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MINOR CHANGE REPORT

33 Oxlade Drive, New Farm

Prepared for Ox Nf Pty Ltd A.C.N 685 242 444

19 May 2026



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Prepared by:

Gaskell Planning Consultants Pty Ltd
PO Box 8103 Woolloongabba Qld 4102
p. 07 3392 1911
f. 07 3392 1399
e. info@jgplan.com.au
www.jgplan.com.au

Prepared for: Ox Nf Pty Ltd A.C.N 685 242 444

Gaskell Planning Consultants staff responsible for this report:

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01	19 May 2026	Simon Grice	Luke Butler	John Gaskell

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Executive Summary

This Minor Change Report has been prepared by Gaskell Planning Consultants on behalf of Ox Nf Pty Ltd ACN 685 242 444 to support a change application (minor) under section 78 of the *Planning Act 2016* for the existing development approval at 33 Oxlade Drive, New Farm Qld 4005 (the subject land).

The subject land benefits from a development approval for a high-quality multiple dwelling development comprising 22 residential apartments over a five-storey building form, supported by basement car parking, communal open space and associated landscaping. Council's reference for the development approval is A006784946.

The proposed minor change has been prepared following further design development by Studio Kennon and responds to a revised design direction and market testing of the approved scheme. In our opinion, the design refinement shifts the development toward a more contextually responsive, premium residential outcome that better reflects the expectations of the New Farm market while retaining the fundamental intent of the approval.

The proposed change reduces the approved yield from 22 units to 21 units, refines the apartment mix, updates the architectural expression and material palette, improves key building setbacks and increases deep planting. The revised design continues to deliver a five-storey multiple dwelling, with two basement parking levels with unchanged access, servicing and operational arrangements.

The revised design takes cues from the immediate Oxlade Drive context, including the existing Bel Air building, the adjoining character and heritage dwellings, the mature tree canopy and the established use of textured render, brick, terracotta tones, arches, bay-window forms and fine-grain balustrade details. These elements have been reinterpreted in a contemporary way to create a more locally responsive building.

The revised scheme also retains and strengthens the subtropical design principles advanced in the original approval. The proposal continues to incorporate natural ventilation, solar response, outdoor living, generous balconies, integrated landscaping, communal rooftop open space and a green streetscape presentation consistent with Council's Buildings that Breathe design principles.

Importantly, the proposed changes do not introduce a new use, do not apply to new land, do not increase the approved number of storeys, do not change the fundamental residential function of the development and do not create any new or increased traffic, servicing, infrastructure or amenity impacts.

Overall, the proposed refinements clearly fall within the scope of a minor change under the *Planning Act 2016* and the Development Assessment Rules. The changes do not result in a substantially different development, do not trigger additional referral or public notification requirements and continue to achieve an appropriate planning, built form and amenity outcome. Approval of the minor change is therefore respectfully sought.

1 Project Overview

Application Detail	
Application Type	Change Application (Minor) pursuant to s.78 of the <i>Planning Act 2016</i>
Assessment Manager	Brisbane City Council
Affected Entities	Not applicable
Applicant	Ox Nf Pty Ltd A.C.N 685 242 444
Contact Details	Simon Grice, Gaskell Planning Consultants E: simon@jgplan.com.au Ph: 07 3392 1911

Site Details	
Address	33 Oxlade Drive, New Farm Qld
Lot on Plan Description	Common Property (Lot 0) and Lots 1 to 16 on BUP1982
Site Area	1,518m ²

Planning Framework	
Strategic framework	Suburban Living Area
Zone and precinct	Low-medium density residential (2 or 3 storey mix)
Neighbourhood plan	New Farm and Teneriffe Hill neighbourhood plan
Neighbourhood plan precinct	Low medium density living precinct (NPP-002)

Development Approval Details	
Approved Development – A006784946	Development Permit - Material Change of Use for Multiple dwelling (22 units), Development Permit - Building Work for Multiple Dwelling in the Traditional building character and Heritage overlay, and Early Referral Response for Amenity and Aesthetics, approved 23 December 2025 (Council reference A006784946).
Proposed Change	Revised architectural design resulting in a reduced yield from 22 units to 21 units, a refined apartment mix, updated materials and finishes, improved setbacks to key interfaces, increased deep planting, and a generally consistent five-storey building envelope. Access, servicing, basement parking and the residential use remain generally unchanged.

