

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

*Development Permit for Multiple Dwelling
Preliminary Approval for Operational Works*

May 2026
Prepared for: KS2 Pty Ltd



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Report Number	Final

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The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Request for Minor Change to A005636619 at 70-72 Oxlade Drive,
New Farm

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Executive Summary

Urbis Ltd has prepared this Town Planning Report on behalf of KS2 Pty Ltd (the '**Applicant**') to support a Minor Change application to the existing development approval for 70–72 Oxlade Drive, New Farm (Council Ref: A005636619) (referred to in this report as the '**site**').

The existing approval, granted by Brisbane City Council on 9 December 2021, authorises a Multiple Dwelling development comprising 26 residential units, basement parking, rooftop communal open space and associated landscaping, together with a Preliminary Approval for carrying out Operational Works in the Potential and Actual Sulfate Soils Overlay.

This application seeks approval for a series of refinements to the approved development, including a recessed penthouse level, one additional dwelling, internal and basement layout changes, and improved landscaping and communal open space outcomes. For the reasons summarised below, the proposed changes do not result in a substantially different development and warrant approval.

In summary, the proposed changes comprise the following key refinements:

- 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.

Reasons for Approval

The proposed changes do not result in a substantially different development and deliver a range of planning and amenity benefits for the approved development and the wider community for the following reasons:

- The proposal retains the approved Multiple Dwelling use, development footprint, basement extent, site access arrangements, servicing strategy and overall development typology.
- The proposed amendments are primarily confined to the upper levels of the building and do not alter the approved use, assessment benchmarks or fundamental planning intent of the development.
- While a seventh storey penthouse is proposed, it has been designed as a recessive rooftop element that is substantially recessed from the lower building levels and primary façades, resulting in only a negligible increase in overall building height.
- The proposal does not materially increase impacts relating to visual bulk, overlooking, privacy, overshadowing, traffic generation or operational functionality beyond those already assessed and approved by Council.
- Appropriate separation distances to adjoining properties are maintained, and the recessed positioning of the penthouse ensures the development does not appear overbearing or dominant when viewed from surrounding areas.
- Deep planting and communal open space outcomes are increased, reinforcing the subtropical landscaped character encouraged under the Brisbane City Plan 2014.
- The proposal contributes to additional housing supply in a highly accessible inner-city location while remaining consistent with the State legislative framework, the Brisbane City Plan 2014 (version 35) and the Planning Act 2016.

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

Site and Proposal Details

Key Information	Proposal Details
Address	70 –72 Oxlade Drive, New Farm QLD 4005
Real Property Description	Lot 28 on RP8781 Lot 29 on RP8781 Lot 30 on RP8781 Lot 1 on SP331339
Total Site Area	2,024 m ²
Local Categorising Instrument	Brisbane City Plan 2014
Level of Assessment (original approval)	Impact Assessment
Zone	Medium Density Residential Zone
Neighbourhood Plan	New Farm and Teneriffe Hill Neighbourhood Plan – Medium Density Living Precinct
Approved Uses	Multiple Dwelling
General Description	Alterations of the approved plans to accommodate minor changes to internal layout, landscaping, residential mix and typologies, rooftop communal open space and façade design.
Approved Building Height	Six (6) storeys, with a maximum building height reaching RL29.3m.
Approved Car Parking	79 residential spaces and 7 visitor spaces
Applicant	KS2 Pty Ltd

Aspects of Approval

Type of Approval	Minor Change to existing development approval A005636619, dated 9 December 2021: - Development Permit for Material Change of Use for Multiple Dwellings (26 Units) (Permit Ref: DAMC400318721) - Preliminary Approval for Carrying out Operational Works in the Potential and Actual Sulfate Soils Overlay (excavation greater than 100m³)
Category of Development	Assessable Development
Category of Assessment	Impact Assessment

Applicant Details

Applicant	Urbis Contact	Reference Number
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1 Introduction

1 Introduction

This Town Planning Report has been prepared to support a change application to alter the existing development approval A005636619 for 70–72 Oxlade Drive, New Farm.

This change application is made on the basis that it is a Minor Change application under sections 78 and 81 of the *Planning Act 2016* (the *Planning Act*).

The site the subject of this application comprises 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 **site**).

This report identifies the relevant approval and site context, outlines the proposed changes at a high level, and assesses the application against the Minor Change provisions of the *Planning Act 2016* and the relevant provisions of the Brisbane City Plan 2014.

This application is supported by the following material:

- **Appendix A** – Planning Act DA Form 5 – Change Application Form
- **Appendix B** – Title Search and Land Owner’s Consent
- **Appendix C** – Existing Development Approval (A005636619)
- **Appendix D** – Amended Architectural Plans, prepared by bureau^proberts
- **Appendix E** – Urban Design Report, prepared by bureau^proberts;
- **Appendix F** – Amended Landscape Concept Plan, prepared by Urbis Ltd
- **Appendix G** – Traffic Engineering Advice, prepared by Urbis Ltd
- **Appendix H** – Amended Waste Management Plan, prepared by Rhodium Environmental
- **Appendix I** – Amended Stormwater Management Plan and Engineering Services Report, prepared by ADG Engineers Pty Ltd

2 Existing Approval

2 Existing Approval

On 9 December 2021, Brisbane City Council granted a development approval (Council Ref: A005636619) over the site by way of a Negotiated Decision Notice for a:

- Development Permit for a 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 (excavation greater than 100m³).

The approval provides for a six (6) storey residential development, comprising 26 residential units in a highly articulated built form outcome with basement and podium parking, rooftop communal open space, landscaping and associated residential amenities.

The approved development includes a mix of 3 and 4-bedroom unit products, with a total of 79 resident car parking spaces, 7 visitor car parking spaces, 30 resident bicycle spaces and 7 visitor bicycle spaces. The approved development also incorporates rooftop communal open space including pool, dining and seating areas, landscaping and passive recreation spaces for residents.

The approved development presents a varied and articulated built form response featuring recessed balconies, substantial landscaping and deep planting, along with varied front, side and rear setbacks to facilitate high levels of residential amenity, privacy, natural light and ventilation.

The original development application was subject to Impact Assessment.

Table 1 summarises the key development parameters approved under the existing approval.

Table 1 – Approved Development Parameters

Aspect	Approval
Defined Land Use	Multiple Dwelling (26 Units)
Total Height	6 storeys and overall building height of RL29.3m (23.3m from natural ground level)
Minimum Front Setbacks – Northern Boundary (Oxlade Drive)	Ground level front setback of 5.45m to the main building wall. Upper-level setbacks to wall/glazing generally range from 4.65m–8.05m, with balconies, pool terrace and minor building elements projecting within the 6m setback area.
Minimum Side Setbacks – Eastern Boundary	Eastern side setbacks generally range from 0.8m–6.3m. Level 6 includes setbacks of 2m to perimeter edge planting, 5.2m to balcony and 6m to wall.
Minimum Rear Setbacks – Southern Boundary (Merthyr Park)	Rear setbacks generally comprise 3m–5m to balconies and between 5.2m–9.4m to the building line, increasing to 12.6m on the 7 th Storey.
Minimum Side Setbacks – Western Boundary	Western side setbacks generally range from 0m–6m. Level 6: 3m to perimeter edge planting and between 5.2m–6m to wall.
Rooftop Outdoor Communal Area	Rooftop communal open space including pool, dining and seating areas, landscaping and passive recreation spaces for residents.
Site Cover	69%
Communal Open Space	309m ² (15.2% of total site area)

Deep Planting	170m ² (8.3% of total site area)
Residential Mix	Total of 26 residential units: ▪ 5 x 4-bedroom units ▪ 21 x 3-bedroom units
Car Parking	Total of 86 car parking spaces, including: ▪ 79 resident spaces ▪ 7 visitor spaces
Bicycle Parking	Total of 37 bicycle parking spaces, including: ▪ 30 resident spaces ▪ 7 visitor spaces

3 Overview of Proposed Changes

3 Overview of Proposed Changes

The proposed change application relates to amendments to the approved development arising from ongoing review and detailed design of the scheme.

The primary change is the introduction of a seventh storey penthouse level. Under the existing approval, this portion of the building was approved as a rooftop terrace and communal recreation area, with no enclosed or habitable built form.

The proposed Minor Change therefore introduces an additional storey to the approved development through the conversion of part of the previously approved rooftop terrace area into a recessed penthouse level.

As illustrated in **Figure 1**, amenity impacts associated with the additional storey is mitigated through strategic design and positioning of the proposed built form, including:

- The substantial recessing of the penthouse level from the lower building levels;
- Retention of the approved five (5) storey presentation to Oxlade Drive;
- Retention of the approved pool terrace and rooftop architectural elements;
- Maintenance of the approved building footprint and side and rear setback outcomes;
- Limited visibility of the upper level from the public realm and adjoining properties;
- Retention of substantial communal open space and improvement upon landscaping outcomes throughout the development; and
- The modest increase in overall building height when compared to the approved design.

