

10 July 2026

Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir / Madam,

Minor Change to Development Approval – 725 Ann St Fortitude Valley Qld 4006 (Council Ref.: A006306240)

In accordance with Section 81 of the *Planning Act 2016* (**the Act**) and on behalf of *Sungard Fortitude Valley Pty Ltd* (**the Applicant**), please accept this request for a minor change to the existing development approval (A006306240) for a Multiple Dwelling, Office, Food and Drink Outlet, Shop, Bar and Hotel at 52 and 60 Mclachlan St, and 725 and 733 Ann St Fortitude Valley Qld 4006, formally described as Lot 101 on SP309284, Lot 4 on RP41612, Lot 14 on RP194644, and Lot 15 on RP194644.

Following prelodgement discussions with Council, the proposal has undergone further design refinement to specifically respond to matters raised regarding streetscape activation, tower separation, staging functionality, landscaping integration and podium presentation. The Applicant maintains that the revised proposal continues to constitute a minor change under section 81 of the Planning Act 2016, as the changes do not result in substantially different development when assessed holistically against the approved development intent, built form outcomes and operational characteristics

This submission should be read in conjunction with the following attachments:

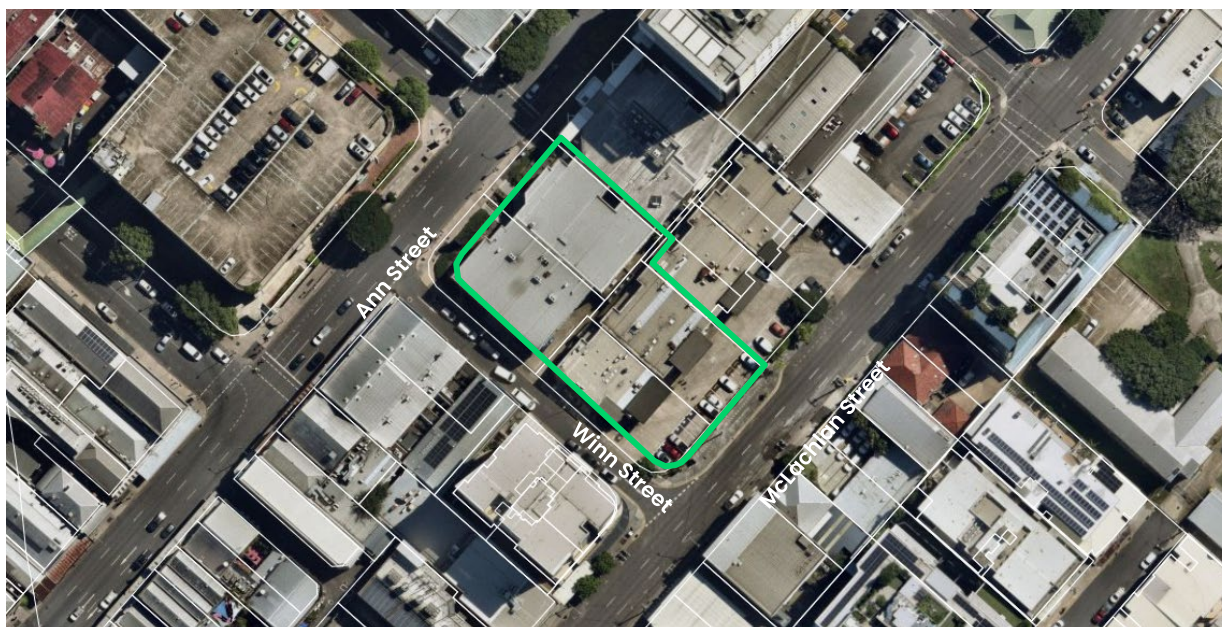
- **Attachment A** – Change Application Form 5;
- **Attachment B** – Decision Notice (A006306240), dated 27 August 2024;
- **Attachment C** – Amended Plans of Development, prepared by Fraser & Partners;
- **Attachment D** – Comparison Report, prepared by Frasers & Partners;
- **Attachment E** – Amended Statement of Landscape Design Intent, prepared by Urbis;
- **Attachment F** – Preliminary Construction Management Plan, prepared by Sungard Property Group;
- **Attachment G** – Traffic Technical Memorandum, prepared by Urbis;
- **Attachment H** – Wind Technical Memorandum, prepared by MEL Consultants; and
- **Attachment I** – Waste Management Plan, Leigh Design Australia Pty Ltd.

Full details of the proposed minor change, including relevant background information, are included below.

1 Site and Surrounding Context

The site is located at 52 and 60 McLachlan St, and 725 and 733 Ann St Fortitude Valley Qld 4006, formally described as Lot 101 on SP309284, Lot 4 on RP41612, Lot 14 on RP194644, and Lot 15 on RP194644. The site is currently established and consists of multiple commercial uses (see **Figure 1**).