2 Introduction

In accordance with section 78 of the *Planning Act 2016* (Planning Act) and on behalf of Ox Nf Pty Ltd A.C.N. 685 242 444, this planning report forms part of a minor change request to the Development Approval for a Development Permit for Material Change of Use for Multiple dwelling (22 units), Development Permit for Building Work for Multiple Dwelling in the Traditional building character and Heritage overlay, and Early Referral Response for Amenity and Aesthetics approved at 33 Oxlade Drive, New Farm land).

Council's reference for the Development Approval is A006784946. The currency period for the Development Approval (inclusive of all of its parts) remains valid until 24 March 2032.

Following detailed collaboration with the consultant team, and in response to a revised design direction and market testing of the approved scheme, several refinements to the approval are required. The proposed changes include a reduction in unit yield from 22 units to 21 units, a refined apartment mix, revised materials and finishes, improved setbacks to key interfaces and increased deep planting. Crucially, the changes do not alter the approved residential use, number of storeys, basement parking arrangement or fundamental intent of the approved development.

The refinements are intended to support delivery of a high-quality residential project that better responds to the site's New Farm context and the premium apartment market, while remaining within the scope of a minor change under the *Planning Act 2016*.

This report should be read in conjunction with the following supporting documents:

- **Attachment A:** Architectural Design Report prepared by Studio Kennon
- **Attachment B:** Revised Architectural Drawings prepared by Studio Kennon
- **Attachment C:** Revised Landscape Concept Plans prepared by Urbis
- **Attachment D:** Revised Civil Concept Plans prepared by RCS
- **Attachment E:** Waste Management Plan (Memo) prepared by Rhodium Environmental

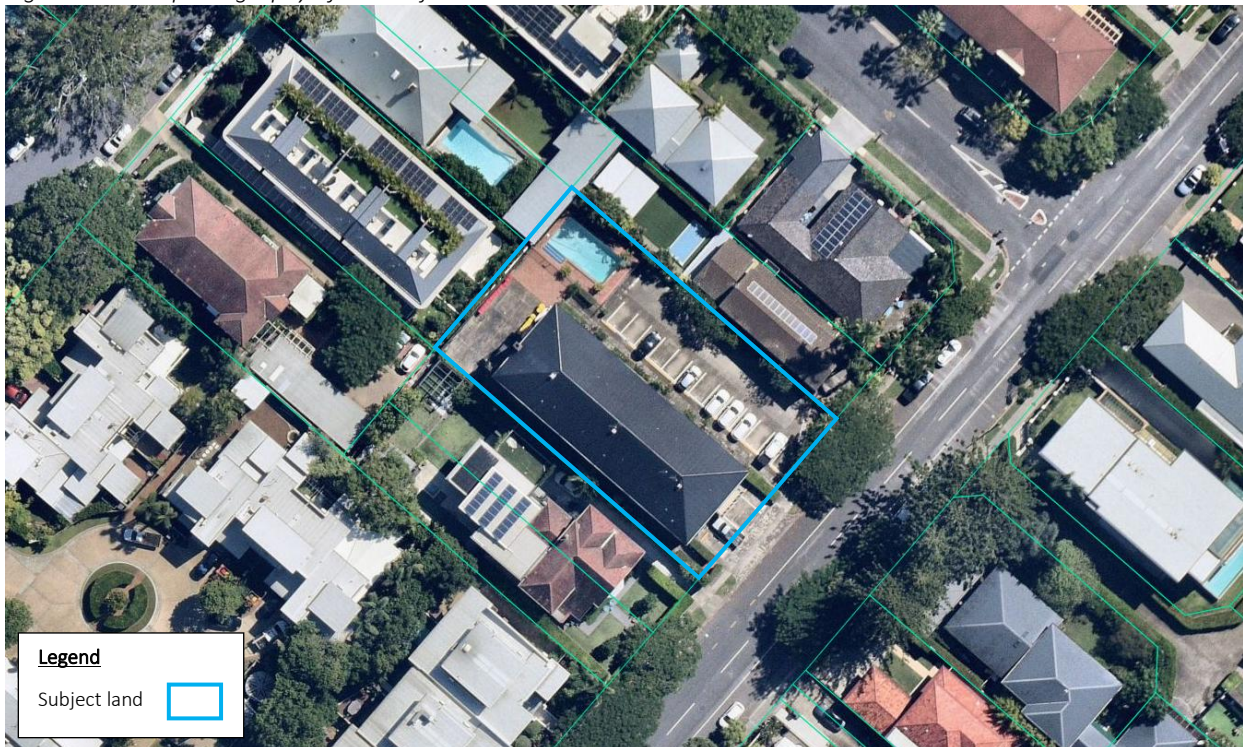
The assessment of the application is to be undertaken in accordance with Section 78 of the *Planning Act 2016*. This report provides the applicant's assessment against these provisions and concludes that the development is appropriate, consistent with existing planning controls and intent for the area and is not anticipated to impact upon the amenity of the locality. Brisbane City Council's approval of the application is therefore sought, subject to changes to the development approval as outlined in this report.