The proposal has been carefully designed to integrate with the approved architectural form and maintain consistency with the established built form character and planning intent of the approved development.

In addition to the introduction of the seventh storey penthouse level, the proposal also includes a range of minor amendments including:

- Increase in residential yield from 26 to 27 dwellings;
- Amendments to the approved residential mix;
- Internal layout refinements throughout the building;
- Refinements to rooftop communal open space areas;
- Minor amendments to basement layouts and parking provision; and
- Increased landscaping and deep planting outcomes across the site.

Further, the proposal maintains the approved articulated architectural character of the development, including recessed upper levels, varied façade treatments, integrated landscaping and substantial communal recreation opportunities.

Importantly, the proposed changes do not result in any material increase in overlooking, overshadowing, traffic or operational impacts beyond those already assessed and approved by Council as part of the existing development approval.

Table 2 overleaf provides a comparison between the approved development parameters and the revised design. Detailed discussion regarding each of the proposed changes is provided in the sections that follow.

Figure 1 – Visual Render of Approved Design and Revised Design (View from Oxlade Drive)



Picture 1 – Approved Design

Source: bureau^proberts



Picture 2 – Revised Design

Source: bureau^proberts

Table 2 – Development Parameters Comparison Table

Aspect	Existing Approval	Proposed Minor Change	Change
Approved Use	Multiple Dwelling (26 Units)	Multiple Dwelling (27 Units)	Additional residential unit proposed
Building Height	6 storeys and a rooftop terrace	7 storeys and no rooftop terrace	Additional penthouse level is proposed within the previously approved rooftop terrace space. Retention of 2 sub-penthouse units on 6 th storey.
Maximum Height (Natural Ground Level)	23.3m to roof line (Lift overrun at RL30.5m)	23.45m to roof line (Lift overrun at RL30.65m)	Increase in overall building height by 0.145m
Residential Mix	21 x 3-bedroom units and 5 x 4-bedroom units	26 x 3-bedroom units and 1 x 4-bedroom units	One additional unit proposed. Change in Unit diversity, resulting in an increase of 5 x 3-bedroom units and a decrease of 4 x 4-bedroom units.
Basement Layout	<u>Basement 1</u> : 33 residential and 7 visitor spaces <u>Basement 2</u> : 46 residential spaces	<u>Basement 1</u> : 32 residential and 7 visitor spaces <u>Basement 2</u> : 46 residential spaces	Minor layout changes and an increase in resident storage space across both basement levels
Car Parking	79 resident spaces and 7 visitor spaces	78 resident spaces and 7 visitor spaces	Reduction of 1 resident space
Bicycle Parking	30 resident and 7 visitor spaces	27 resident and 7 visitor spaces	Reduction of 3 bicycle spaces
Rooftop Communal Open Space	Dedicated Pool, dining, seating and landscaped recreation areas facing Oxlade Drive. Rooftop Terrace on 7 th level facing Brisbane River	Dedicated Pool, dining, seating and landscaped recreation areas facing Oxlade Drive. No Rooftop Terrace	Removal of private rooftop terrace (replaced by Penthouse)
Front Setbacks (North)	4.65m–8.05m to upper levels	4.4m–7.595m to upper levels	Slight decrease in front setback
Eastern Side Setbacks	0.8m–6.3m	0.8m–6.3m	No change

Southern Rear Setbacks	3m–5m to balconies and 5.2m–9.4m to building line	3m–5m to balconies and 5.2m–9.4m to building line	No change
Western Side Setbacks	0m–6m	0m–6m	No change
Landscaping / Deep Planting	170m ² deep planting (8.39%)	208m ² deep planting (10.2%)	Overall increase in deep planting areas by 38m ²
Communal Open Space	309m ² / 15.2%	321 m ² / 15.8%	Increase in total communal open space areas by 12m ²
Private Open Space	17–137m ²	13–212m ²	Decrease in minimum private open space, while still remaining compliant.
Site Cover	69%	70%	Total site cover increased primarily due to changes to padmount transformer location.

3.1 Additional Seventh Storey / Penthouse Level

The primary change proposed as part of this application relates to the introduction of an additional seventh storey to accommodate a penthouse level.

The proposed penthouse level is located generally within the area previously approved as rooftop communal open space associated with the approved rooftop terrace. While this level was not previously considered a “storey”, the built form and associated structures within this location were already contemplated as part of the approved development outcome.

The proposed seventh storey has been carefully recessed from the lower levels of the building to minimise visual bulk and maintain consistency with the approved architectural form and presentation to Oxlade Drive. Importantly, the proposal retains the approved presentation of five storeys to the Oxlade Drive frontage, together with the approved pool terrace and associated rooftop structures (refer to **Figure 1**).

The proposed changes result in only a minor increase in overall building height, increasing by 0.145m (from RL30.5m to RL30.65m at the lift overrun). The primary roof line is proposed to increase by 1.3m, from approximately RL29.15m to RL30.45m.

Notwithstanding this, the increase in perceived height is limited due to the recessed nature of the proposed penthouse level and the retention of the approved architectural screening and rooftop elements.

The proposed changes maintain the approved development footprint, side and rear setback outcomes and overall built form articulation. The proposal also retains substantial landscaping and communal open space opportunities throughout the development, as shown in **Figures 2 and 3**.

Figure 2 – Perspectives Comparison



Picture 3 – Approved Perspective from Merthyr Bowls
Source: bureau^proberts



Picture 4 – Proposed Perspective from Merthyr Bowls
Source: bureau^proberts



Picture 5 – Approved Perspective from Merthyr Park
Source: bureau^proberts



Picture 6 – Proposed Perspective from Merthyr Park
Source: bureau^proberts



Picture 7 – Approved Perspective from Turner Ave
Source: bureau^proberts



Picture 8 – Proposed Perspective from Turner Ave
Source: bureau^proberts

Existing Approved

Proposed

Figure 3 – Elevation Comparison



Picture 9 – Approved North Elevation Design

Source: bureau^proberts



Picture 11 – Approved East Elevation Design

Source: bureau^proberts



Picture 13 – Approved South Elevation

Source: bureau^proberts



Picture 15 – Approved West Elevation

Source: bureau^proberts

Existing Approved

3.2 Residential Yield and Unit Mix

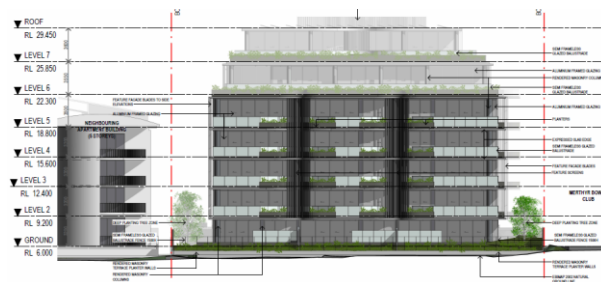
The proposed minor change includes an increase in residential yield from 26 to 27 residential units. Consequential adjustments to the approved residential mix are also proposed, as summarised in **Table 3**.

Request for Minor Change to A005636619 at 70-72 Oxlade Drive, New Farm



Picture 10 – Proposed Changes to North Elevation

Source: bureau^proberts



Picture 12 – Proposed Changes to East Elevation Design

Source: bureau^proberts



Picture 14 – Proposed Changes to South Elevation

Source: bureau^proberts



Picture 16 – Proposed Changes to West Elevation

Source: bureau^proberts

Proposed

Table 3 – Residential Yield Comparisons

Residential Mix	Existing Approval	Proposed Minor Change	Change
3-Bedroom Units	21	26	+5
4-Bedroom Units	5	1	-4
Total Units	26	27	+1

The proposed changes to the approved residential product mix are in response to market demand and changes to apartment living preferences, whilst maintaining a high-quality residential outcome consistent with the established character of New Farm.

Importantly, the proposal continues to provide predominantly larger-format dwelling typologies with generous internal amenity, private open space and access to communal recreation areas.

The increase of one additional dwelling is modest in the context of the approved development and does not materially alter the scale, intensity or operational characteristics of the approved Multiple Dwelling use. The proposal also does not result in any material change to the approved development footprint, access arrangements or overall built form outcome.

3.3 Internal Layout Changes

A series of internal layout refinements across the Ground Floor through to Level 7 are proposed as part of the application. The layout changes are generally associated with:

- Integration of the proposed penthouse level;
- Refinement of apartment layouts and circulation spaces;
- Improved functionality and residential amenity outcomes;
- Refinement of communal recreation areas; and

Notably, the proposed layout changes are imperceptible from external vantages and do not materially alter the approved development footprint, access arrangements or overall built form outcome.

Detailed discussion regarding the proposed layout changes to each floor level is provided below.