Figure 1 – Site Aerial



Source: Nearmap

Key details of the site are as follows:

Table 1 – Site Details

Category	Description	
Site Address (Fortitude Valley Qld 4006)	52 McLachlan St	725 Ann St
	60 McLachlan St	733 Ann St
	Development to be referred to as 1 Winn Street, Fortitude Valley	
Property Description	Lot 101 on SP309284	Lot 14 on RP194644
	Lot 4 on RP41612	Lot 15 on RP194644
Site Area	3,028m ²	

Land Owner	Sungard Fortitude Valley Pty Ltd
Road Frontage	Ann Street (north-west), Winn Street (south-west), McLauchlan Street (south-east)
Planning Scheme Zone	▪ PC1 Principal centre (City centre) ▪ MUI Mixed use (Inner city)
Neighbourhood Plan and Precinct	Fortitude Valley Neighbourhood Plan a. Valley heart precinct – NPP-002 b. James Street precinct – NPP-005

2 Summary of Current Approval

2.1 A006306240 – Multiple Dwelling (Build-to-Rent) and Centre Activities

On 19 August 2024, Brisbane City Council approved a Development Permit for a Material Change of Use for Multiple Dwelling, Office, Food and Drink Outlet, Shop, Bar and Hotel over the subject site (Council Ref: A006306240). The approval authorises a residential-led, mixed-use Build-to-Rent development comprising up to 400 dwelling units across two residential towers, supported by a range of centre activities.

The approved development incorporates commercial and active uses at the ground plane and podium levels, providing activation to Ann Street, Winn Street and McLachlan Street, together with communal resident facilities and shared open space areas. Vehicular access, servicing and parking were approved predominantly within basement levels, with ancillary functions integrated into the podium.

The development was subject to impact assessment and public notification. An appeal was lodged by a submitter following the issue of the decision notice; however, the appeal was subsequently discontinued, and the development approval now has full effect.

3 Summary of Proposed Changes

The Applicant seeks approval for minor changes to the approved development under Development Permit A006306240. Since the issue of the approval and previous correspondence with council through pre-lodgement meetings, the design and configuration of the development have been further refined in response to amendments to car parking provisions under the *Brisbane City Plan 2014* ('the City Plan'), detailed design investigations, and opportunities to improve efficiency, constructability and functionality.

The revised design maintains the intent, scale and mixed-use character of the approved development while enhancing its practicality and liveability. The proposed minor changes include the following:

- Internal reconfiguration to facilitate construction of the development in two distinct stages, with each stage capable of operating independently.

- Reduction in car parking provision in response to updated policy settings, aligning with the City core maximum car parking rates, including the removal of basement car parking levels and the redesign of car parking within the podium.
- Reconfiguration of basement and ground floor levels to provide separate servicing and operational functionality for each tower.
- Inclusion of two additional storeys to Tower A within the Valley Heart precinct which remains below the prescribed maximum number of storeys for the precinct.
- Inclusion of one additional storey to Tower B within the Valley Heart precinct facilitated, whilst ensuring the building overall height remains less than the overall height approved in metres.
- Increased setbacks to site boundaries to achieve more slender building forms and improved separation.
- Amendments to unit layouts to improve constructability and enhance internal amenity and liveability.
- Alterations to the external façade of the towers to respond to the revised internal layouts and ensure a cohesive architectural outcome.
- An increase in the number of apartments (400 to 508 units) and a reduction in overall gross building area, achieved through more efficient floor plate design.
- Consequential updates to the landscaping concept to align with the revised building footprint and podium configuration.

Importantly, the proposed changes do not alter the approved land use mix, development typology, site access arrangements, overall architectural language or strategic planning intent of the approval. The development remains a residential-led mixed-use Build-to-Rent outcome comprising two slender towers above an activated podium with active frontages to Ann Street, Winn Street and McLachlan Street.

The revised proposal also introduces several measurable improvements relative to the approved scheme, including:

- increased tower separation;
- increased setbacks along portions of Winn Street and McLachlan Street;
- reduced excavation and basement extent;
- reduced overall car parking provision and associated traffic generation;
- improved staging capability and construction efficiency; and
- improved flexibility in dwelling design and delivery.

Figure 2 Comparison of Perspectives Winn Street



Picture 1 Approved Perspective

Source: Fraser & Partners



Picture 2 Proposed Perspective

3.1 Building Height

The proposed minor change includes a refinement to the approved building height outcomes for both towers.

Under the approved development, Tower A comprises 27 storeys with a maximum height of 108.2m SFL and Tower B comprises 19 storeys with a maximum height of approximately 77.9m SFL (Structural Floor Level).

The proposed changes seek to increase Tower A by two additional storeys and approximately 1.3 metres in overall building height. Importantly, Tower A remains within the 30-storey building height outcome anticipated within the Valley Heart precinct under the Fortitude Valley Neighbourhood Plan. The revised height outcome remains consistent with the strategic intent for a highly urbanised mixed-use built form outcome at this location.

