

PLANNING REPORT

MINOR CHANGE

**(A006290447: Development Permit for
Material Change of Use - Multiple Dwelling)**

**34-42 Grantson Street, Windsor
Lots 1-3 on RP18464**

**Applicant: Cardev Projects No 2 Pty Ltd
c/- Tam Dang Planning Pty Ltd
August 2026**

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APPENDICES

Appendix A – Revised Plans

Appendix B – Approved Plans A006677075

Appendix C – Changes to Plans & Conditions (.doc format)

1. Introduction

This planning assessment accompanies a change application pursuant to Section 78 (Making change application) and Section 79 (Requirements for change applications) of the *Planning Act 2016*. It is proposed to modify the current approval to reflect attached drawings and documents and corresponding amendments to relevant conditions, in accordance with Section 81 (Assessing change applications for minor changes) of the *Planning Act 2016*.

The initial approval (A006290447) was issued under v29/2023 of the *Brisbane City Plan 2014* over land at 34-42 Grantson Street, Windsor, described as Lots 1-3 on RP18464. It involved **Development Permit** for **Material Change of Use** for Multiple Dwelling.

Construction is well advanced. This modification application seeks to resolve structural, or site issues encountered during the construction phase, while incorporating ameliorative adjustments to enhance spatial efficiency and overall amenity for the development.

2. Development History

The table below identifies the site development history.

Application Number	Application Type	Approval Date
A006290447	- Development Permit for Material Change of Use: • Multiple Dwelling (31 Units) ➤ 17 – 2 bedrooms ➤ 14 – 3 bedroom • Parking – 62 resident & 8 visitor spaces	14/12/2023
A006677075	- Other change approval: • Increase overall units to 51 units • Redistribution of unit types: ➤ 31 – 1 bedroom ➤ 20 – 2 bedrooms ➤ 27 – 3+ bedrooms • Car Parking – 70 resident & 10 visitor spaces	17/04/2025

Following the receipt of the initial approvals, construction works are now well advanced. During the detailed design phase, minor amendments to the approved plans were required to incorporate specialist feedback, accommodate structural elements, and optimise the internal layout. The overall residential density and unit



mix remain unchanged, with modifications generally limited within the existing approved footprint.

Photo 1 - Construction progress as of August 2026

3 Proposed Changes

3.1 Architectural Plans

With reference to the comparison of the revised plans (Appendix A) and existing approved plans (Appendix B), a summary of the main architectural changes is outlined below:

3.1.1 Pre 1911 Structure

- Remove rear gable roof extension and retore to original roof form

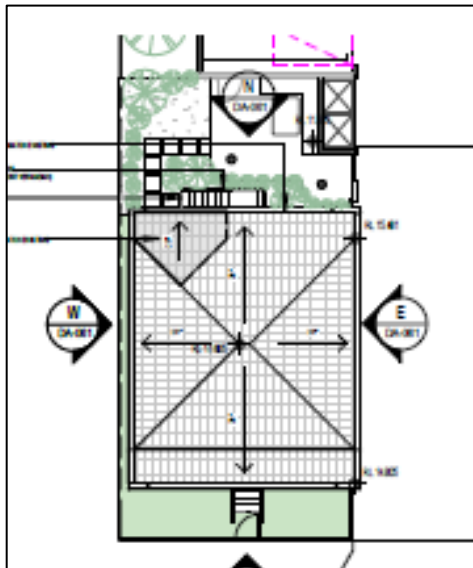


Figure 1 - Approved roof form

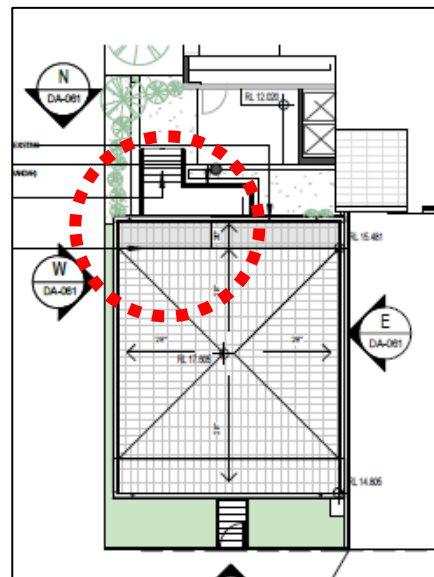


Figure 2 - Revised roof form

3.1.2 Lower Basement:

- Minor extension to basement and 1 car park added.