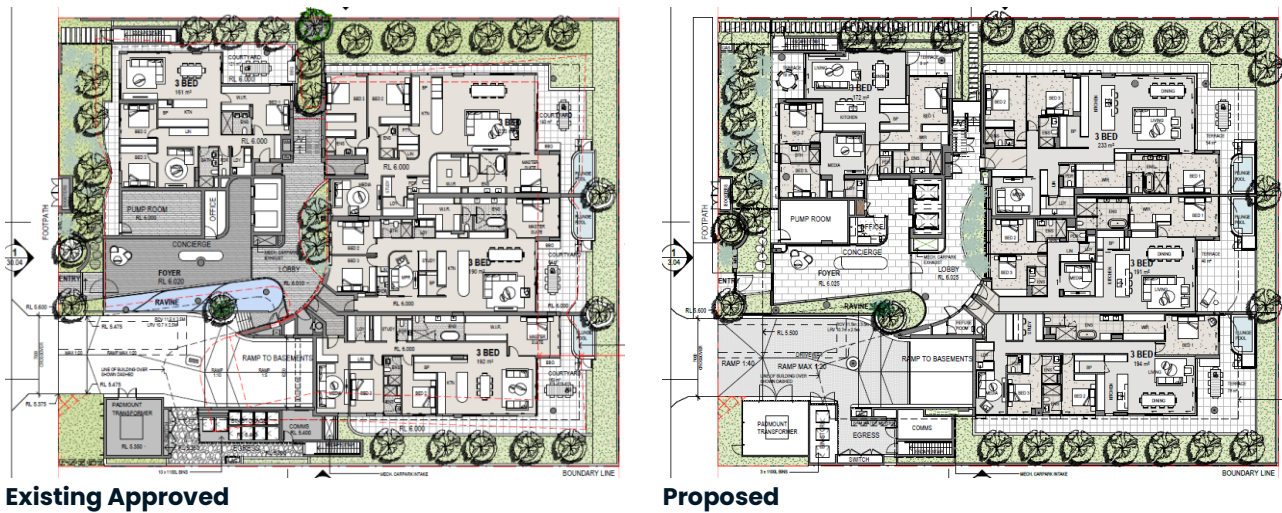
Ground Floor Layout Changes

Refinements to the approved Ground Floor layout is proposed, which are depicted in **Figure 4** and include:

- Increase in landscaped areas at the frontage of the site;
- Relocation of the padmount transformer towards road boundary;
- Reconfiguration of bin store, egress and service areas;
- Alternative pedestrian access at eastern boundary (adjoining Merthyr Bowls Club);
- Internal layout changes to residential units; and.
- Amended foyer and lobby layout.

Relevantly, the approved pedestrian access arrangements, lobby function, landscaping interface and streetscape presentation to Oxlade Drive remained unchanged.

Figure 4 – Ground Floor Comparison



Source: bureau^proberts

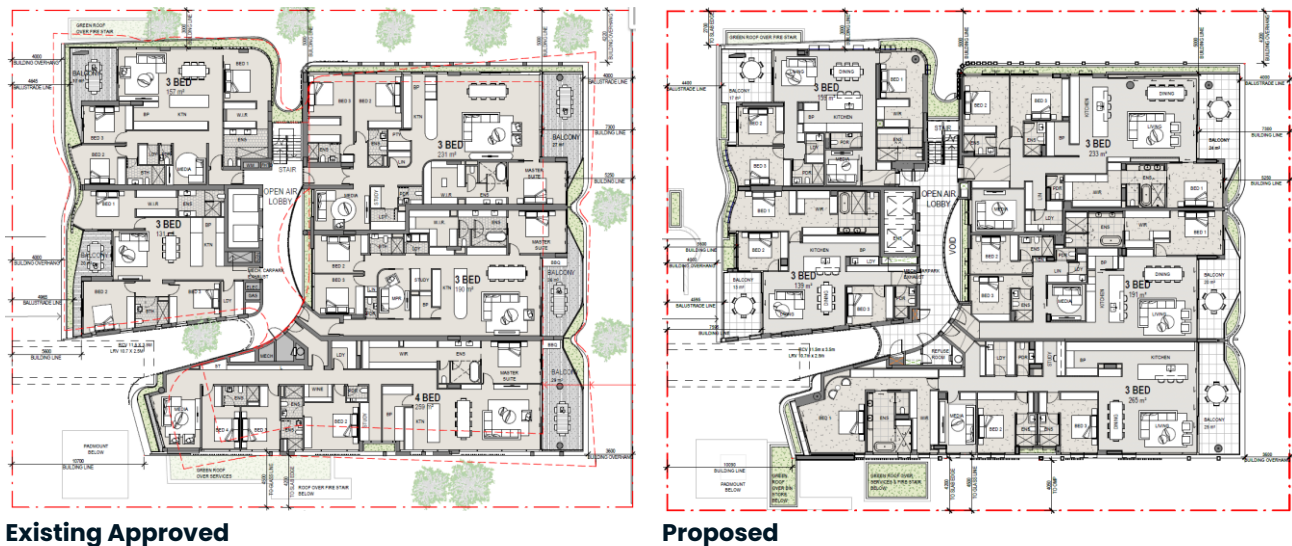
Level 2 Layout Changes

The proposed Minor Change includes refinements to the approved Level 2 layout (refer to **Figure 5**). The changes are primarily associated with:

- Internal layout changes to residential units.
- 4-bedroom unit converted to 3-bedroom, resulting in 5 x 3-bedroom units on this floor.
- Reduction in minimum balcony area from 17m² to 13m².
- Amendment to the layout of the Open Air Lobby and void.

The proposed refinements improve the internal functionality and amenity of the approved development whilst maintaining consistency with the approved built form outcome.

Figure 5 – Level 2 Comparison



Source: bureau^proberts

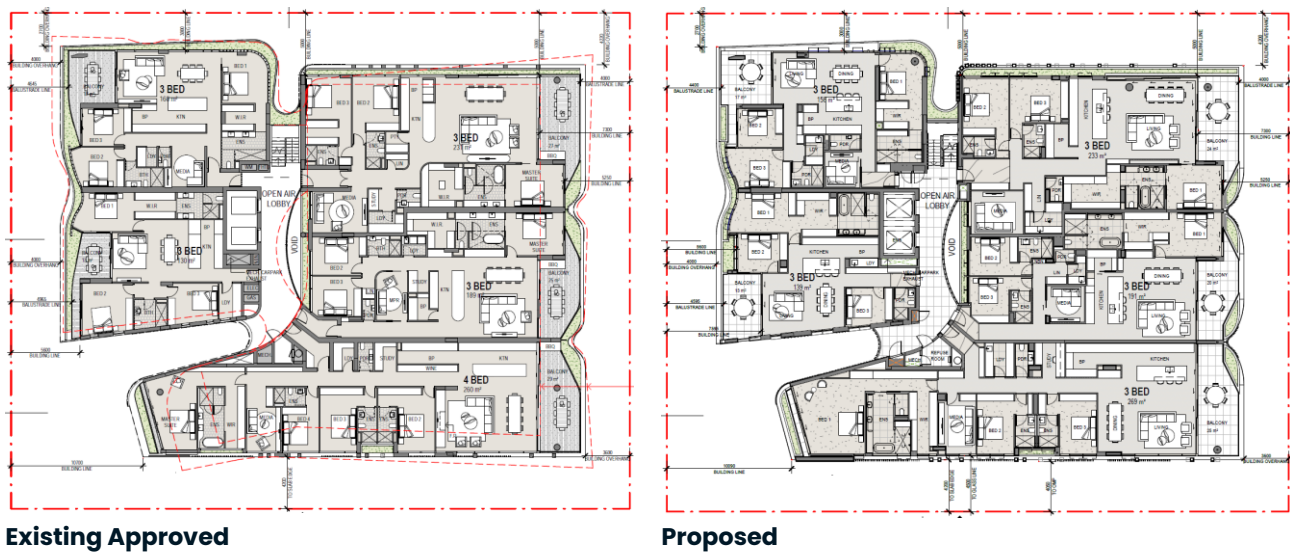
Level 3 Layout Changes

The proposed Minor Change includes refinements to the approved Level 3 layout, as shown in **Figure 6**. The changes are primarily associated with:

- Internal layout changes to residential units.
- 4-bedroom unit converted to 3-bedroom, resulting in 5 x 3-bedroom units on this floor.
- Reduction in minimum balcony area from 18m² to 13m².
- Amendment to the layout of the open air lobby and void.

The proposed changes at Level 3 maintain the approved setback, articulation and amenity outcomes associated with the development.