Tower B incorporates one additional storey within a revised tower configuration. Notwithstanding the increase in storey count, the overall building height of Tower B is reduced to approximately 77.1m SFL through refinements to floor-to-floor dimensions. As a result, the revised Tower B outcome does not increase the

approved building height in metres and does not materially alter the building's skyline presentation, visual prominence or external amenity impacts.

The revised proposal continues to maintain the fundamental built form characteristics of the approved development, including:

- two slender tower forms above a consolidated podium;
- a consistent architectural language and façade articulation;
- activated street interfaces;
- landscaped podium and rooftop elements; and
- a high-quality skyline presentation.

Importantly, the revised tower forms incorporate increased setbacks and greater separation distances relative to the approved development, resulting in improved visual permeability, reduced perceived bulk and enhanced access to light and air between the towers. These refinements assist in offsetting the modest increase in height and reinforce the overall design quality of the proposal.

The Applicant also notes that advice has been received from the relevant Council management confirming that the proposed height changes are acceptable in principle subject to detailed assessment of the overall design response.

When viewed holistically, the proposed refinements to building height remain consistent with the approved development intent and do not result in a dramatic change to the scale, bulk or appearance of the approved development.

Figure 3 – Approved vs Proposed Building Height



Source: Fraser & Partners

3.2 Tower Form

The revised proposal incorporates a series of refinements to the approved tower forms to improve building separation, reduce perceived bulk and enhance the development's relationship with the surrounding public realm. These amendments have been informed by detailed design development and respond to matters raised during pre-lodgement discussions regarding tower presentation, setbacks and amenity outcomes.

Importantly, the revised tower forms maintain the fundamental built form strategy established under the approved development, comprising two slender residential towers above a mixed-use podium with active street frontages to Ann Street, Winn Street and McLachlan Street. The overall architectural language, façade articulation and tower-podium composition remain consistent with the approved development.

The revised design incorporates increased setbacks and improved separation between the two towers, either aligning with or exceeding the setbacks established by the approved development footprint. These changes result in a more refined built form outcome that improves visual permeability through the site and reduces the perceived scale of the development when viewed from the public domain.

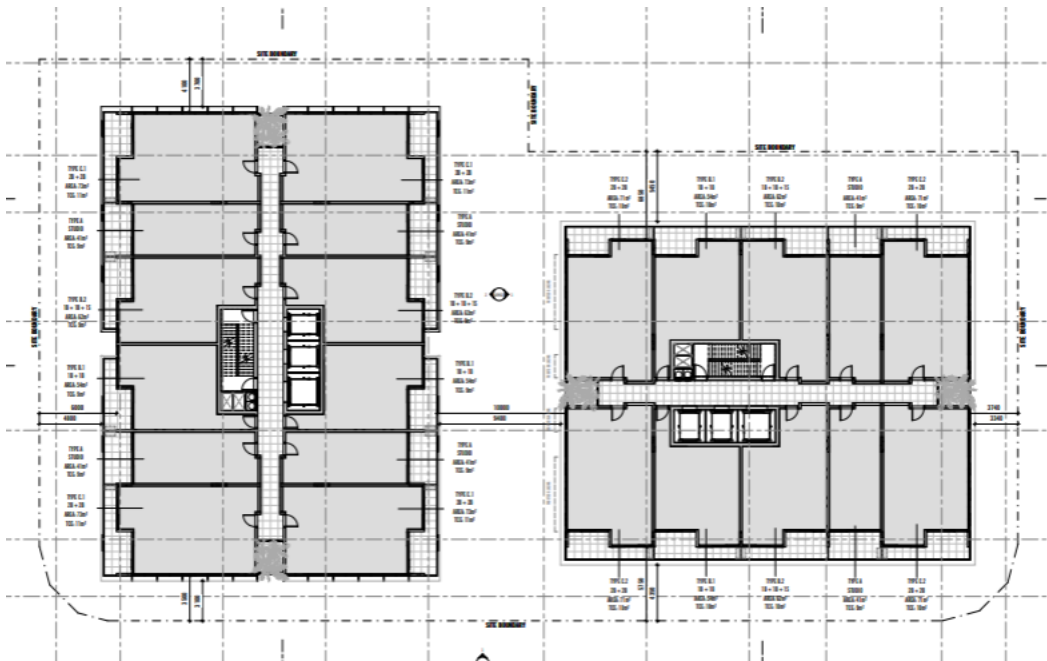
Tower A has been amended to align with the approved street frontage and side boundary setbacks. As illustrated in **Figure 4**, the revised tower footprint remains within the limits of the previously approved building envelope, ensuring there is no encroachment beyond the endorsed development footprint and maintaining consistency with the approved built form parameters.