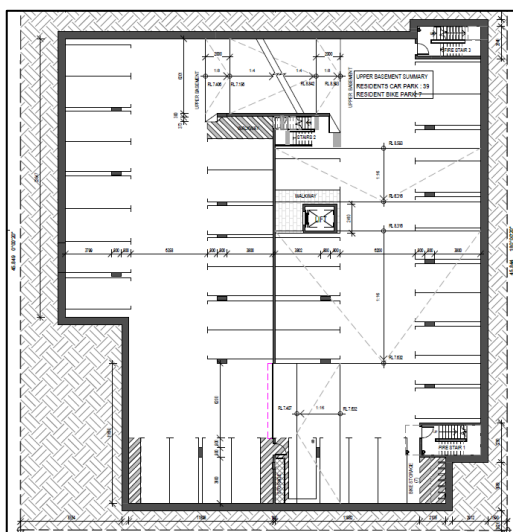


Figure 3 - Approved lower Basement

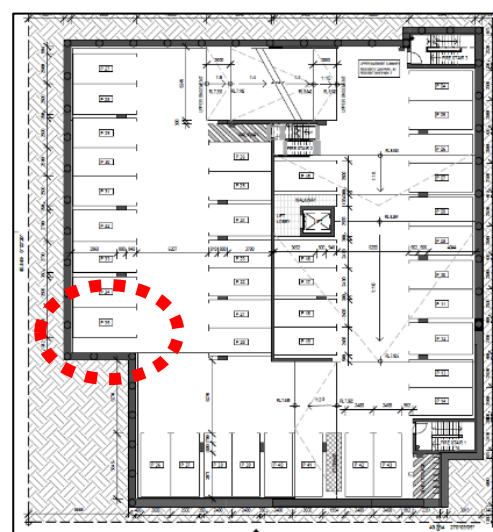


Figure 4 - Revised Lower Basement

3.1.3 Ground Level Floor Plan

- Revised rear stair to “house” unit.
- Revised street entry & planters’ arrangements.
- Notate required water meter.
- Notate irrigation tank.

