomes for the adjoining neighbours.

It is further noted that the development design for Eden on Eighth was the subject of a performance solution certified by a qualified solar access consultant, which demonstrated that the boundary wall treatment as built delivers improved daylight access (up to approximately 50% better) and better privacy outcomes for adjoining neighbours compared to Council's prescribed acceptable solution. This context confirms that the approved development already exceeds Council's baseline amenity benchmarks for adjoining neighbours, and the proposed solar roof works do not alter that position.

C4.4 Stormwater - Condition 19

Condition 19 of the development approval relates to on-site drainage.

The applicant confirms that the existing stormwater infrastructure approved under Condition 19 remains in place and is not altered by the proposed works, as no increase in roof catchment area is proposed. No amendment to Condition 19 is sought, but this matter is flagged for the assessor's information.

The amended drawings (Drawing 2 - Roof Plans) (refer also to Approved Plan 2D13 - Site and Roof Layout in the 'Plan - Approved - Inc Amendments' drawing package) demonstrate the extent of the new roof covering.

C5 No New Referral Agency Triggered

Under s81(2) of the Planning Act 2016, a change causes a new referral agency to be required, or changes a referral agency's jurisdiction, only where the original application was impact assessable. The original application (A003486100) was impact assessable - it was assessed as a Material Change of Use Development Permit for a Multi-Unit Dwelling under the Sustainable Planning Act 2009 and Brisbane City Plan 2000, on land where multi-unit dwellings were impact assessable. Accordingly, this criterion applies and must be addressed.

The proposed works, rooftop solar panel mounting frames, a steel metal roof covering and NCC-compliant parapet wall upgrades, do not trigger referral to any referral agency. No state referral triggers are engaged: the site is not subject to coastal, waterway, transport corridor, heritage, or vegetation management referral requirements. No concurrence agency was involved in the original approval whose jurisdiction would be affected by the proposed changes. The change application has been assessed against the referral agency triggers applicable under the Planning Act 2016 and no referral is required.

The applicant accordingly submits that this criterion is satisfied.

C6 No New Impact Assessment Component

The proposed works do not introduce any new component of development that would require impact assessment under s81(2) of the Planning Act 2016.

The works are confined to modifications at the rooftop level of an already-approved four-unit townhouse development: a solar panel support frame, a steel roof covering over the existing rooftop terrace, and NCC-compliant parapet wall upgrades. No new use or activity is introduced. The rooftop terrace, approved and used as an outdoor amenity area, remains unchanged in function. No additional gross floor area is created. The development remains a Multi-Unit Dwelling in the LMR2 zone; no new component that would independently attract impact assessment is introduced by these works.

The applicant is aware that, during a pre-lodgement meeting with BCC, officers suggested the roof addition might be regarded as impact assessable if assessed as a standalone application. This is acknowledged but does not affect the minor change analysis for two reasons.

First, substantively: impact assessability attaches to the use or development type, not to incidental structural modifications to an already-approved building. The proposed works do not change the use, do not add GFA, and do not alter the footprint or scale of the development in any manner that would independently engage an impact assessment pathway.

Second, and statutorily: s81 of the Planning Act 2016 includes a saving provision equivalent to that in SPA s350(3), the effect of which is that a change is not disqualified from being a minor change merely because the applicable law, if applied to the original application as originally made, would require impact assessment. In other words, even if the entirety of the development — if re-applied for today under City Plan 2014 — would require impact assessment, that does not, of itself, prevent the change from qualifying as a minor change. What matters is whether the change itself introduces a new impact-assessable component. It does not.

The applicable assessment benchmarks continue to be those that applied to the original approval, and the proposed works comply with them. The applicant submits that this criterion is satisfied.

C7 Conclusion

The proposed works - rooftop solar panel mounting frames, a steel metal roof covering, horizontal louvres and NCC-compliant parapet wall upgrades across all four townhouse units at Eden on Eighth - represent a minor, incremental enhancement to an approved development that was designed from the outset to benchmark ecological sustainability standards.

The seven drawings submitted with this application collectively demonstrate that:

- The proposed works are not visible from the street or from adjoining properties at ground level (Drawings 3, 5, 6, 7 and Approved Plans 2D14, 2D15);
- The proposed works are barely discernible even from elevated vantage points and introduce no perceptible change to the development's visual footprint (Drawings 1, 2, 4 and 2D13);
- Neighbouring properties are not adversely affected; the horizontal louvres affirmatively respond to Condition 10(b) privacy screening requirements (Drawings 6, 7);
- The proposed structure height of 10.6m complies with the 11.5m LMR2 zone limit with a 0.9m margin (Drawings 3, 5; Approved Plans 2D14, 2D15);
- The existing as-built condition accurately reflects the approved drawings, as confirmed by the photographic overlay in Drawing 1.