Tower B has also been amended to increase its separation from adjoining boundaries and from Tower A. In particular:

- setbacks to Winn Street have increased from 4.35 metres to 5.1 metres;
- setbacks to McLachlan Street have increased from 3.3 metres to 3.9 metres; and
- separation between Tower A and Tower B has increased from 9.4 metres to 10.8 metres.

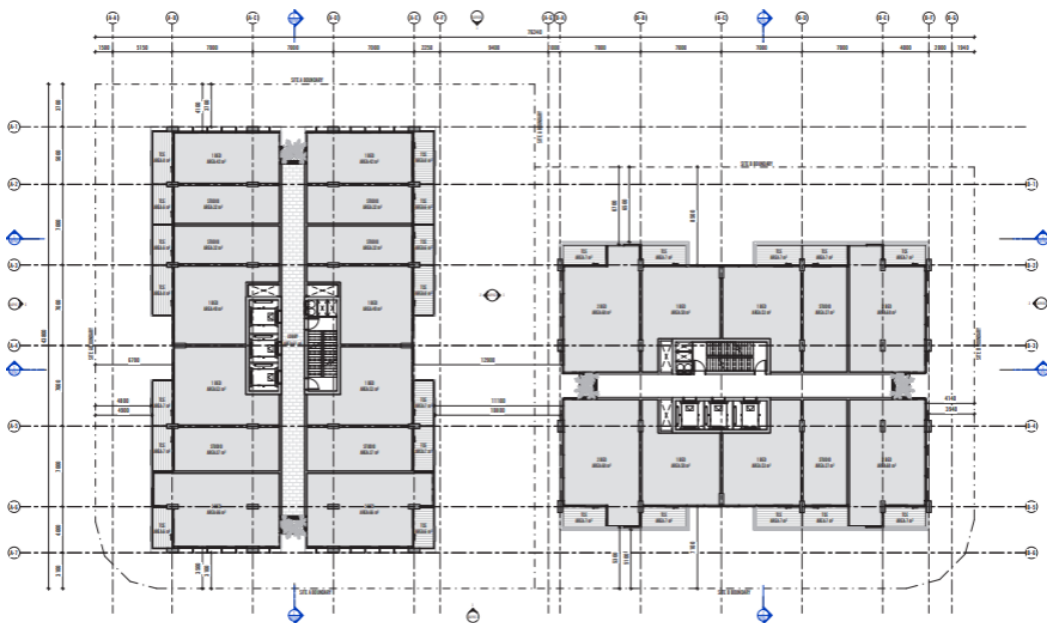
Collectively, these changes result in greater building separation, more slender tower forms and reduced visual bulk when viewed from the public domain. The increased setbacks and separation distances also improve access to light, air and outlook, enhancing amenity outcomes for future residents and adjoining properties, while maintaining the overall scale, presentation and intent of the approved development. The refined tower footprints ensure the revised development continues to sit comfortably within the approved urban design framework and does not materially alter the relationship between built form and the public realm established under the existing approval.

Figure 4 Proposed Tower Form Amendments



Picture 3 Approved Tower Form Setback

Source: Fraser & Partners



Picture 4 Proposed Tower Form Setback

3.3 Podium Parking

The proposed development relocates car parking from the originally approved basement levels to the podium. This change responds to updated car parking provisions under the City Plan, which apply maximum parking rates to inner-city locations such as Fortitude Valley and support reduced reliance on basement excavation and private vehicle use.

As a consequence of these changes, the overall car parking provision is proposed to be reduced from 256 spaces (including 40 visitor spaces) to 88 spaces (including 26 visitor spaces). Given the development is for a build-to-rent product, the car parking will be managed to meet the requirements of the future residents. The reduced parking provision is directly aligned with the application of maximum parking rates under City Plan and is compliant with Table 13 of the Transport, Access, Parking and Servicing Planning Scheme Policy.

The podium parking levels are designed to ensure that vehicle storage areas are not visually dominant when viewed from the public realm. Along Ann Street, Winn Street and McLachlan Street, the revised design incorporates:

- sleeved residential and active uses along key frontage interfaces;
- articulated façade treatments consistent with the approved architectural language;
- integrated landscaping and planter elements to soften podium presentation;
- recessed parking areas behind the primary façade line; and
- screening treatments designed to minimise visibility of vehicles, lighting and headlight spill.

As a result, the revised podium continues to contribute positively to the streetscape and maintains a high-quality architectural outcome consistent with the approved development intent.

Despite the revised parking configuration, the proposal maintains the approved vehicular access strategy and does not introduce additional access points or materially alter traffic movements associated with the development. Servicing, manoeuvring and access arrangements continue to function appropriately and are supported by the Traffic Technical Memorandum provided at **Attachment G**.