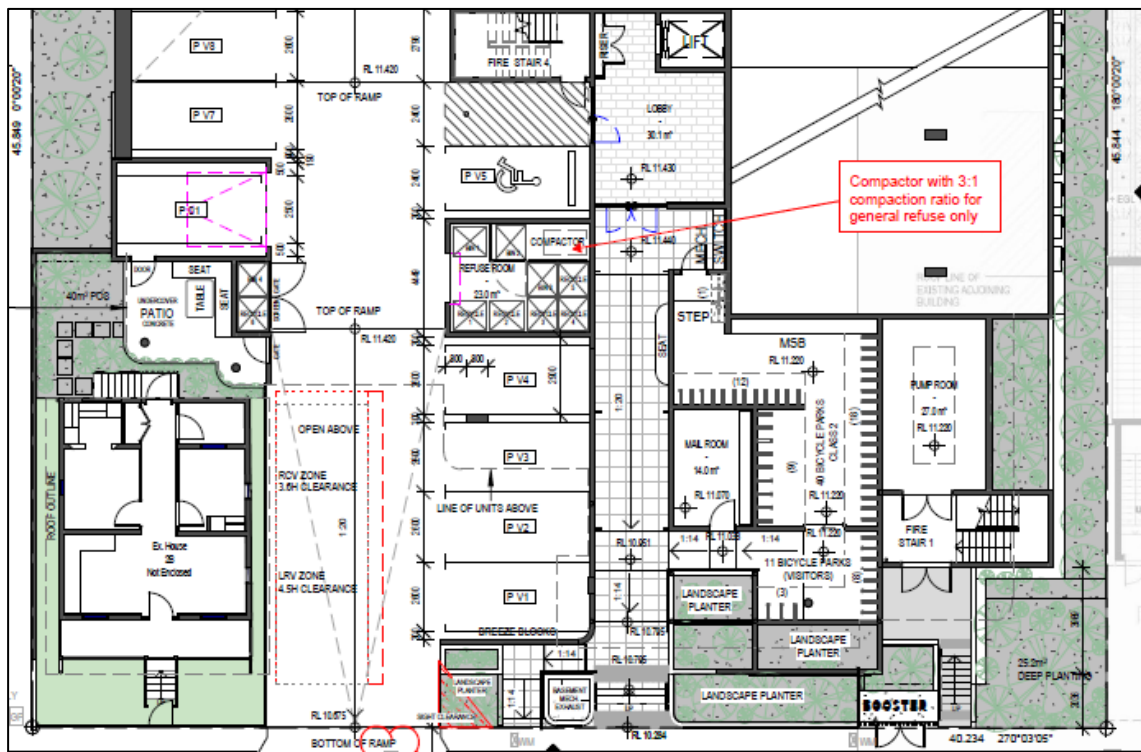


Figure 5 - Approved Ground Floor Plan

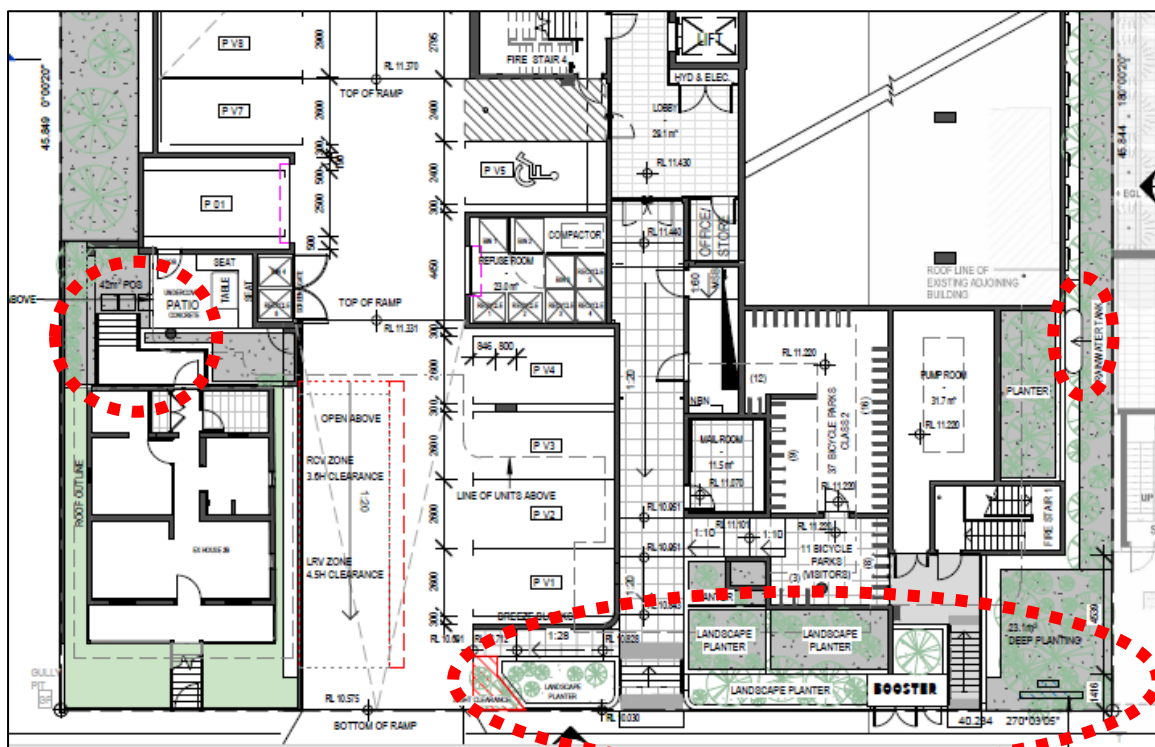


Figure 6 - Revised Ground Floor Plan

5.1.4 Roof Plan

- Replace screen on the northern edge of the rooftop AC deck with a solid wall to reduce potential acoustic impact on the adjacent unit.
- Replace side window to unit 45 MPR to improve acoustic screening to unit.
- Relocated screen on the western edge of the rooftop communal planter.