Figure 6 - Level 3 Comparison



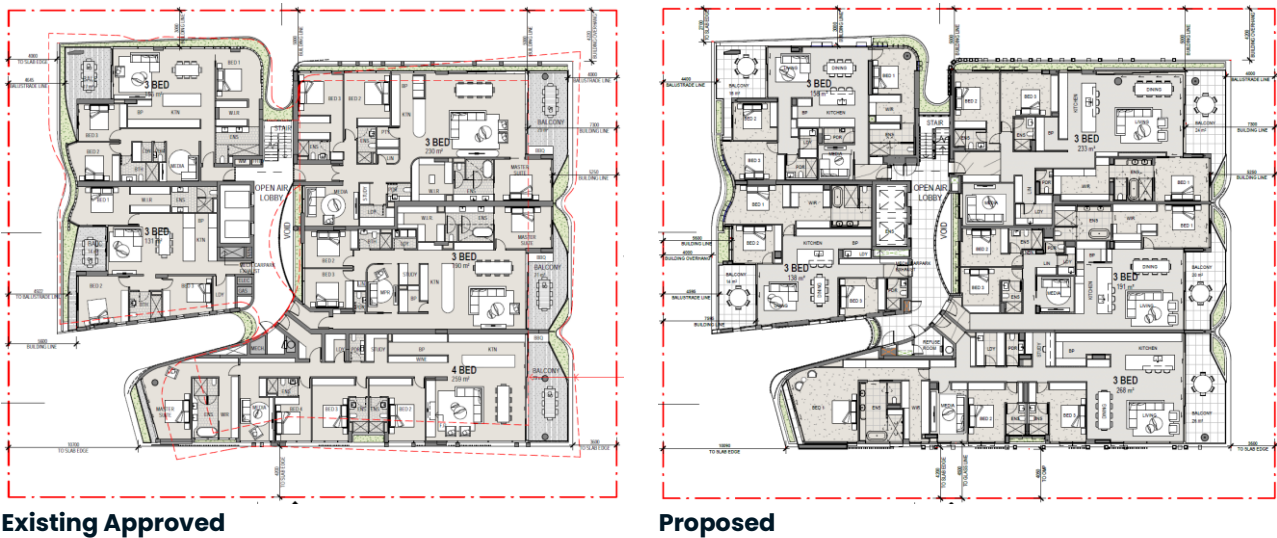
Source: bureau^proberts

Levels 4 and 5 Layout Changes

Changes to the approved Levels 4 and 5 layouts are proposed to improve the efficiency and functionality of the residential layouts. These broadly entail the following and are depicted in **Figure 7**.

- Internal layout changes to residential units.
- 4-bedroom unit converted to 3-bedroom, resulting in 5 x 3-bedroom units on this floor.
- Minimum balcony area retained at 14m².
- Amendment to the layout of the open air lobby and void.

Figure 7 – Levels 4 and 5 Comparison



Source: bureau^proberts

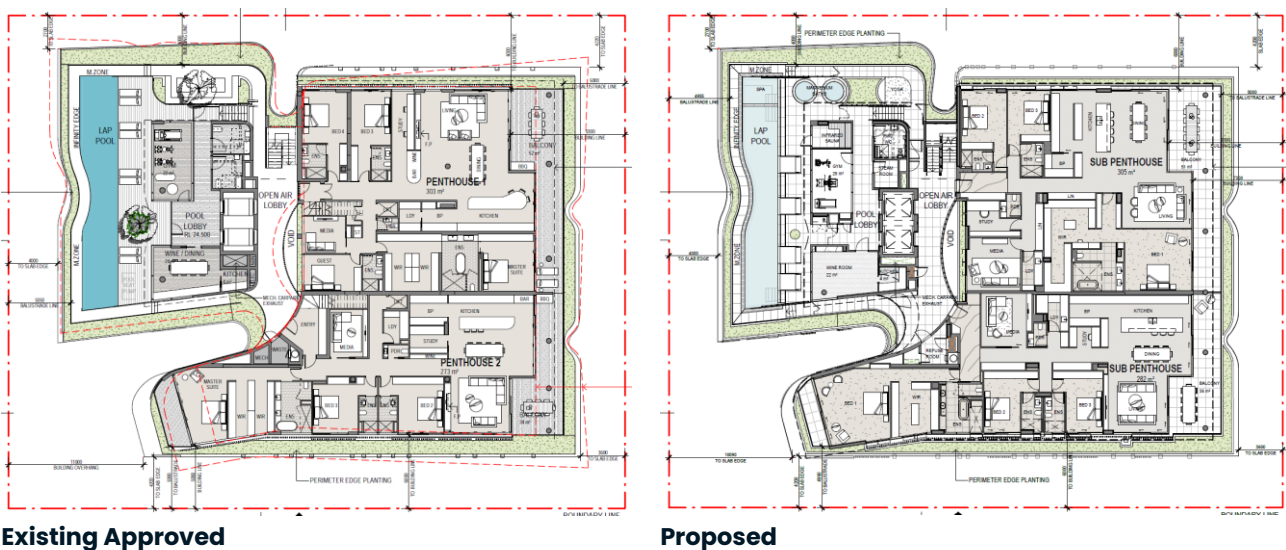
Level 6 Layout Changes

Design refinements to the approved Level 6 layout are proposed, primarily driven by the integration of the proposed penthouse level above and subsequential changes to the rooftop communal open space design. The changes are depicted in **Figure 8** and broadly involve:

- Amendment to the layout of the open air lobby and void.
- Communal open space and pool lobby layout changes.
- 2 x sub-penthouses retained, but with amended internal layouts.
- Both sub-penthouses now contain 3-bedrooms, instead of a mix of 4 and 3-bedrooms.

The revised layout continues to retain substantial communal open space opportunities and landscaping outcomes, ensuring a high level of amenity for residents.

Figure 8 – Level 6 Comparison



Source: bureau^proberts

Level 7 / Penthouse Layout Changes

The proposed minor change includes the introduction of a new Level 7 penthouse to respond to market demand and recent apartment living preferences.

Under the existing approval, this portion of the building was approved as rooftop terrace and communal recreation space, with no enclosed or habitable built form located at this level. The revised design involves converting part of this previously approved rooftop terrace area into a recessed penthouse level.

As shown in **Figure 9**, the proposed penthouse has been carefully designed to minimise perceptions of visual bulk and maintain consistency with the approved architectural form through:

- Significant recessing from the lower building levels;
- Lightweight rooftop architectural elements associated with private open space areas;
- Increased separation distances to adjoining properties at the uppermost level.
- Retention of the approved podium and rooftop terrace presentation to Oxlade Drive;
- Maintenance of substantial separation distances to adjoining properties; and
- Continued integration of landscaping and rooftop architectural elements.

The proposed seventh storey includes:

- Replacement of the approved rooftop terrace with a 4-bedroom penthouse;
- Amendments to the open-air lobby and void arrangement; and
- Associated rooftop landscaping and terrace refinements.

Table 4 below demonstrates the substantial recessing of the proposed penthouse level from all site boundaries when compared to the approved building levels below.

For clarity, the “Penthouse Parapet Setback” identifies the setback to the lightweight roof structure associated with the penthouse private open space and outdoor terrace areas, whereas the “Penthouse Wall Setback” identifies the setback to the enclosed habitable built form of the penthouse.

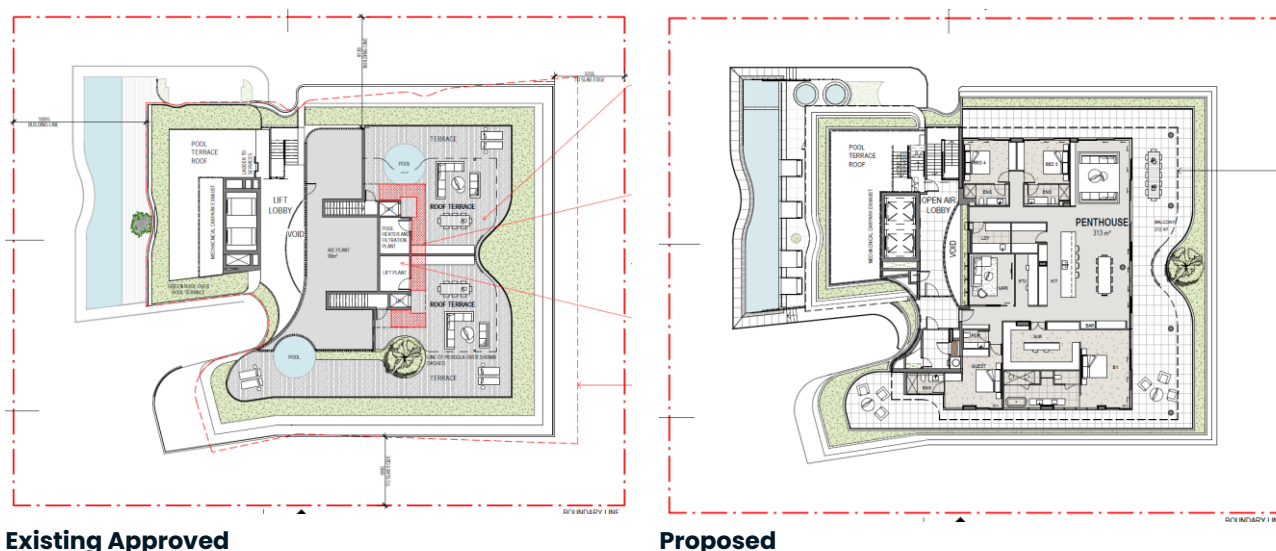
Table 4 - Recessed Setbacks for Level 7 Penthouse

Boundary Interface	Building Setback (Floor Below)	Penthouse Parapet Setback	Penthouse Wall Setback
Front (North) Boundary	11.2m	14.3m	23.6m
Rear (South) Boundary	5.75m	8.9m	12.6m
Eastern Side Boundary	4m to 5.5m	8.9m	9.7m
Western Side Boundary	4m to 5.5m	7.6m	8.4m

From Oxlade Drive, the penthouse level is positioned substantially behind the approved pool terrace and rooftop architectural elements (ranging between 11m to 23.6m), resulting in the development continuing to predominantly present as a five-storey built form to the street frontage.