The application satisfies each of the minor change criteria under section 81(2) of the Planning Act 2016. The proposed changes do not result in substantially different development, do not trigger new referral, do not introduce a new impact-assessable component, and do not conflict with any concurrence agency condition. The application is therefore properly characterised as a minor change and should be approved accordingly.

The proposed solar installation also directly advances Brisbane's strategic sustainability objectives and the intent of Brisbane Vision 2031, by enabling renewable energy generation on a residential development that was built to lead the city in ecological sustainability outcomes.

End of Supporting Statement — Eden on Eighth Section 81 Minor Change Application

This application report has been prepared by the applicant.

Peter Alexander Haweis James / Applicant / Director, Kim Family Investments PTY LTD (CAN 125 598138) and Director, 12EAU1 PTY LTD / of 12 Eighth Avenue, Coorparoo QLD 4151 / M: 0412188870 | E: pahjames@gmail.com / Date: April 14th 2026

APPENDIX A

Development permit (DABW272108612) issued on the 5th September 2014

P B J Building Certification

Commercial and Residential Building Approval

PBJ investment P/L ATF PBJ family trust

ABN : 84819248485

PO Box 829 Mt. Gravatt Q4122

11 Goldpep Close, Runcorn Q4113

Telephone : 07 3341 3709 Fax : 07 3341 0742

Mobile : 0412 585 939

Email : pbjcert@gmail.com

Conditions of approval

Our File Reference Number: 2094

Local Government Application No.: A003948909

Property Located: 12 Eighth Avenue Coorparoo Q4151

Property Description: Lot 414 & 415 RP 12779

Development Description: Carrying out building works: 4 new townhouses

Class: 1a Proposed new floor area: 377.5 m²

Number Storeys: three

Plans and Specification related to this approval:

Site and architectural plans by Peter James, Dated 19/08/2014, total 10 pages

Foundation and framing plans by Peter James, Dated 12/08/2014, total 13 pages

Soil test by Soiltest Australia Engineering Services Pty Ltd, Project no. 67131, total 7 pages

Energy rating report by Peter James, Dated 14/08/2014, total 16 pages

Council development approval: A003486100

Council build over sewer approval consent: A003950206

QBCC: 11195917

QLeave: E172492

Notice for Mandatory Inspections

The certifier shall be notified (one working day) on 0412 585 939 prior to the following stages of construction to enable an inspection to be carried out and approved.

- 1) Foundation excavation stage to be inspected by the Certifier prior to placing of concrete footing, please note structural inspection by Engineer still required.
- 2) Footing and slab prior to concreting to be inspected by the Engineer.
- 3) Fire rated and sound rated construction to be inspected by the Certifier
- 4) Frame prior to cladding to be inspected by the Engineer.
- 5) Final completion of all building work by the Certifier.

* Inspection to be carried out by a **competent person approved by the Certifier** e.g. Registered Professional Engineer. Additional fee to be paid if inspection by the certifier.

Note: An inspection report shall be submitted to the Certifier within 48 hrs for any Inspection carried out by the approved competent person.

Prior to any inspection, all relevant Certificates for material and installation work shall be made available to the Certifier.

Certificates required for final completion

1. Confirmation of payment of council's contribution
2. Council's plumbing and drainage final certificate
3. Electrician to certify energy efficient lighting system installed
4. Glazing certificate – shower screen, and windows
5. Land surveyor's certification of setting out and habitable floor levels complied with Council Development Approval Plans
6. Letter from builder to confirm all insulation completed as required by the energy report
7. Provide confirmation letter from owner that all DA conditions required to complete prior to issue of Final Inspection Certificates has been complied with or provide document to proof these conditions has been complied with
8. Smoke detection system
9. Structural engineer's inspection of footing, slab and frame
10. Termite protection system
11. Waterproofing – bathroom , shower screen
12. Window & door certificate

Plan on site

A complete set of approved plans shall be kept on site during construction.

Identification Survey

Prior to commencement of work identification survey shall be carried out, and the building setting out is to be certified by a licensed Surveyor.

Stormwater Discharge

Stormwater should be conveyed to the kerb and channel or an inter-allotment drainage system in accordance with AS/NZ 3500.3.2.