Importantly, the revised podium design maintains a high level of activation and pedestrian engagement at ground level. The proposal continues to provide active frontages, landscaping integration and a strong public realm interface across all street frontages, ensuring the revised parking approach does not diminish the overall urban design quality of the approved development.

Figures 5 and 6 demonstrate that the visual presentation of the development to Winn Street and Ann Street remains substantially consistent with the approved outcome notwithstanding the revised podium configuration.

Figure 5 Winn Street Perspective Approved vs Proposed



Picture 5 Approved Winn Street Perspective



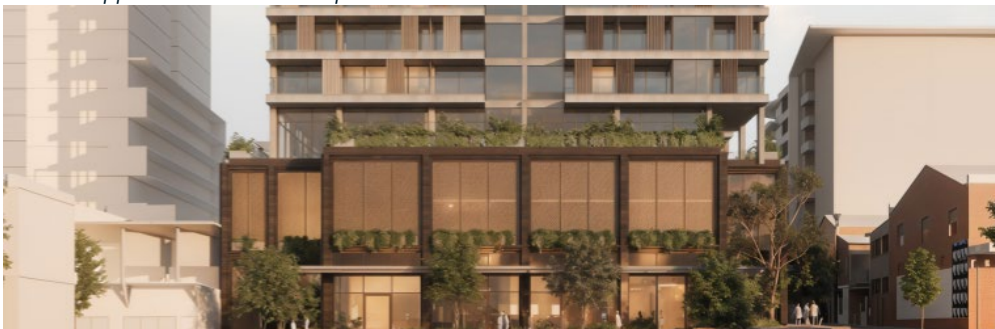
Picture 6 Proposed Winn Street Perspective

Source: Fraser & Partners

Figure 6 Ann Street Perspective Approved vs Proposed



Picture 7 Approved Ann Street Perspective



Picture 8 Proposed Ann Street Perspective

Source: Fraser & Partners

3.4 Ground Level

Refinements are proposed to the approved ground floor layout to facilitate staged delivery of the development, improve operational functionality and respond to detailed design development undertaken following the issue of the approval. The revised ground plane maintains the approved mixed-use character and continues to prioritise active street interfaces, pedestrian engagement and high-quality public realm outcomes across Ann Street, Winn Street and McLachlan Street.

The revised configuration enables each tower to operate independently, including separate lobby, servicing and operational arrangements, while maintaining an integrated overall development outcome. This approach improves constructability and delivery flexibility without altering the fundamental access and movement framework established under the approved development.

Importantly, the proposal retains active frontages and publicly engaging uses along all street interfaces. Commercial tenancies, resident amenities and highly transparent lobby spaces continue to activate the ground plane and contribute to passive surveillance, pedestrian activity and streetscape vitality throughout the day and evening.

While the internal arrangement of lobby and circulation areas has evolved from the approved scheme, the revised design maintains a comparable extent of active frontage and avoids presentation of blank or inactive building elements to the public realm. In particular:

- active uses continue to be provided along Ann Street, Winn Street and McLachlan Street;
- glazing and visual permeability are maintained across key pedestrian interfaces;
- lobby areas are designed as activated communal arrival spaces rather than isolated circulation areas; and
- servicing and vehicular access functions remain recessed behind the primary building line to minimise impacts on pedestrian amenity.

The Winn Street frontage in particular continues to provide a high-quality pedestrian interface through a combination of active uses, landscaping and articulated building presentation. The revised arrangement maintains opportunities for pedestrian engagement and passive surveillance while accommodating the operational requirements associated with staged delivery and independent tower functionality.

The proposal also retains a strong subtropical landscape response at ground level, which extends up into the podium. Deep planting, integrated landscaping and softened interface treatments continue to be incorporated throughout the ground plane to support the overall architectural presentation of the development and reinforce consistency with the approved design intent.

The revised ground floor arrangement has also been informed by updated servicing, access and waste management requirements. The development continues to provide safe and functional vehicular access, servicing and waste collection arrangements without materially altering the approved access strategy for the site. These matters are supported by the Traffic Technical Memorandum at **Attachment G** and the updated Waste Management Plan at **Attachment I**.

Overall, the proposed ground floor refinements maintain the approved urban design intent and streetscape outcomes while improving the operational functionality, staging capability and constructability of the

development. The revised ground plane continues to deliver an active, landscaped and pedestrian-oriented interface consistent with the character and expectations of the surrounding Fortitude Valley context.