3 Site Details and Local Context

3.1 Site Details

33 Oxlade Drive is located in New Farm (refer to **Figure 1** and currently accommodates sixteen (16) apartments across four storeys with at-grade parking adjacent to the building (see **Figure 2**).

Figure 1: Aerial photography of the subject land



Source: Nearmap | 2025

Figure 2: Photograph of existing site from Oxlade Drive



Source: GPC | 2025

New Farm contains a growing number of contemporary apartment buildings, reflecting an ongoing trend toward medium and higher density residential development in the suburb. These developments contribute to the evolving urban character of the area while responding to increasing housing demand within inner-city Brisbane. A streetscape analysis is provided below in the context of the subject land (see **Table 1** and **Figure 4**).

Table 1: Surrounding streetscape analysis

61 Oxlade Drive



55 Oxlade Drive



39 Oxlade Drive



35 Oxlade Drive



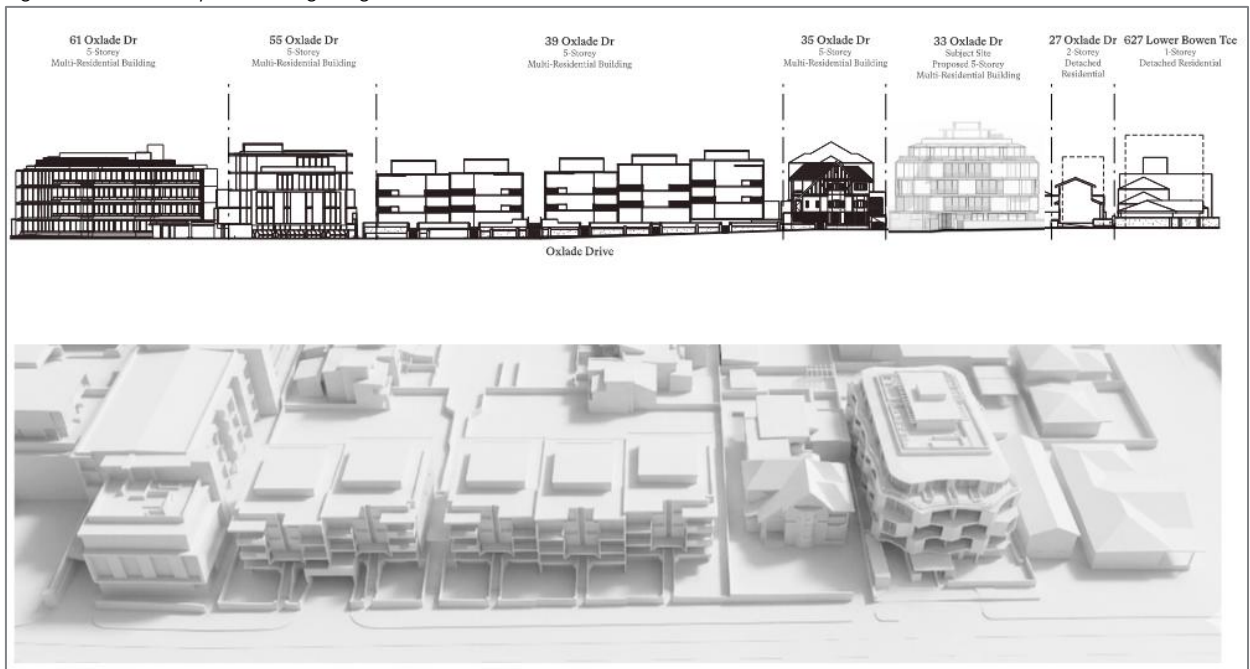
27 Oxlade Drive



65 Oxlade Drive



Figure 4: Streetscape massing diagram



Source: Studio Kennon | 2026

4 Proposed Development

4.1 Overview

Following detailed collaboration with the consultant team, and in response to a revised design direction and market testing of the approved scheme, several refinements to the approval are proposed. The changes maintain the approved multiple dwelling use and overall five-storey form, while improving the architectural expression, apartment planning, landscaped setting and interface with adjoining properties. The revised scheme remains consistent with the intent of the existing approval and does not materially alter the scale, intensity or operational characteristics of the development.

Key aspects of the proposed changes are summarised below:

- Reduction in residential yield from 22 apartments to 21 apartments, including a reduction in the number of 3-bedroom apartments.
- Refined architectural design direction responding to market testing and the premium New Farm apartment context.
- Updated materials and finishes, including rough render, smooth slab edges, warm brick fencing and stainless steel balustrades.