Termite Management

Termite management to be carried out in accordance with AS 3660.1.
The builder advised that visual barrier will be used; all penetration will be collared with Kordon Barrier.
Minimum clearance for visual barrier to be in accordance with BCA and AS 3660.1

Sustainable Housing (ODC MP 4.1)

- 3 star rated or AAA rated shower roses
- All tape wares are to be min. 3 Stars Rating
- Dual Flush toilets with 4 Stars rating.
- Energy Efficiency lighting min 80% of total floor area including garage and external lights must be lit by fluorescent lights

Protection of upper floor bedroom window openings

Upper floor bedroom windows which are less than 1.7m above floor level, openable portion shall be protected with screen with security fitting.

Compliance with Codes and Standards

The construction of the proposed building shall comply with the Building Code of Australia, and the relevant Standards. Should there be a discrepancy between the approved plans and the codes, the relevant codes will take precedence.

Compliance with local planning instruments

The planning approval documentation forms part of this approval, and all reference to the planning approval conditions shall be referred to the planning approval drawings.

Should there be a discrepancy between the building approval plans and the town planning approval plans, the planning approval plan will take precedence in so far as to the planning requirements (if in doubt, please discuss with the certifier).


Construction and use of the property shall comply with Brisbane City Council town planning scheme; Development approval conditions and plans and Local Laws.

The following self assessable Council planning code is applicable: 'dwelling house code'

APPROVED

Subject to:

- A) Compliance with the requirements of the Building Act 1975, Building Regulation 2006, Building Code of Australia and all relevant Acts and Standards
- B) Compliance with approval conditions endorsed
- C) Alterations shown and endorsed on the plans and specifications


Philip Leung
Building Certifier No. A712176

Date: 05 September 2014

Note: This approval is valid for Twelve (12) months from the date here on.

Rights of Appeal:

If you are dissatisfied with the Decision Notice or the negotiated Decision Notice, the applicant must start an appeal within twenty (20) business days (ten (10) business days for building advice agencies) after the date this notice is given. An applicant may appeal to QCAT, see sections 527 of Sustainable Planning Act 2009.

APPENDIX B

Certificate of Classification dated 30th November 2017

Version 3 – March 2013

Form 11— Certificate / Interim Certificate of Classification

1. Type of Certificate

Indicate the type of Certificate of Classification being issued.

 Certificate of Classification Interim Certificate of Classification

Interim Certificate: Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.

Date Interim Certificate of Classification will expire if applicable

n/a

2. Owner details

If the applicant is a company, a contact person must be shown.

Name (natural person or company)

The Kim Family Investment Trust

3. Property description

The description must identify all land the subject of the application.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include No., street, suburb / locality and postcode)

14 Eighth Avenue

Coorparoo QLD

Postcode 4127

Lot & plan details (attach list if necessary)

Lot 2 SP 259671

In which local government area is the land situated?

Brisbane City Council

4. Classification

The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part – state the part to which each classification relates.

| Part of Building / Description | Class of Building / Part |
|--------------------------------|--------------------------|
| 4 new townhouses | 1a |
| | |
| | |
| | |

5. Max No. of people permitted

If applicable, state the maximum number of people permitted in the building and the portion it applies to.

Maximum population

Part of building

Per BCA Table D1.13

6. Restrictions on the use or occupation of the building

If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.

For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.

Restrictions

The following restrictions apply to the use or occupation of the building:

N/A

LOCAL GOVERNMENT USE ONLY

| | |
|---------------|--------------------|
| Date received | Reference Number/s |
|---------------|--------------------|

The *Building Act 1975* is administered by the Department of Housing and Public Works



**Queensland
Government**

7. Alternative Solutions

If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.

This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.

Alternative solution requirements

The following systems and procedures form part of the alternative solution:

N/A

8. Building Certifier

If the certifier is a company, a contact person must be shown.