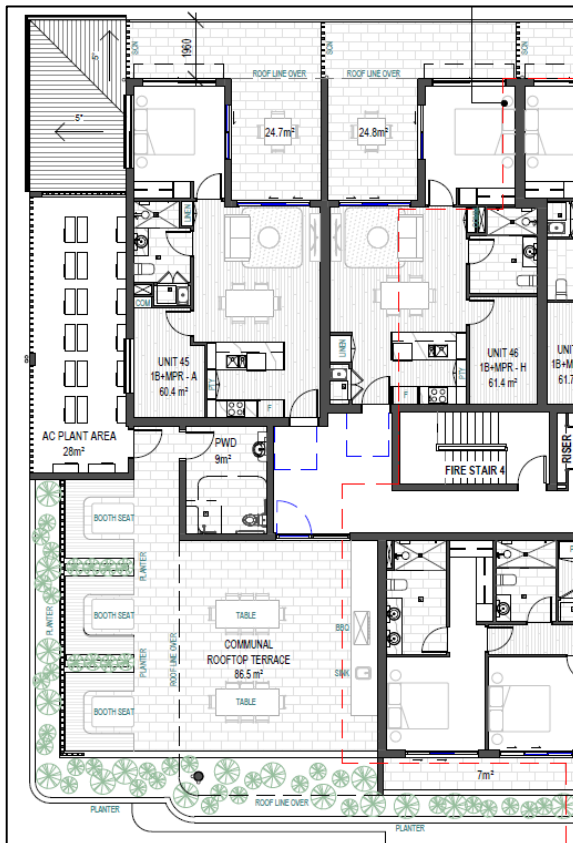


Figure 7 - Approved Roof Plan

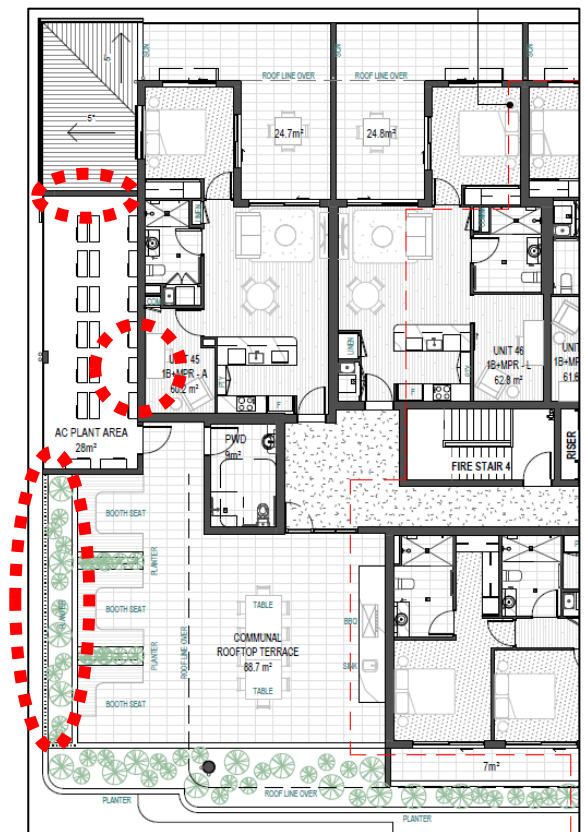


Figure 8 - Revised Roof Plan

5.1.5 Elevations

- Minimal changes are required to elevations.

The above discussion outlined the main changes proposed, with other associated changes demonstrated in the comparison of the attached plans in Appendix A – Revised Plans and Appendix B – A006677075 Approved Plans.

4 Approval Package

4.1 Drawings and Documents

With reference to the ‘Drawings or Documents’ schedule of the existing approval, we ask that this is updated to:

- Replace the *Architectural Plans* with those attached (**Appendix A**).

A complete list of numbers to be amended is provided in Appendix C (.doc format) as required.

4.2 Conditions

Further to **Section 4.1** above, condition 30 is required to be amended to reflect the one additional car space. A complete list of conditions (and revised wording) to be amended is provided in **Appendix C** (.doc format) as required.

4.3 Infrastructure Charges Notice

The proposed changes do not alter the unit number or the unit mix. As such, an amended infrastructure charges notice is not required.

5. Minor Change Assessment

5.1 Assessment of ‘Minor Change’

With this minor change application made with regards to Section 81/81A of the *Planning Act 2016*, as previously discussed in **Section 2** above, Schedule 2 defines a ‘minor change’ for a development approval as follows:

(b) for a development approval—

- (i) would not result in substantially different development; and*
- (ii) if a development application for the development, including the change, were made when the change application is made would not cause—*
 - (A) the inclusion of prohibited development in the application; or*
 - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies, other than to the chief executive; or*
 - (D) a referral agency, 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 application against, or had regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*

We are of the opinion that the proposed changes constitute a **minor change** application and **not** a ‘change other than minor’ application for the following reasons:

- 1) *The proposal does not result in a substantially different development.*

RESPONSE: Discussion against the ‘substantially different development’ criteria is provided in **Section 5.2** below.