- Improved building setbacks and landscape outcomes, including an increase in deep planting from 10.1% to 10.7%.

Revised architectural drawings of the proposed development are provided in **Attachment B**.

4.2 Comparison of Approved and Proposed Scheme

The following table provides a comparison between the development approval and design changes sought in response to ground conditions, construction methodology, and prevailing market circumstances:

Table 2: Summary of Development

Item	Approved Development	Proposed Change
Land Uses	Multiple dwelling	No change
Yield	22 units	21 units
Apartment Mix	1 bedroom – 2 unit 2-bedroom – 4 units 3-bedroom – 6 units 4-bedroom – 10 units	1 bedroom – no change 2-bedroom – no change 3-bedroom – 5 units 4-bedroom – no change
Building Height	5 storeys	No change
Basement Levels	2 levels	No change
Deep Planting	10.1%	10.7%
Site Cover	59.1%	61.9%

Table 3: Boundary Setbacks

Boundary	Approved Development	Proposed Change
Oxlade Drive	Ground: 5m (to wall) Levels 1, 2 and 3: 7.6m (to wall) and 6.6m to balcony Level 4: 10.4m (to balcony) and 7.3m (to wall) Level 5: 15m	Ground: 6.6m (to wall) Levels 1, 2 and 3: 5m to 6.4m (to balcony) and 9.57m (to wall) Level 4: 9.2m to 10.4m (to wall) Level 5: no change
Side Boundary (North)	Ground: 1.5m to 2.5m (to wall) Level 1: 2.5m to 4m (to wall) Level 2 and 3: 2.5m (to wall) Level 4: 4m to 5m (to wall) Level 5: 6.7m	Ground: 2.5m to 3.8m (to wall) Level 1, 2 and 3: 2.7m (to wall) Level 4: 4.13 (to wall) Level 5: no change
Side Boundary (South)	Ground: 1.5m to 2.5m (to wall) Level 1: 2.5m to 4m (to wall) Level 2 and 3: 2.5m (to wall) Level 4: 4m to 5m (to wall) Level 5: 6.7m	Ground: 2.4m to 3.8m (to wall) Level 1: 2.5m to 4m (to wall) Level 1, 2 and 3: 2.7m (to wall) Level 4: 4.1 (to wall) Level 5: no change
Rear Boundary	Ground: 2m to 4m (to terrace), and 6.5m to 9.5m (to wall) Level 1: 6.5m to 9.5m (to balcony) Level 2-3: 6.7m (to wall), 9.7m (to wall) Level 4: 6.7m (to balcony), 9.7m (to wall) Level 5: 13.7m	Ground: 4m (to terrace), and 7.2m (to wall) Level 1: 6.9m (to balcony) and 10.1m (to wall) Level 2-3: 5.5m to 6.9m (to balcony), 9.7m to 10m (to wall) Level 4: 7.5m (to balcony), 10.9m (to wall) Level 5: no change