The proposed seventh storey therefore reads as a recessive rooftop element rather than a full-height vertical extension of the approved façade presentation.

Figure 9 – Level 7 Comparison



Source: bureau^proberts

3.4 Basement Layout and Parking Changes

Minor amendments to the Basement 1 and Basement 2 layouts are proposed, along with a minor reduction in resident car parking provision.

Table 5 – Basement Car / Bicycle Parking Comparison

Parking Component	Existing Approval	Proposed Minor Change	Change
Resident Car Parking	79 spaces	78 spaces	-1 space
Visitor Car Parking	7 spaces	7 spaces	No change
Resident Bicycle Parking	30 spaces	27 spaces	-3 spaces
Visitor Bicycle Parking	7 spaces	7 spaces	No change

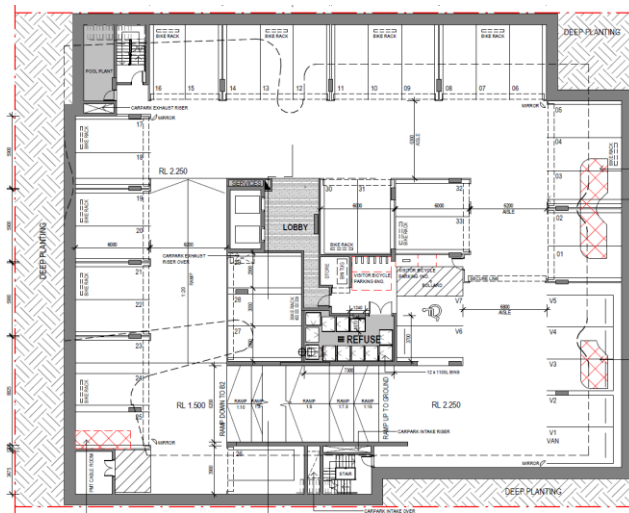
The proposed reduction in parking provision is minor in nature and reflects the revised residential mix and internal layout refinements associated with the proposed development.

Urbis Ltd has undertaken traffic assessment of the proposed changes and confirms that the amended car parking supply continues to achieve compliance with the minimum car parking rates under the Transport Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP) and TAPS Code. Specifically, the City Plan requires a minimum of 55 resident and 7 visitor car parking spaces to be provided for the development. As demonstrated in **Table 5** above, the proposed number of resident spaces continues to exceed the planning scheme requirements. For further information, please refer to **Appendix G – Traffic Engineering Advice**.

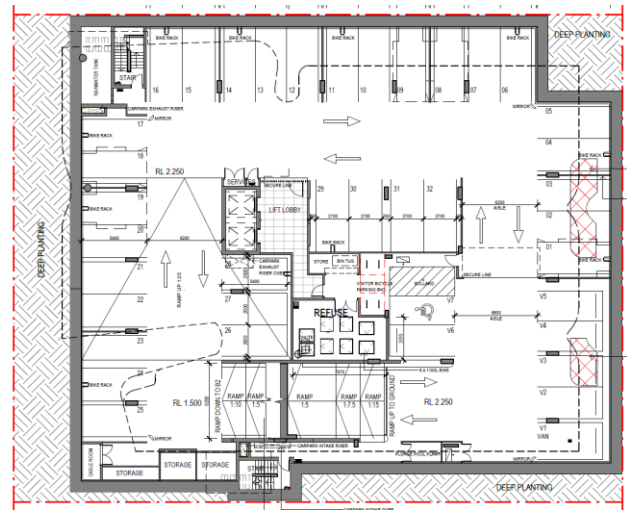
The basement refinements also facilitate additional structural support columns and increased resident storage opportunities, whilst maintaining the approved basement footprint and overall functionality of the development (refer to **Figure 10**).

The approved site access arrangements, servicing strategy and circulation outcomes remains unchanged. The proposed changes do not materially alter the traffic generation characteristics or operational function of the approved development.

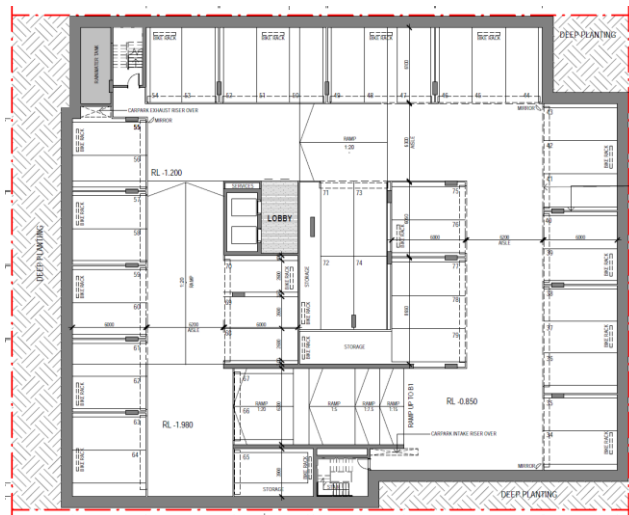
Figure 10 – Basement 1 and 2 Comparison



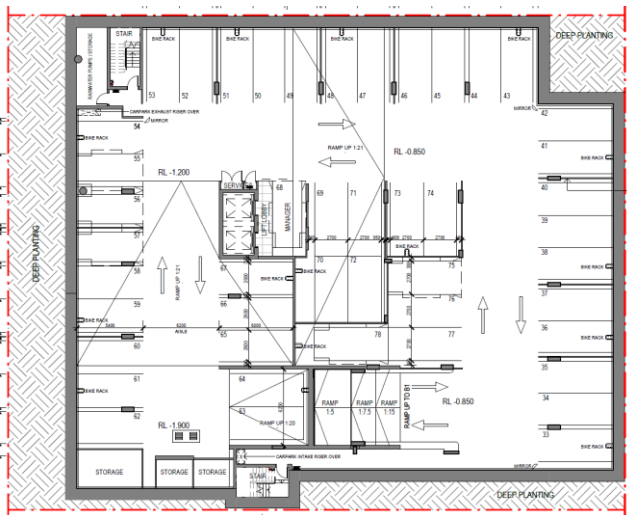
Existing Approved



Proposed



Existing Approved



Proposed

Source: bureau^proberts

3.5 Landscaping and Deep Planting

The proposed minor change includes refinements to the approved landscaping outcome, including an increase in deep planting provision across the site.

The approved development provides 170m² of deep planting, whereas the proposed development increases this provision to approximately 208m². Including an overall percentage increase from 8.39% to 10.2%.

The increase in landscaping and deep planting contributes to an improved subtropical landscape outcome and enhances the presentation of the development within the streetscape and surrounding locality (refer to **Figure 11**).

Importantly, the proposal maintains the approved landscaped character of the development and continues to provide substantial planting opportunities throughout the site and building envelope. Refer to **Appendix F** for further detail.

Figure 11 – Site Landscaping



Existing Approved
Source: RPS



Proposed
Source: Urbis Ltd

3.6 Proposed Changes to Development Approval

Drawings and Documents

Table 6 sets out 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, ~~strike through~~ indicates wording to be deleted and green and underlined indicates proposed amendment.