Name of building certifier (in full)

Yan Ho Leung

Licence number

A 74587

Signature



Date

30/11/2017

Building Approval Reference Number

2094

The *Building Act 1975* is administered by the Department of Housing and Public Works



**Queensland
Government**

APPENDIX C

Copy of First Lease for Each of the Tenanted Units

Unit 1 – from 16th March 2018**General tenancy agreement (Form 18a)**

Residential Tenancies and Rooming Accommodation Act 2008

**Part 1 Tenancy details**

| | | | |
|--|--|--------|--|
| Item 1 | 1.1 Lessor | | |
| | Name/trading name Klm Family Investments Pty Ltd. | | |
| Address | | | |
| Shop 1, 803 Stanley Street Woolloongabba Qld | | | Postcode 4102 |
| 1.2 Phone | | | |
| (07) 3456 1400 | | Mobile | Email rentals@avenueproperty.com.au |

| | | | |
|---------------------------|--------------------------------------|-------------------------------------|--|
| Item 2 | 2.1 Tenant/s | | |
| | Tenant 1 | Full name/s Jackson Chadwick | |
| | Phone 0432 550 070 | Email chadwickj@hotmai.com | |
| Tenant 2 | Full name/s Madelaine Lawlor | | |
| Phone 0419 767 995 | Email madelaine.l@hotmail.com | | |
| Tenant 3 | Full name/s | | |
| Phone | Email | | |

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

| | | | |
|---|--|--------|--|
| Item 3 | 3.1 Agent If applicable. See clause 43 | | |
| | Full name/trading name TAME PROPERTY GROUP PTY LTD T/as AVENUE PROPERTY | | |
| Address | | | |
| SHOP 2, 803 STANLEY STREET, WOOLLOONGABBA QLD | | | Postcode 4102 |
| 3.2 Phone | | | |
| (07) 3456 1400 | | Mobile | Email admin@avenueproperty.com.au |

| | | | | |
|---------------------|--|---|---|---|
| Item 4 | Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above) | | | |
| | 4.1 Lessor | | | |
| | Email | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4.2 Tenant/s | | | | |
| Email | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| 4.3 Agent | | | | |
| Email | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

| | | | |
|---------------|---|--|----------------------|
| Item 5 | 5.1 Address of the rental premises | | |
| | 1/14 Eighth St Coorparoo QLD | | Postcode 4151 |

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

Refer Entry Condition Report

| | | | |
|---------------|--|--|--|
| Item 6 | 6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement | | |
| | 6.2 Starting on 16 / 03 / 2018 | 6.3 Ending on 15 / 03 / 2019 | |

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6



Unit 2 – from 22nd February 2018**General tenancy agreement (Form 18a)**

Residential Tenancies and Rooming Accommodation Act 2008

**Part 1 Tenancy details**

| | | | |
|---------------|--|---------------|-------------------------------|
| Item 1 | 1.1 Lessor | | |
| | Name/trading name Kim Family Investments Pty Ltd. | | |
| | Address | | |
| | Shop 1, 803 Stanley Street, Woolloongabba Qld | | Postcode 4102 |
| | 1.2 Phone | Mobile | Email |
| | (07) 3456 1400 | | rentals@avenueproperty.com.au |

| | | | |
|---------------|-------------------------|--|--|
| Item 2 | 2.1 Tenant/s | | |
| | Tenant 1 | Full name/s Anton Kalisch-Smith | |
| | Phone 0412843692 | Email anton.kalisch.smith@gmail.com | |
| | Tenant 2 | Full name/s Chris Cobcroft | |
| | Phone 0400266057 | Email chrisc30@gmail.com | |
| | Tenant 3 | Full name/s | |
| | Phone | Email | |

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

| | | | |
|---------------|--|---------------|-----------------------------|
| Item 3 | 3.1 Agent if applicable. See clause 43 | | |
| | Full name/trading name TAME PROPERTY GROUP PTY LTD T/as AVENUE PROPERTY | | |
| | Address | | |
| | PO BOX 170, ANNERLEY QLD | | |
| | WOOLLOONGABBA QLD | | Postcode 4103 |
| | 3.2 Phone | Mobile | Email |
| | (07) 3456 1400 | | admin@avenueproperty.com.au |

| | | | | |
|---------------|--|---|---|--|
| Item 4 | Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above) | | | |
| | 4.1 Lessor | Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| | 4.2 Tenant/s | Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| | 4.3 Agent | Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |


| | | | |
|---------------|---|--|----------------------|
| Item 5 | 5.1 Address of the rental premises | | |
| | 2/14 Eighth St | | |
| | Coorparoo QLD | | Postcode 4151 |
| | 5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary | | |
| | Refer Entry Condition Report | | |

| | | | |
|---------------|--|--|--|
| Item 6 | 6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement | | |
| | 6.2 Starting on 22 / 02 / 2018 | 6.3 Ending on 22 / 02 / 2019 | |
| | Fixed term agreements only. For continuation of tenancy agreement, see clause 6 | | |