Table 4: Access, Parking and Infrastructure

Item	Approved Development	Proposed Change
Road Dedication	3.75m verge	No change
Vehicle Access	6m wide driveway	No change
Car Parking	53 resident and 6 visitor	66 resident and 5 visitor
Bicycle Parking	22 resident and 6 visitor	30 resident and 6 visitor
Servicing	Onsite collection	No change

4.3 Design Direction and Market Test

The proposed minor change has been driven by a revised design direction and the outcomes of market testing for the approved scheme. The applicant has sought to refine the building so that it more clearly responds to the expectations of the New Farm apartment market, with a stronger emphasis on larger,

higher-quality dwellings, distinctive architectural character, high levels of amenity and a more grounded response to the Oxlade Drive setting.

The reduction in yield from 22 apartments to 21 apartments is consistent with this direction. Rather than increasing intensity, the revised scheme slightly reduces the number of dwellings while improving the quality and market alignment of the apartment product. The approved multiple dwelling use is unchanged and the development remains within the general building envelope and intensity contemplated by the existing approval.

The design report prepared by Studio Kennon describes the revised approach as being centred on “sense of place”, with architecture and interiors shaped through material, light, sound and touch. This design intent supports a more locally responsive residential outcome, rather than a different planning outcome.

4.4 Improved Built Form and Streetscape Presentation

The revised building has been carefully designed to respond to the Oxlade Drive streetscape, which includes a mix of detached dwellings, character houses and medium-density apartment buildings. The design report identifies adjoining and nearby buildings at 35, 39, 55 and 61 Oxlade Drive as part of an established and emerging apartment context, while also recognising the sensitive relationship with the adjoining heritage house at 37 Oxlade Drive.

The revised design introduces a softer and more contextual architectural response, including bay-window and arched forms, balcony and balustrade references, and a building mass shaped by the surrounding tree canopy. These changes improve the building’s presentation and break down the perceived bulk of the development without altering its fundamental scale or residential function.

4.5 Consistent Building Envelope

The proposed changes do not increase the approved number of storeys. The development remains a five-storey multiple dwelling with two basement levels. While the façade composition and setbacks have been refined, the revised building remains generally consistent with the approved building envelope and continues to sit within the established and emerging four to five storey Oxlade Drive context.

The setback refinements improve the relationship with Oxlade Drive and adjoining properties. The ground level setback to Oxlade Drive increases from 5m to 6.6m, while other wall and balcony setbacks are adjusted to support the revised architectural expression. These refinements do not result in a materially larger or more visually prominent building and are appropriately characterised as design development within the scope of the approval.

4.6 Materials, Finishes and Architectural Expression

The revised material palette has been developed to better connect the building with its New Farm context. Studio Kennon identifies rough render, smooth slab edges, warm brick fences and stainless steel balustrades as the core proposed materials. The palette also responds to local references including terracotta and brick tones, textured render and the existing Bel Air identity of the site.

The material and façade refinements are design-led changes that improve the architectural quality of the development. They do not alter the approved use, building height, access arrangements or level of assessment, but will result in a more refined and contextually appropriate streetscape outcome.

4.7 Traffic, Parking and Servicing

The proposed changes do not result in any material change to traffic generation or the operation of the surrounding road network. The approved single consolidated vehicle access from Oxlade Drive is maintained and the two basement parking levels remain unchanged. The revised scheme increases the overall parking supply from 59 spaces to 71 spaces, comprising 66 resident spaces and 5 visitor spaces.