Table 6 – Proposed Amendments to Drawings and Documents

Drawing or Document	Number	Plan Date
Site Plan	AR-10.01 Rev 15 <u>AR-1.01 Rev 19</u>	13-OCT-2021 (Received) <u>15 MAY 2026</u>
Basement 2 Plan	AR-20.01 Rev 18 <u>AR-2.01 Rev 23</u>	13-OCT-2021 (Received) <u>15 MAY 2026</u>
Basement 1 Plan	AR-20.02 Rev 20 <u>AR-2.02 Rev 25</u>	11-NOV-2021 (Received) <u>15 MAY 2026</u>
Level 2 Plan	AR-20.04 Rev 21 <u>AR-2.04 Rev 27</u>	11-NOV-2021 (Received) <u>15 MAY 2026</u>
Ground Floor Plan	AR-20.03 Rev 29 <u>AR-20.3 Rev 35</u>	01-DEC-2021 (Received) <u>15 MAY 2026</u>
Level 3	AR-20.05 Rev 16 <u>AR-2.05 Rev 22</u>	13-OCT-2021 (Received) <u>15 MAY 2026</u>
Levels 4-5	AR-20.06 Rev 15 <u>AR-2.06 Rev 21</u>	13-OCT-2021 (Received) <u>15 MAY 2026</u>
Level 6 Plan	AR-20.08 Rev 21	13-OCT-2021 (Received)

	AR-2.08 Rev 27	15 MAY 2026
Roof Terrace Level 7 Plan	AR-20.09 Rev 21 (Amended In Red 29-NOV-2021) AR-2.09 Rev 27	13-OCT-2021 (Received) 15 MAY 2026
Roof Plan	AR-20.10 Rev 18 (Amended In Red 29-NOV-2021) AR-2.10 Rev 24	13-OCT-2021 (Received) 15 MAY 2026
East Elevation	AR-30.01 Rev 16 AR-3.01 Rev 22	13-OCT-2021 (Received) 15 MAY 2026
North Elevation	AR-30.02 Rev 16 AR-3.02 Rev 22	13-OCT-2021 (Received) 15 MAY 2026
South Elevation	AR-30.03 Rev 16 AR-3.03 Rev 22	13-OCT-2021 (Received) 15 MAY 2026
West Elevation	AR-30.04 Rev 17 AR-3.04 Rev 23	13-OCT-2021 (Received) 15 MAY 2026
Section 1	AR-40.01 Rev 17 (Amended In Red 29-NOV-2021) AR-4.01 Rev 22	13-OCT-2021 (Received) 15 MAY 2026
Section 2	AR-40.02 Rev 15 AR-4.02 Rev 20	13-OCT-2021 (Received) 15 MAY 2026
Section 3	AR-40.03 Rev 15 AR-4.03 Rev 20	13-OCT-2021 (Received) 15 MAY 2026
Acid Sulfate Soil Assessment & Acid Sulfate Soil Management Plan	018-174B	30-MAR-2021 (Received)
Landscape Schematic Design Report Landscape Design Report	RPSLA-143334-Landscape Design Report [M] P0004778 - Rev B	11-NOV-2021 (Received) April 2026

Conditions

The proposed changes require amendments to part of Condition 40 of the existing development approval to reflect updates to the plans.

Specifically, ~~strike through~~ indicates wording to be deleted and [green and underlined](#) indicates proposed amendment.

Table 7 – Proposed Amendments to Conditions of Approval

Condition	Timing
40) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following: i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a LRV and for the loading and unloading of vehicle(s); iii. Parking on the site for 79 78 resident cars, 7 visitor cars including 1 parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site. iv. Provide and maintain 26 secure resident bicycle parking spaces and 7 visitor bicycle parking spaces v. A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc). vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site. vii. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices. PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

4

Assessment of Minor Change

4 Assessment of Minor Change

Consideration has been given to the relevant matters for assessing a Minor Change under the Planning Act 2016, having regard to the definition of Minor Change in Schedule 2 and the assessment criteria in section 81.

Minor Change Criteria

A Minor Change is defined under Schedule 2 of the Planning Act as follows:

“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.”

The proposed changes meet each of the criteria stated in this definition, as demonstrated below.

Substantially Different Development

In respect to part (b)(i) of the definition of Minor Change, guidance about the term “substantially different development” is provided in Schedule 1 of the Development Assessment Rules.

An assessment of the proposed changes against the substantially different development criteria is included in **Table 8** below.

Table 8 – Assessment against Substantially Different Development Criteria

Guideline Criteria	Response
Involves a new use	The proposed changes do not introduce a new use. The approved development remains a Multiple Dwelling development and continues to operate in the same manner as approved. The proposal maintains the same residential development typology and overall land use outcome as contemplated under the existing approval.
Results in the application applying to a new parcel of land	The proposed changes maintain the same development site and do not involve any additional land. The proposal does not alter the boundaries of the approved development site or extend the development onto adjoining land.
Dramatically changes the built form in terms of scale, bulk and appearance	The application involves refinement to the approved built form, including the introduction of a recessed seventh storey penthouse level, internal layout changes, amendments to the residential mix, refinements to rooftop

communal open space and consequential adjustments to landscaping and basement layouts. The proposed changes do not dramatically alter the approved built form in terms of scale, bulk or appearance for the following reasons:

- While an additional storey is proposed, the Level 7 penthouse is substantially recessed from the lower levels of the building and is generally located within the area previously approved as rooftop communal open space. The proposal therefore maintains the approved visual presentation and architectural language of the building when viewed from Oxlade Drive.
- The proposed penthouse replaces part of a previously approved rooftop terrace area and remains positioned behind the approved pool terrace and rooftop architectural elements (approximately 11m to 23.6m), ensuring the development continues to predominantly present as a five-storey built form to Oxlade Drive.
- The proposal maintains the approved building footprint, overall site cover and general setback outcomes. The development continues to present as a well-articulated residential apartment building with substantial landscaping and communal open space outcomes.
- The proposal does not result in a sheer vertical extension of the approved façades. The recessed positioning of the penthouse ensures no additional bulk and scale when viewed from adjoining properties and the public realm. In fact, the overall increase in building height is approximately 0.145m, which is minor and not visually perceptible at the streetscape level.
- The proposal maintains the approved architectural language and built form rhythm, including recessed balcony elements, articulated façades and varied building planes.
- Internal layout refinements improve the functionality and residential amenity of the development without materially altering the external appearance or operational characteristics of the approved development.
- The proposal retains substantial rooftop communal open space, landscaping and deep planting outcomes, which continue to support a subtropical residential design outcome. In fact, the revised design involves an improved landscaping outcome, with deep planting increased by 38m² to 208m².
- The changes to setbacks are minor and do not materially alter the approved interface outcomes to adjoining properties or the streetscape. The qualitative amenity impacts associated with the approved development therefore remain consistent with the existing approval.
- The proposal continues to provide an appropriate transition in scale and built form presentation within the surrounding locality and remains consistent with the approved planning intent for the site.

Changes the ability of the proposed development to operate as intended

The proposed changes do not alter the ability of the development to operate as intended. The proposal remains a Multiple Dwelling development incorporating residential units, communal open space, landscaping and basement parking areas. The proposal continues to

	function as a high-quality residential apartment building consistent with the approved development outcome.
Removes a component that is integral to the operation of the development	The proposed changes do not remove any component integral to the operation of the development. The proposal retains all key operational aspects of the approved development, including vehicle access arrangements, parking areas, communal open space, landscaping, servicing infrastructure and resident amenities.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposed changes do not significantly impact traffic flow or the surrounding transport network. The proposal results in only a minor increase in residential yield from 26 to 27 units together with a reduction of one resident car parking space. The proposal does not materially alter the traffic generation characteristics of the approved development and site access arrangements remain unchanged from the approved development. The surrounding road network therefore continues to be capable of accommodating the development.
Introduces new impacts or increases the severity of known impacts	The proposed changes do not introduce new impacts or materially increase the severity of known impacts associated with the approved development for the following reasons: ▪ The proposed seventh storey is substantially recessed from the lower levels and does not result in materially different visual bulk, overlooking or privacy impacts. ▪ The proposal maintains substantial side and rear setbacks, landscaping and deep planting outcomes, which continue to provide appropriate separation and screening to adjoining properties. ▪ The proposal maintains substantial communal open space and landscaping outcomes, including rooftop recreation areas and integrated planting. ▪ The changes to internal layouts and residential mix do not materially alter the operational characteristics or amenity impacts of the approved development. ▪ The proposal maintains the approved site access and servicing arrangements and does not materially alter traffic generation outcomes. ▪ The proposal maintains the approved built form articulation and streetscape presentation and therefore does not materially alter the character or amenity of the locality. ▪ Concerns previously raised by submitters relating to building height, bulk and scale, rooftop activity, privacy, landscaping, streetscape presentation and residential amenity have been specifically considered and mitigated through the design and positioning of the proposed Level 7 penthouse.
Removes an incentive or offset component that would have balanced a negative impact of the development	The approved development did not involve an incentive or offset component. Accordingly, this test is not relevant to the assessment of the proposed Minor Change.

Impacts on infrastructure provision

The proposed changes do not result in any material impacts on infrastructure provision or create demand for additional infrastructure beyond that already contemplated by the approved development. The proposal remains capable of being adequately serviced by existing infrastructure networks and does not alter the approved servicing strategy for the site.

Prohibited Development

The proposed changes do not involve the introduction of any prohibited development into the development. Accordingly, the changes comply with criterion (b)(ii)(A) of the definition of Minor Change.

Referral Agencies

The original development application did not require referral to any concurrence or advice agencies.

If a development application, including the proposed changes, were made to be made now, the development would not require referral to any additional referral agencies.