Figure 7 – Activation of Winn Street



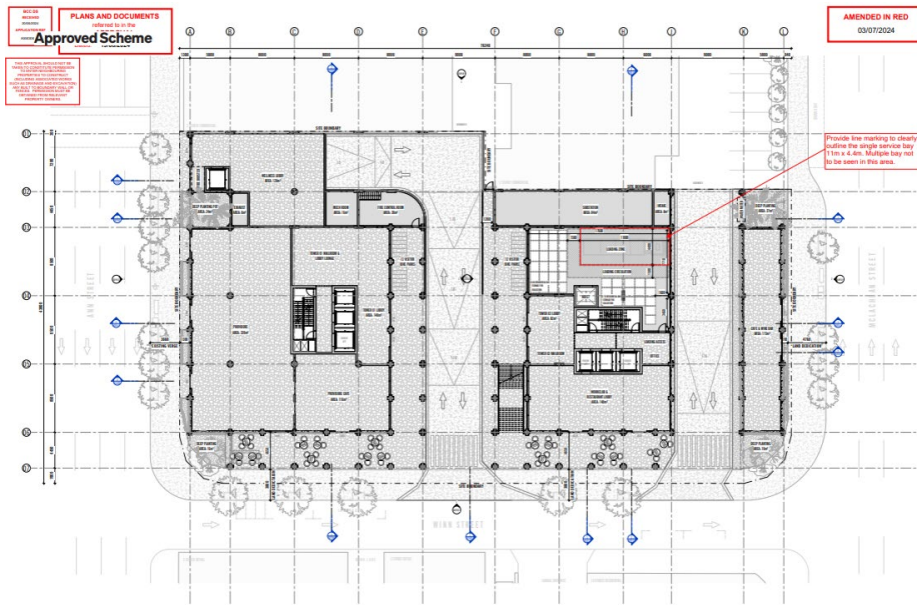
Picture 9 Corner of Ann Street and Winn Street



Picture 10 Winn Street

Source: Fraser & Partners

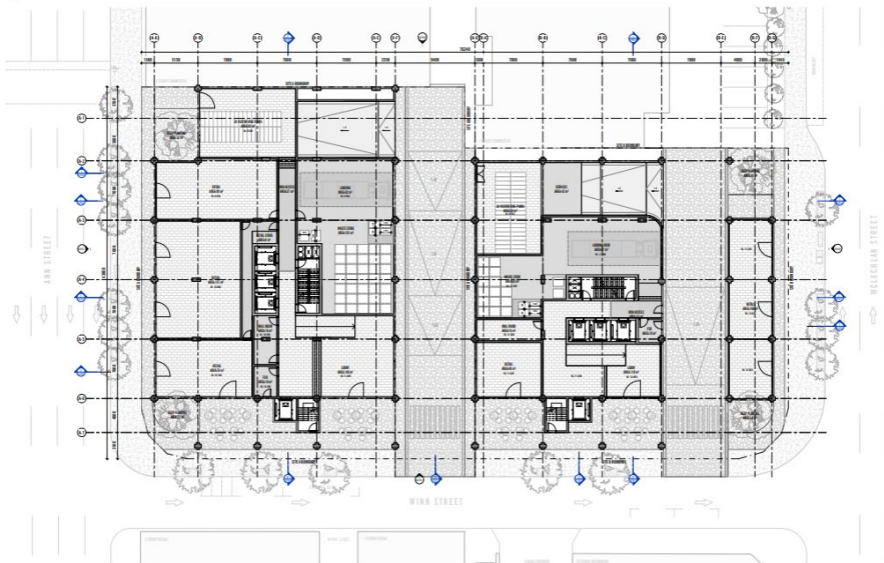
Figure 8 Ground Floor Plan Approved vs Proposed



Picture 11 Approved Ground Floor Plan

Source: Fraser & Partners

Proposed Scheme



Picture 12 Proposed Ground Floor Plan

Source: Fraser & Partners

3.5 Staging

The proposed minor change facilitates the orderly delivery of the approved development in two stages, with each tower capable of operating independently should the ultimate development be delivered progressively over time. The staging approach has been incorporated to improve construction efficiency, reduce delivery risk and respond to detailed design and operational considerations identified following approval of the development.

Importantly, the proposed staging arrangement does not alter the fundamental development intent, built form strategy or operational characteristics of the approved development. The proposal continues to comprise an integrated mixed-use Build-to-Rent development with active ground floor uses, communal open space and residential towers addressing Ann Street, Winn Street and McLachlan Street.

The revised design has been specifically developed to ensure each stage can function independently and maintain an appropriate level of amenity and operational performance irrespective of the timing of subsequent stages. Each stage is capable of independently accommodating:

- resident and visitor parking;
- vehicular access and manoeuvring;
- servicing and waste collection;
- communal open space and resident amenities;
- pedestrian access and building entry;
- building management and operational functions; and
- fire and emergency access requirements.

A Preliminary Construction Management Plan has been prepared to support the application and demonstrates how construction activities can be appropriately managed to maintain safe pedestrian movement, servicing access and ongoing site functionality throughout delivery of future stages.

4 Proposed Changes to Drawings and Documents

Table 2 sets out the amendments required to the list of approved drawings and documents to reflect the proposed changes and ensure any approval issued acknowledges the correct plans. Specifically, ~~strikethrough in red~~ indicates wording to be deleted and blue and underlined indicates proposed amendment.