Bicycle parking also increases from 28 spaces to 36 spaces. These changes improve the functional capacity of the development and do not create any new traffic or servicing impacts.

4.8 Waste Management

An updated Waste Management Plan memo has been prepared to reflect the revised design. The development continues to provide on-site waste storage and collection, avoiding reliance on kerbside bin presentation and maintaining the improved servicing outcome established through the original approval.

4.9 Landscaping and Deep Planting

The revised landscaping strategy remains consistent with the approved design intent and is improved through an increase in deep planting from 10.1% to 10.7%. Integrated planting continues to soften the building, enhance the Oxlade Drive frontage and support the subtropical character of the development. The revised building form also continues to incorporate outdoor spaces, balconies, terraces and communal areas that extend internal living areas and support a strong relationship between architecture and landscape.

4.10 Changes to Approved Documentation

A detailed review of the existing approved documentation has been completed to assist Council in identifying the amended plans and supporting material to be captured by the minor change approval.

Development Plans

- Architectural Design Report and Drawings prepared by Studio Kennon, May 2026 – replace the approved architectural package to reflect the revised design direction, apartment mix, setbacks, materials and elevations.
- Landscape Concept Plans prepared by Urbis, May 2026 - replace the approved landscape package to reflect the revised built form and increased deep planting.
- Civil Concept Plans prepared by RCS, May 2026 - update the civil documentation to align with the revised architectural layout.
- Waste Management Plan Memo prepared by Rhodium Environmental, May 2026 - update the waste management arrangements to align with the revised building layout.
- Change to Approved Conditions

Development Conditions

A detailed review of the existing approved conditions has been completed with changes outlined below.

Condition	Proposed Change
Condition 47 – Access, Grades, Manoeuvring, Carparks, Signs and Line Marking	Update to onsite parking and bicycle requirements, being: <ul style="list-style-type: none"> • 71 carparks (66 resident and 5 visitor) • 36 bicycles (30 resident and 6 visitor)
Condition 52 – Site Drainage - Major	Update the plan references to Concept Stormwater Plan, SK01, Revision B, dated 7 May 2026.

It is requested that the approved plans and documents condition be amended to refer to the revised architectural, landscape, civil and waste management documentation submitted with this minor change request. No substantive change to the balance of the approval conditions is sought, except to the extent necessary to reflect the updated plan and document references.

5 Assessment of Minor Change

5.1 Overview

This section assesses the proposed changes against the definition of a minor change under the *Planning Act 2016* and the Development Assessment Rules. The assessment confirms that the changes are minor in nature, do not result in substantially different development and do not trigger any additional referral or public notification requirements.

5.2 Schedule 2: Minor Change Criteria

The proposed changes do not result in any new or increased impacts on the surrounding area. There is no increase in the number of lots, no introduction of a new use, no increase in the approved number of storeys and no material change to the access, parking, servicing or infrastructure arrangements. The change reduces the residential yield from 22 dwellings to 21 dwellings and maintains the approved multiple dwelling use.

The changes do not require public notification, do not introduce new assessment benchmarks and do not change the level of assessment that applied to the original application. Accordingly, the proposed change satisfies the relevant requirements for a minor change.

An assessment of the proposed changes against Schedule 2 is provided below.

Schedule 2, Planning Act – Minor change criteria	GPC response
(b) Would not result in substantially different development	Complies Refer to Section 5.3 below.
(i) 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	Complies The proposed minor change does not introduce prohibited development.
(B) Referral to a referral agency, other than the chief executive, if there were no referral agencies for the development application	Complies If the application were relodged (including the change) referral would not be required to a referral agency other than the chief executive.
(C) Referral to extra referral agencies, other than to the chief executive	Complies If the application were relodged (including the change), referral to extra referral agencies would not be required other than to the chief executive.
(D) Referral agencies, in assessing the application under section 55(2), to assess the application against, or have regard to a matter, other than a matter the referral agency must have assessed the	Complies The application (including the change) would not require a referral agency to assess the application against any new matters not considered as part of the original assessment.

application against, or had regard to, when the application was made

(E) Public notification if public notification was not required for the development application

Complies

The original development application was subject to public notification.

