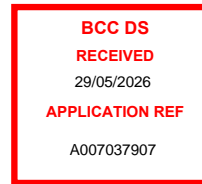


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Urbis Ltd
ABN 50 105 256 228



29 May 2026

The Assessment Manager Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: The Assessment Manager
Delivery via: Brisbane City Council's Online Lodgement Form

Dear Sir/Madam,

Application to Change Existing Development Approval A005636619 at 70–72 Oxlade Drive, New Farm

In accordance with Sections 78 and 81 of the *Planning Act 2016* and on behalf of KS2 Pty Ltd, please find attached a properly made Change Application seeking a **Minor Change** to the existing development approval over land at 70–72 Oxlade Drive, New Farm, formally described as Lot 28 on RP8781, Lot 29 on RP8781, Lot 30 on RP8781 and Lot 1 on SP331339.

The application seeks a Minor Change to Development Approval A005636619, being:

- Development Permit for Material Change of Use for Multiple Dwelling (26 Units); and
- Preliminary Approval for Carrying out Operational Works in the Potential and Actual Sulfate Soils Overlay.

The proposed amendments arise from ongoing refinement of the approved design and broadly comprise:

- Introduction of a recessed upper-level penthouse within the previously approved rooftop terrace area;
- Increase in residential yield from 26 to 27 dwellings, together with consequential changes to the approved unit mix;
- Internal and basement layout refinements to improve building functionality and resident amenity;
- Refinement of rooftop communal open space areas; and
- Increased landscaping and deep planting outcomes across the site.

We **enclose** the following information, along with the Town Planning Report, in support of the application:

- **Appendix A** – Planning Act DA Form 5 – Change Application Form;
- **Appendix B** – Title Search and Land Owner's Consent;
- **Appendix C** – Existing Development Approval Package (Council Ref: A005636619);
- **Appendix D** – Amended Architectural Plans;
- **Appendix E** – Urban Design Report;
- **Appendix F** – Amended Landscape Concept Plans;
- **Appendix G** – Traffic Engineering Advice;
- **Appendix H** – Amended Waste Management Plan; and

- **Appendix I** – Amended Stormwater Management Plan and Engineering Services Report.

Minor Change Assessment

Having regard to the *Planning Act 2016*, including the Minor Change provisions under Schedule 2 and Section 81, and the relevant provisions of the Brisbane City Plan 2014, the planning assessment and supporting application material confirms that the proposed changes do not result in a substantially different development and remain consistent with the approved planning intent for the site.

The proposal retains the approved Multiple Dwelling use, development footprint, basement extent, site access arrangements, servicing strategy and overall development typology.

The proposed changes are largely confined to the upper levels of the building and do not materially alter the approved operational characteristics of the development.

While the proposal introduces a seventh storey penthouse level, it has been designed as a recessive rooftop element that is substantially recessed from the lower building levels and primary façades. As a result, the development retains its approved architectural hierarchy and streetscape presentation to Oxlade Drive, with only a negligible increase in overall building height.

The proposal also increases deep planting and communal open space outcomes across the site, while not materially increasing impacts relating to visual bulk, overlooking, privacy, overshadowing, traffic generation or operational functionality beyond those already assessed and approved by Council.

The proposed development remains consistent with the relevant provisions of the Medium Density Residential Zone Code, the New Farm and Teneriffe Hill Neighbourhood Plan Code and the Multiple Dwelling Code, and continues to provide an appropriate residential outcome in a highly accessible inner-city location.

For these reasons, the proposed Minor Change warrants approval, subject to relevant and reasonable conditions.

Application Fees

Once Council has received the application and a fee quote has been issued, the required lodgement fee will be paid. The relevant application fee has been calculated based on the 2025–26 financial year fees and charges schedule.

Based on a Minor Change application for a multiple dwelling development, the charge is **\$4,576.00**, calculated as follows:

Table 1 – Applicable Assessment Fee

Minor Change Application - Multiple Dwelling Charge	
Making a change application (sections 78 and 79 of the Planning Act 2016) to make a minor change (section 81 of the Planning Act 2016) to a development approval, or each existing stage of a staged development approval (includes changing/cancelling conditions):	Total: \$4,576.00
<ul style="list-style-type: none"> ▪ Multiple Dwelling 	

If you have any questions regarding the attached material, please do not hesitate to contact the undersigned or **Melanie Kwok (Associate Director)** on (07) 3007 3800.



Kind regards,

A handwritten signature in black ink, appearing to read "Trent Forrest". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Trent Forrest
Director
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