Unit 3 – from 14th February 2018

Residential Tenancies and Rooming Accommodation Act 2008

 authority

Part 1 Tenancy details

| | |
|---|--|
| Item 1 1.1 Lessor | |
| Name/trading name Klm Family Investments Pty Ltd. | |
| Address | |
| Shop 1, 803 Stanley Street, Woolloongabba Qld | |
| Postcode 4102 | |
| 1.2 Phone Mobile Email | |
| (07) 3456 1400 rentals@avenueproperty.com.au | |



| | |
|----------------------------|------------------------------------|
| Item 2 2.1 Tenant/s | |
| Tenant 1 | Full name/s Isabella Francis |
| Phone 0467989797 | Email Bellaalice25@gmail.com |
| Tenant 2 | Full name/s Helena Chen |
| Phone | Email |
| Tenant 3 | Full name/s Lance Francis |
| Phone 0418 901 527 | Email L.FRANCIS@TRANSITSYSTEMS.ORG |

2.2 Address for service (if different from address of the premises in Item 5.1) Attach a separate list

| | |
|---|--|
| Item 3 3.1 Agent if applicable. See clause 43 | |
| Full name/trading name TAME PROPERTY GROUP PTY LTD T/as AVENUE PROPERTY | |
| Address | |
| SHOP 2, 803 STANLEY STREET, WOOLLOONGABBA QLD | |
| WOOLLOONGABBA QLD | |
| Postcode 4102 | |
| 3.2 Phone Mobile Email | |
| (07) 3456 1400 admin@avenueproperty.com.au | |

| | |
|---|---|
| Item 4 Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above) | |
| 4.1 Lessor | |
| Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4.2 Tenant/s | |
| Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4.3 Agent | |
| Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| | |
|--|--|
| Item 5 5.1 Address of the rental premises | |
| 3/14 Eighth St | |
| Coorparoo QLD | |
| Postcode 4151 | |
| 5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary | |
| Refer Entry Condition Report | |

| | |
|---|------------------------------|
| Item 6 6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement | |
| 6.2 Starting on 14 / 02 / 2018 | 6.3 Ending on 14 / 02 / 2019 |
| Fixed term agreements only. For continuation of tenancy agreement, see clause 6 | |
|   | |

Unit 4 – from 23rd March 2018**General tenancy agreement (Form 18a)**

Residential Tenancies and Rooming Accommodation Act 2008

**Part 1 Tenancy details**

| | | | |
|---------------|---|--------|---|
| Item 1 | 1.1 Lessor | | |
| | Name/trading name Kim Family Investments Pty Ltd. | | |
| | Address Shop 1, 803 Stanley Street, Woolloongabba Qld | | Postcode 4102 |
| | 1.2 Phone (07) 3456 1400 | Mobile | Email rentals@avenueproperty.com.au |

| | | | |
|---------------|---------------------|--------------------------------------|---|
| Item 2 | 2.1 Tenant/s | | |
| | Tenant 1 | Full name/s Caitlin Pickering | |
| | Phone | 0478103602 | Email Caitlinpickering10@gmail.com |
| | Tenant 2 | Full name/s Kalem Rollason | |
| | Phone | 0435862318 | Email Rustykalem@gmail.com |
| | Tenant 3 | Full name/s | |
| | Phone | Email | |

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

| | | | |
|---------------|--|--------|---|
| Item 3 | 3.1 Agent if applicable. See clause 43 | | |
| | Full name/trading name TAME PROPERTY GROUP PTY LTD T/as AVENUE PROPERTY | | |
| | Address SHOP 2, 803 STANLEY STREET, WOOLLOONGABBA QLD | | Postcode 4102 |
| | 3.2 Phone (07) 3456 1400 | Mobile | Email admin@avenueproperty.com.au |

| | | | | |
|------------------|--|---|---|---|
| Item 4 | Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above) | | | |
| | 4.1 Lessor | | | |
| | Email | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | 4.2 Tenant/s | | | |
| Email | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| 4.3 Agent | | | | |
| Email | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Facsimile | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

| | | | |
|---------------|---|--|----------------------|
| Item 5 | 5.1 Address of the rental premises | | |
| | 4/14 Eighth St Coorparoo QLD | | Postcode 4151 |

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

Refer Entry Condition Report

| | | | |
|---------------|--|--|--|
| Item 6 | 6.1 The term of the agreement is <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement | | |
| | 6.2 Starting on 23 / 03 / 2018 | 6.3 Ending on 22 / 03 / 2019 | |

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6