- 2) *The proposal does not result in the inclusion of prohibited development.*

As outlined above, the proposed development remains as per the approved use for Multiple Dwelling. This does not constitute prohibited development under the current legislation.

- 3) *The proposal does not trigger referral to any new referral agencies.*

The original development application did not trigger referral to any advice agencies or concurrence agencies in accordance with the *Sustainable Planning Act 2009* and the proposed changes do not trigger any new referrals.

4) *The proposal does not trigger additional public notification.*

The proposed changes do not introduce any new components or uses that would require additional public notification. In any case, in accordance with Section 82 of the *Planning Act 2016*, as this is lodged as a minor change, it also does not trigger additional public notification.

5.2 Assessment of ‘Substantially Different Development’

With reference to Schedule 1 of the DA Rules, it is noted an assessment manager may determine a change to a development approval where “*amongst other criteria – a minor change is a change that would not result in a ‘substantially different’ development*”.

Section 4 outlines what may be considered to result in a substantially different development. Discussion against each point is provided as follows:

(a) *Involves a new use; or*

RESPONSE: The development remains as per the approved *Multiple Dwelling*.

(b) *Results in the application applying to a new parcel of land; or*

RESPONSE: No additional parcels of land are proposed to be included.

(c) *Dramatically changes the built form in terms of scale, bulk and appearance; or*

RESPONSE: As noted above, changes are generally to the internal layout with negligible impacts to design of the building in terms of design scale, bulk and appearance.

(d) *Changes the ability of the proposed development to operate as intended; or*

RESPONSE: As previously discussed, the proposed use remains unchanged, and the building remains a multiple dwelling. The amendments do not affect the development operation for ‘Multiple Dwelling’.

(e) *Removes a component that is integral to the operation of the development; or*

RESPONSE: The proposed change does not “remove” any components of the development that are integral to the operation. As outlined within this report, the building remains provided with appropriate vehicular access, servicing arrangement, pedestrian access, private open space, communal open space etc.

(f) *Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*

RESPONSE: The proposed changes do not alter the approved density or traffic generation. The crossover and its location remain unchanged. Sufficient car parking spaces are provided onsite for residents and visitors. As such, the proposed changes do not “significantly impact” the overall traffic flow and transport network.

(g) *Introduces new impacts or increase the severity of known impacts; or*

RESPONSE: It is not considered that the abovementioned changes introduce a new impact or increases the severity of a known impact.

(h) *Removes an incentive or offset component that would have balanced a negative impact of the development; or*

RESPONSE: The development is not considered to have remove an incentive or offset component.

(i) *Impacts on infrastructure provisions.*

RESPONSE: The proposed changes do not alter the unit number or unit mix. In this regard, the proposed change is not considered to have a negative impact on infrastructure provisions.

5.2 Grounds for Request

With reference to Section 81(2) of the *Planning Act 2016*, the following grounds for request of the minor change are noted:

- The development’s compliance with the relevant provisions of the *Planning Scheme* (i.e. *City Plan 2014 v29/2023*) applicable at the time the original application was made will not be affected by the amendments proposed;
- The proposed changes do not result in a substantially different development which would prejudice compliance against the performance criteria of the Multiple Dwelling Code applicable at the time;
- The proposal is not considered to generate any issues from a planning point of view that would warrant the refusal of the requested changes.
- The category of assessment remains unchanged.
- No submissions were previously received. The proposed changes are ameliorative in nature. They do not alter the development's bulk, scale, density, or traffic impact to generate additional grounds for submission.
- No additional public notification is required.
- It does not require referral to any new concurrence or advice agencies.

7. Conclusion

This application is made in respect of a ‘minor change’ pursuant to Section 81 of the Planning Act 2016. Reference to the drawings, documents and conditions should be updated further to the discussion above and relevant appendices. To this end, we are of the opinion that the proposed changes:

- do not result in a substantially different development;
- does not change the level of assessment;
- remain compliant with the performance criteria of City Plan 2014 with no additional or new performance outcomes against the applicable benchmarks not considered as part of the original approval; and
- do not generate any issues from a planning point of view that would warrant the refusal of the requested changes.

In all circumstances we consider this development to comply with the permissible change criteria and as such deserve Council’s favourable consideration.