Table 2 – Proposed Amendments to Drawings and Documents

Drawing or Document	Number	Plan Date
Site Based Stormwater Management Plan	OSK6309-0007 Rev C	30-APR-2024
Site Plan	A0002 Rev H <u>J</u>	20-JUN-2024 (Received) <u>01-JUL-2026</u>

Existing Conditions Plan	A0003 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Existing Easement Plan	A0004 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Basement 04	A0096 Rev H	20-JUN-2024 (Received)
Basement 03	A0097 Rev H	20-JUN-2024 (Received)
Basement 02	A0098 Rev H	20-JUN-2024 (Received)
Basement 01	A0099 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Level 00 (Ground Floor)	A0100 Rev I (Amended In Red 03-JUL-2024) A0100 Rev I	20-JUN-2024 (Received) 01-JUL-2026
Mezzanine	A0101.1 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Level 01	A0101 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Level 02	A0102 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Level 03 (Podium Top)	A0103 Rev J	01-JUL-2026
Level 04 (Typical Low Rise Tower)	A0104 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Level 04 (Typical Low Rise) Populated	A0105 Rev H	20-JUN-2024 (Received)
Level 15 (Typical High Rise)	A0115 Rev H	20-JUN-2024 (Received)
Level 15 (Typical High Rise) Populated	A0116 Rev H	20-JUN-2024 (Received)
Level 27 & 19 (Rooftop)	A0127 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Lift Overun	A0128 Rev H	20-JUN-2024 (Received)

	A0130 Rev J	01-JUL-2026
North / East Elevation	A0900 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
South / West Elevation	A0901 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Central Elevations	A0902 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Building Sections	A0950 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Building Sections	A0951 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Elevation 01	A1100 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Elevation 02	A1101 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Elevation 03	A1102 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Elevation 04	A1103 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Elevation 05	A1104 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Elevation 06	A1105 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Sections 01	A1600 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026
Detail Sections 02	A1601 Rev- H J	20-JUN-2024 (Received) 01-JUL-2026

Detail Sections 03	A1602 Rev H <u>J</u>	20-JUN-2024 (Received) 01-JUL-2026
Winn Street, Fortitude Valley Kerbside Allocation Plan – Ground Floor	300303889-SK08-06 Issue P2	30-APR-2024
Conceptual Stormwater Management & Services Connection Plan	P003 Issue E	24-APR-2024
Winn St Fortitude Valley Statement of Landscape Design Intent	P0040649 DA06 Issue 06 <u>9</u>	09-MAY-2024 (Received) 10-JUL-2026
Winn Street Fortitude Valley Noise Assessment	70B-22-0207-TRP- 38518-0 Rev 00	16-SEP-2022
Environmental Wind Speed Measurements On A Wind Tunnel Model Of The 725 Ann Street Development Brisbane	177-22-WT-ENV-00 Rev 0	27-JUN-2023 (Received)

5 Assessment of Minor Change

Consideration has been given to the relevant matters for assessing a Minor Change in the Planning Act, having regard to the definition of a Minor Change in Schedule 2 and assessment criteria in Section 81.

5.1 Schedule 2 Assessment Criteria

The Act includes a number of provisions relevant to the submission and assessment of a Minor Change to a development approval. Foremost, a Minor Change is defined under Schedule 2 of the Planning Act as follows:

Schedule 2 – minor change means a change that—...

(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.

Each of the proposed changes have been assessed against these criteria, as set out in the following sub-sections.

5.1.1 Substantially Different Development Criteria

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 the *Development Assessment Rules*, Schedule 1, which sets out the substantially different development 'test'.

An assessment of the proposed changes against the substantially different development criteria in the *Development Assessment Rules* is included in **Table 3** below.

Table 3 Substantially Different Development Assessment

Criteria	Response
Involves a new use.	The proposal does not introduce new land uses where the approval included Multiple Dwelling, Bar, Centre Activities (Office, Shop, Food and Drink Outlet and Hotel).
Results in the application applying to a new parcel of land.	No new land parcels are involved.
Dramatically changes the built form in terms of scale, bulk and appearance.	The built form is consistent with the approved building envelope, footprint, tower presentation, and architectural design palette. The proposal maintains streetscape activation through ground floor retail uses and aligns with the amenity and appearance of the Valley heart precinct. The proposal incorporates articulation of the façade by through recesses and materiality therefore, improving the scale, bulk and appearance of the tower forms. The podium carpark screening creates visual interest through a ratan style material breaking up the building bulk and enhancing the streetscape interface. The changes to building height either remain consistent with the planning scheme expectations for building height, or have been managed to