Further, the proposed changes do not trigger assessment against any additional referral matters or assessment benchmarks.

The proposed changes therefore comply with parts (b)(ii)(B), (C) and (D) of the Minor Change definition.

Public Notification

Public notification was required for the original application, with twenty-nine (29) properly made submissions received during the public notification period. The submissions generally raised concerns relating to:

- Building height, bulk and scale;
- Consistency with the surrounding character and intended planning outcomes;
- Setbacks and visual impacts;
- Overshadowing and access to natural light and breezes;
- Privacy and overlooking;
- Rooftop communal recreation areas and associated amenity impacts;
- Traffic generation, parking and access arrangements;
- Landscaping outcomes; and
- General residential amenity impacts.

These matters were comprehensively assessed by Brisbane City Council as part of the original Impact Assessable development application process. Importantly, the approved development was ultimately considered by Council to appropriately satisfy the relevant performance outcomes of Brisbane City Plan 2014 and represent an appropriate development outcome for the site.

The proposed changes associated with this minor change application do not materially alter the approved impact profile of the development or introduce new planning issues beyond those already considered as part of the original application. Importantly, the proposed changes primarily relate to:

- Introduction of a recessed seventh storey penthouse level;
- Internal layout refinements;
- Minor amendments to the residential mix;

- Refinements to rooftop communal open space; and
- Consequential refinements to landscaping and basement layouts.

Table 9 below provides a response to the primary themes raised in the original submissions and demonstrates that the proposed Minor Change does not result in materially different impacts to those previously assessed and approved by Council.

Table 9 – Response to Key Themes Raised in Original Submissions

Key Theme Raised in Submissions	Response to Proposed Minor Change
Building height and scale	The proposed changes do not materially alter the approved height, bulk or scale outcomes associated with the development. While an additional storey is proposed, the Level 7 penthouse is substantially recessed from the lower levels and generally located within the area previously approved as rooftop communal open space. Importantly, the proposal continues to maintain the approved presentation to Oxlade Drive, with the building still reading predominantly as a 5 to 6 storey built form from the streetscape. The proposed changes also maintain the approved building footprint and overall architectural articulation previously assessed and approved by Council.
Built form transition and character	The proposal continues to provide an appropriate transition in scale and built form presentation to surrounding development. The recessed nature of the proposed Level 7 significantly reduces the visibility of the additional level and ensures the proposal remains visually consistent with the approved development outcome. The proposal also retains substantial articulation, recessing and landscaping throughout the building envelope, consistent with the approved subtropical residential character of the development.
Front, side and rear setbacks	The proposed changes do not materially alter the approved interface outcomes to adjoining properties. Substantial front, side and rear setbacks are maintained throughout the development together with integrated landscaping and deep planting areas. The proposal therefore continues to provide appropriate separation, landscaping opportunities and building articulation consistent with the approved development. As such, the proposal does not result in materially different amenity impacts to adjoining properties beyond those already assessed and approved by Council.
Overshadowing impacts	The proposed changes do not result in materially different overshadowing impacts when compared to the approved development. The additional Level 7 is substantially recessed from the lower levels and therefore limits any additional shadow impacts associated with the proposal. The approved relationship of the development to adjoining properties remains generally unchanged and the proposal does not result in materially greater overshadowing impacts than those already contemplated under the approved development.
Privacy and overlooking	The proposal maintains substantial separation distances, articulated balcony outcomes and integrated landscaping throughout the development. The additional Level 7 is recessed from adjoining interfaces and does not introduce materially different overlooking opportunities beyond those already approved. The proposal therefore maintains appropriate residential amenity outcomes to surrounding properties consistent with the approved development.

Loss of light, breezes and visual amenity	The proposed changes do not materially alter the approved orientation, setback or articulation outcomes associated with the development. The proposal maintains substantial openings between built form elements together with generous setbacks and landscaping opportunities throughout the site. The additional recessed level therefore does not materially alter access to natural light, breezes or visual amenity outcomes beyond those already assessed and approved by Council.
Rooftop communal recreation areas	The proposal retains substantial rooftop communal recreation opportunities and associated landscaping outcomes. While refinements are proposed to the rooftop layout, the communal recreation areas remain generally consistent with the approved development and continue to be appropriately separated from adjoining properties. The proposal therefore does not materially increase noise or amenity impacts associated with the approved rooftop communal areas.
Traffic, parking and access	The proposal increases the approved residential yield by one additional dwelling only, however involves a reduction of one (1) resident car parking space. Importantly, the proposal retains the approved site access, servicing and circulation arrangements and does not materially alter the traffic generation characteristics of the approved development. The surrounding road network therefore remains capable of accommodating the development without materially different impacts to those already assessed and approved by Council.
Landscaping and deep planting	The proposal retains substantial landscaping throughout the site and increases the overall deep planting provision when compared to the approved development. Landscaping continues to form a significant component of the development outcome, including deep planting areas, integrated façade planting and rooftop landscaping. The proposal improves upon the approved subtropical landscape character and interface outcomes associated with the development.
General residential amenity impacts	The proposed changes do not materially alter the approved amenity impacts associated with the development. The proposal remains a high-quality Multiple Dwelling outcome consistent with the approved planning intent for the site. Importantly, the proposal maintains the approved built form presentation, setback outcomes, landscaping opportunities and communal open space areas previously assessed and approved by Council.

Having regard to the above, the proposed changes do not introduce materially different impacts to those previously assessed by Council as part of the original development application.

Accordingly, it is not considered that the proposed changes would give rise to additional submissions if the application were remade and publicly notified.

5

Assessment of Brisbane City Plan 2014

5 Assessment of Brisbane City Plan 2014

According to Section 81(3) of the Planning Act:

“For subsection (2)(d) and (da), the responsible entity –

- (a) must assess against, or have regard to, the matters that applied when the development application was made; and*
- (b) may assess against or have regard to, the matters that applied when the change application was made.”*

Section 81(3) of the Planning Act stipulates that an assessment of a request for a Minor Change is to be undertaken against the relevant planning scheme in force at the time the original application was made. It also provides that a responsible entity (BCC in this instance) may have regard to the current town planning framework in its assessment.

The development application, which resulted the current development approval, was assessed against the current *Brisbane City Plan 2014*. An assessment of the proposed changes against the key provisions of the City Plan is included below.

The below assessment demonstrates the proposed changes do not alter the proposal's compliance with the current planning framework or hinder the achievement of BCC's intentions for development on the site.

On this basis, the development continues to comply with the planning framework that applied at the time the original application was made and complies with the planning framework applicable at the time this Minor Change application was made.

5.1 Strategic Planning Context

The site is located within the Medium Density Residential Zone and the New Farm and Teneriffe Hill Neighbourhood Plan (Riverpark Precinct), within a highly accessible inner-city location characterised by established medium-rise residential development, strong landscaping character and proximity to public transport, recreation areas and community infrastructure.

The site benefits from direct proximity to Merthyr Park, the Brisbane River and the New Farm Park Ferry Terminal. The proposal therefore continues to represent an efficient and appropriate residential outcome within a well-served inner-city location capable of supporting additional residential density.

5.2 Medium Density Residential Zone

The proposal achieves the relevant Development Location and Uses Overall Outcomes and Development Form Overall Outcomes of the Medium Density Residential Zone Code.

The site is appropriately located for a Multiple Dwelling outcome, with direct access to public transport infrastructure, recreation areas and community facilities, consistent with Overall Outcomes OO4(a), OO4(b) and OO4(c).

The proposed Minor Change does not alter the approved Multiple Dwelling use or overall residential function of the development. The proposal continues to provide a medium density residential outcome consistent with the intended residential character of the locality in accordance with Overall Outcome OO4(d).

The revised built form maintains an appropriate height, bulk and scale outcome responsive to the site characteristics, adjoining development and surrounding residential context, consistent with Overall Outcomes OO5(a), OO5(c) and OO5(d). Importantly, the proposal retains the approved articulated

architectural form, landscaped presentation and communal open space outcomes associated with the existing approval.

The proposal also strengthens the subtropical landscape character of the development through increased deep planting and communal open space provision, consistent with Overall Outcomes OO5(g) and OO5(h).

5.3 New Farm and Teneriffe Hill Neighbourhood Plan Code

The proposed Minor Change continues to achieve the relevant intent and outcomes of the New Farm and Teneriffe Hill Neighbourhood Plan Code, particularly the Riverpark Precinct provisions relating to built form character, height, landscaping, residential amenity and subtropical design.

Importantly, the existing approval already establishes the planning acceptability of a substantial residential built form outcome on the site following impact assessment. The proposed Minor Change retains the approved Multiple Dwelling use, development footprint and architectural language, whilst refining the approved built form through the introduction of a recessed upper-level penthouse and associated design improvements.

5.3.1 Height, Scale and Built Form

The proposal maintains an appropriate medium-rise residential built form outcome consistent with Overall Outcomes OO3(b), OO3(c) and OO6(f) of the New Farm and Teneriffe Hill Neighbourhood Plan Code.