5.3 Schedule 1: Substantially Different Development Test

Schedule 1 of the DA Rules sets out the substantially different development test when considering a minor change application. The proposed change is not substantially different from the approved development for the following reasons:

- The approved multiple dwelling use is maintained and no new use is introduced.
- The development remains on the same land and continues to present as a five-storey residential apartment building.
- The approved number of apartments is reduced from 22 dwellings to 21 dwellings, resulting in a minor reduction in yield rather than an intensification of use.
- The revised built form remains generally consistent with the approved building envelope, with refined setbacks and façade articulation improving the streetscape and adjoining property interfaces.
- The approved basement parking and vehicle access arrangements are generally maintained, with increased resident and bicycle parking supply improving the functional operation of the development.
- The material and architectural changes reflect a revised design direction and market testing, and improve the design quality of the development without changing its fundamental planning character.
- The change does not introduce new infrastructure, servicing, traffic, waste, privacy, overshadowing or amenity impacts beyond those contemplated by the existing approval.

An assessment of the proposed changes against Schedule 1 is provided below.

Schedule 1, DA Rules – Substantially different development test	GPC response
<p>(4) A change may be considered to result in a substantially different development if any of the following apply to the proposed changes:</p>	
(a) involves a new use	The proposed change does not involve a new use.
(b) results in the application applying to a new parcel of land	The proposed change does not involve a new parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance	The proposed change does not dramatically alter the development in terms of scale, bulk and appearance.
(d) changes the ability of the proposed development to operate as intended (for example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment)	The proposed change does not change the ability of the development to operate as intended as a residential apartment building.

(e) removes a component that is integral to the operation of the development	The proposed change does not remove any integral components of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposed change does not significantly impact on traffic flow or the transport network. No changes to basement level parking, servicing or access are proposed.
(g) introduces new impacts or increase the severity of known impacts	The proposed change does not introduce new impacts or increase the severity of known impacts.
(h) 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; or	The proposed development does not require social impact assessment.
(i) removes an incentive or offset component that would have balanced a negative impact of the development	The proposed change does not remove an incentive or offset component.
(j) impacts on infrastructure provisions	The proposed change does not impact on infrastructure provisions or cause additional demand on the infrastructure network.

When assessed against the substantially different development test, the proposed changes clearly remain within the scope of the approved development. The use remains residential, the overall scale and number of storeys are maintained, the yield is reduced and the design refinements improve the development’s contextual response to Oxlade Drive.

The revised access, parking, servicing, landscape and waste arrangements maintain or improve the approved functional outcomes. There is no increase in demand on external infrastructure beyond that previously approved and no new impacts that would warrant treatment as a new development application.

6 Conclusion

The proposed changes to the approved 33 Oxlade Drive multiple dwelling development are minor in nature and arise from detailed design development, a revised architectural direction and market testing of the approved scheme. The changes reduce the approved yield from 22 units to 21 units, refine the apartment mix, improve the architectural expression, increase deep planting and maintain the approved residential use, number of storeys, basement parking and access arrangements.

The proposal satisfies the definition of a minor change under the Planning Act 2016 and the Development Assessment Rules and continues to achieve appropriate planning, urban design, traffic, servicing, waste, landscaping and amenity outcomes. The development remains consistent with the intent of the existing approval and does not result in substantially different development.

We trust the information provided is sufficient to allow Council to undertake its assessment of the proposed minor change and respectfully request that the application be supported, subject to the amended plan and document references identified in this report.

Should Council have any questions, please contact Simon Grice by email at simon@jgplan.com.au or by telephone on (07) 3392 1911. simon@jgplan.com.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Simon Grice', enclosed within a hand-drawn oval.

Simon Grice
Director

Contact Details

T: 07 3392 1911

E: info@jgplan.com.au

W: www.jgplan.com.au

A: PO Box 8103, Woolloongabba Q 4102

ABN: 14 648 572 990

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