	ensure than there is no increase in building height as measured by metres. These factors ensure that the changes are not considered dramatic in terms of scale, bulk or appearance. A comparison of the approved and proposed design have been provided in Attachment C and D to demonstrate the minor nature of proposed changes.
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 changes do not alter the ability of the development to operate as intended. The site retains existing access driveways and is serviced appropriately in accordance with the approval over the site. Both towers are serviced by separate amenities to ensure one another can operate as intended. Whilst some indoor communal spaces have been removed or relocated, the revised proposal continues to provide generous communal open space across the rooftop terrace and podium which exceed minimum requirements and ensures a high level of amenity. The minor change application is supported by a Waste Management Plan, Traffic Technical Memorandum, and Wind Technical Memorandum demonstrating the proposed development can continue to operate as intended. Refer to Attachment G, H and I for further information.
Removes a component that is integral to the operation of the development.	The proposal does not seek to remove any components that are integral to the operation of the development. The proposal maintains all traffic, waste and servicing arrangements to ensure the development can operate as required. Retail spaces are retained throughout the ground level to ensure activation is maintained. Some commercial activities, such as podium bar, have been removed however, these have been replaced with additional communal indoor and open space to accommodate residents.

Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes involve revised carparking provision arrangements with an overall reduction in carparking numbers. The reduction in car parking is expected to reduce expected traffic impacts from the development. The general loading and servicing arrangements are designed at the rear of the site with street activation uses provided along McLachlan, Winn, and Ann Street. Carparking is now proposed throughout the podium level (i.e. Level 2 and 3) and removes the basement parking originally proposed. Despite this, the proposal maintains the two access driveways along Winn Street and will not increase traffic volumes and flow to the site. The proposal ensures the existing access easement traversing through the middle of the site is kept free from built form. The proposal will therefore, improve traffic flow for the adjoining site which was previously impacted by the original approved design.
Introduces new impacts or increases the severity of known impacts.	The proposed minor changes will not introduce any new or increase the severity of known impacts which are adverse and unacceptable. The existing development approval was subject to impact assessment where exceeding the maximum building height nominated for the applicable zone, neighbourhood plan and precinct for each tower. Despite the additional storeys proposed for each tower, the proposal does not increase the severity of impacts. Importantly, the overall height increase in metres is minimal and as such, there will be no additional overshadowing. Overall, an additional 116 units are now included however, these are dispersed across the additional residential level on each tower and through minor amendments to the residential floor plates to improve unit layouts in line with market demands. The additional units will not increase traffic impacts or severity of known impacts.
Removes an incentive or offset component that would have balanced a negative impact of the development.	No incentive or offset component is removed.

Impacts on infrastructure provision.	The change has no impact on infrastructure provision.
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The above assessment demonstrates that the proposed changes will not result in substantially different development.

5.1.2 Prohibited Development Criteria

In respect to part (b)(ii)(A) of the definition of Minor Change, the proposed Minor Change will not introduce or involve any prohibited development.

5.1.3 Referral Agencies

In respect of parts (b)(ii)(B), (C) and (D) of the definition of a *Minor Change* in Schedule 2 of the Planning Act 2016, the original development application was referred to **Energex** as an advice agency under Schedule 10, Part 9, Division 2 of the Planning Regulation 2017.

Energex provided an advice agency response dated 9 August 2023, confirming that it had no requirements in relation to the application.

The proposed minor changes do not alter the nature, scale or extent of the development in a manner that would:

- introduce any new referral triggers;
- require referral to any additional referral agencies; or
- require Energex, or any other referral agency, to assess the application against additional matters beyond those considered as part of the original development application.

Accordingly, if accepted as a minor change, the application would not result in referral to additional referral agencies nor broaden the scope of referral agency assessment beyond that which applied to the original approval.

5.1.4 Public Notification

In respect to part (b)(ii)(E) of the definition of a Minor Change, the original application was subject to public notification. The proposed changes do not alter the category of assessment. Accordingly, the proposed changes do not introduce new requirements for public notification.

6 Conclusion

The proposed changes represent a refinement of the approved development rather than a departure from it. The development remains fundamentally consistent with the approved mixed-use Build-to-Rent scheme in terms of land use, built form strategy, streetscape presentation, access arrangements and planning intent.

When assessed holistically, the changes do not result in substantially different development. The proposal retains the essential character and operational outcomes of the approved development while introducing several improvements relating to tower separation, staging functionality, reduced excavation and reduced traffic generation.

The Applicant therefore respectfully requests that Council accept and assess the application as a minor change pursuant to section 81 of the Planning Act 2016

We trust the supplied documentation is sufficient for Council to undertake an assessment of this proposal. If you have any questions regarding the above or attached material, please do not hesitate to contact the undersigned, **Rachael Greene (Associate Director)** or **Jorja Feldt (Senior Consultant)** on (07) 3007 3800.

Kind regards,

A handwritten signature in dark ink, appearing to read "PDouglas".

Penny Douglas
Director
+61 7 3007 3806
pdouglas@urbis.com.au