While a seventh storey penthouse is proposed, the additional built form has been designed as a recessive rooftop element consistent with the intent of PO1 and PO7, which seek development of an appropriate height, scale and form responsive to the riverfront setting and surrounding amenity.

Importantly, the proposed penthouse is generally located within the area previously approved as rooftop terrace and communal recreation space. The revised design therefore retains the approved architectural composition and visual rhythm of the development.

The proposed Level 7 penthouse is positioned substantially behind the primary Oxlade Drive frontage, with setbacks ranging from approximately 11m to 23.6m from the northern façade presentation. As a consequence, the development continues to predominantly present as a five (5) to six (6) storey residential building from the public realm. Further:

- The approved pool terrace and rooftop architectural presentation to Oxlade Drive is retained;
- The upper-level built form is substantially recessed from all boundaries;
- The proposal does not result in a sheer vertical extension of the approved façades;
- The approved architectural articulation and building rhythm is maintained; and
- Integrated landscaping and rooftop planting continue to soften the upper-level built form.

While the proposal technically introduces an additional storey, the overall increase in building height is negligible, increasing by approximately 0.145m only.

The proposal also remains consistent with the intent of PO18(f) and PO21 of the Riverpark Precinct provisions, which seek development that complements the intended low to mid-rise riverfront character whilst minimising perceptions of visual bulk and maintaining appropriate amenity outcomes.

Accordingly, the proposal maintains an appropriate relationship with the surrounding built form context without introducing materially different bulk, scale or streetscape impacts.

5.3.2 Streetscape and Architectural Character

The proposal continues to contribute positively to the Oxlade Drive streetscape consistent with Overall Outcomes OO3(c) and OO3(e) and PO22 of the New Farm and Teneriffe Hill Neighbourhood Plan Code.

Importantly, the approved podium presentation, active residential frontage, balconies, glazing and landscaped presentation to Oxlade Drive are retained as part of the Minor Change proposal.

The revised development continues to exhibit a highly articulated architectural response through recessed balconies, varied building planes, open-air circulation spaces and integrated landscaping that collectively reduce perceptions of bulk and reinforce the subtropical character encouraged throughout the precinct.

The proposed penthouse remains visually recessive within the overall architectural composition of the building and does not materially alter the approved streetscape presentation.

5.3.3 Landscaping and Subtropical Character

The proposal strengthens the landscaped subtropical character envisaged under Overall Outcomes OO3(e), OO6(c) and OO6(d) of the New Farm and Teneriffe Hill Neighbourhood Plan Code through increased deep planting, integrated façade landscaping and enhanced communal open space provision.

Deep planting provision increases from 170m² to approximately 208m², representing an increase from 8.39% to 10.2% of the site area. Communal open space provision also increases from 309m² to approximately 321m².

Landscaping continues to form a dominant component of the development outcome, including deep planting areas, integrated façade planting, rooftop landscaping and landscaped interface treatments to Oxlade Drive and adjoining properties.

These outcomes reinforce the landscaped riverfront setting anticipated within the Riverpark Precinct and soften the visual presentation of the development when viewed from Oxlade Drive and adjoining residential properties.

The proposal therefore continues to satisfy the landscaped subtropical design intent of the New Farm and Teneriffe Hill Neighbourhood Plan Code and PO18(g) of the Riverpark Precinct provisions.

5.3.4 Residential Amenity and Building Separation

The proposal maintains substantial building separation distances and landscaped interface treatments consistent with PO21(b) and PO21(c) of the New Farm and Teneriffe Hill Neighbourhood Plan Code.

Importantly:

- The approved eastern, western and southern setback outcomes are retained;
- The approved development footprint remains unchanged;
- The proposed penthouse introduces substantially increased upper-level setbacks to all boundaries; and
- Landscaping and deep planting continue to provide softening and screening to adjoining interfaces.

The recessed positioning of the Level 7 penthouse materially reduces perceptions of overlooking and visual dominance when compared to a conventional upper-level built form outcome.

The proposal also does not result in materially different overshadowing impacts due to the recessed nature of the upper level and retention of the approved building footprint and interface relationships.

Similarly, the proposal maintains appropriate access to natural light, ventilation and outlook through the retention of generous setbacks, building articulation and open-air design elements.

The proposal therefore maintains an appropriate level of residential amenity consistent with PO1(d), PO1(e), PO21(b) and PO21(c) of the New Farm and Teneriffe Hill Neighbourhood Plan Code.

5.3.5 Housing Supply and Inner-City Consolidation

The proposal continues to support the strategic residential outcomes anticipated under Overall Outcomes OO3(i) and OO6(a) of the New Farm and Teneriffe Hill Neighbourhood Plan Code by facilitating additional housing supply within a highly accessible inner-city location.

The proposal facilitates a modest increase in residential yield from 26 to 27 dwellings while maintaining a high-quality residential outcome with substantial landscaping, communal recreation opportunities and strong residential amenity outcomes.

The site is appropriately located to accommodate additional residential density due to its proximity to public transport infrastructure, recreation areas, active transport networks and community services.

Accordingly, the proposal represents an efficient and appropriate use of urban land and existing infrastructure networks consistent with the planning intent for the locality.

5.4 Multiple Dwelling Code

The proposal also achieves the relevant outcomes of the Multiple Dwelling Code, particularly those relating to:

- Building articulation and visual bulk;
- Setbacks and separation;
- Rooftop design;
- Landscaping and subtropical design;
- Residential amenity; and
- Communal open space outcomes.

The revised development maintains an appropriate built form outcome consistent with PO3, PO4, PO8 and PO10 through the retention of recessed upper levels, articulated façades, integrated landscaping and rooftop recreation opportunities.

Importantly, the proposed penthouse has been carefully designed as a visually recessive rooftop element integrated within the overall architectural composition of the building, consistent with the intent of PO10.

The proposal also maintains appropriate building separation and residential amenity outcomes consistent with PO13, PO14 and PO17. The recessed positioning of the upper level ensures continued access to light, breezes, outlook and privacy for adjoining properties and future residents.

Finally, the proposal continues to achieve the landscaping and communal open space intent of PO27 to PO31 through increased deep planting provision, rooftop landscaping and enhanced communal recreation opportunities across the site.

Accordingly, the proposal remains consistent with the approved planning intent for the site and continues to satisfy the relevant outcomes of the Multiple Dwelling Code.

5.5 Codes Addressed Through Specialist Reporting

The following codes are assessed separately in the specialist reports:

- Amended Landscape Concept Plan (**Appendix F**):
 - Landscape Work Code;
- Traffic Engineering Advice (**Appendix G**):
 - Transport, Access, Parking and Servicing Code;
- Amended Stormwater Management Plan and Engineering Services Report (**Appendix I**):
 - Flood Overlay Code;
 - Filling and Excavation Code;
 - Infrastructure Design Code; and
 - Operational Work Code.

6

Other Relevant Matters

6 Other Relevant Matters

In addition to demonstrating compliance with the relevant assessment benchmarks, the proposal is supported by a number of broader planning considerations that further reinforce why the Minor Change warrants approval. These matters show that the proposal delivers a logical and publicly beneficial refinement to an already approved development, while remaining consistent with the purpose of the *Planning Act 2016*.

Housing Supply, Choice and Diversity

The proposal makes a modest but positive contribution to housing supply within an established inner-city location and supports broader strategic objectives relating to urban consolidation, housing diversity and efficient use of existing infrastructure.

Importantly, the proposal increases the approved residential yield from 26 to 27 dwellings while retaining a high-quality residential outcome characterised by larger-format dwelling typologies, generous communal open space and substantial landscaping. In that respect, the proposal represents an efficient refinement of an already approved urban development without materially altering its approved impact profile.

The proposal also supports housing choice through refinement of the approved dwelling mix and the delivery of an additional dwelling in a location with strong access to public transport, recreation areas, employment opportunities and community infrastructure, including the New Farm Park Ferry Terminal and surrounding riverfront open space network.

While the increase in yield is modest, it nonetheless represents a positive planning outcome because it is achieved on an appropriately located site without materially changing the approved use, footprint, access arrangements or amenity impacts.

Alignment with Contemporary Planning and Housing Policy Directions

While this application must be assessed against the statutory framework applicable to the existing approval, it is also relevant that the proposal is generally consistent with broader strategic planning and housing policy directions encouraging additional well-designed housing in established, serviced urban areas.

Brisbane and South East Queensland continue to experience significant population growth and increasing housing demand, resulting in a heightened policy focus on facilitating additional dwelling supply within existing urban areas supported by infrastructure, public transport and services. The proposal directly responds to these objectives through the continued delivery of a well-located residential development within an established inner-city neighbourhood.

The site benefits from excellent accessibility to public transport, active transport infrastructure, recreation areas, employment opportunities and local services. In this regard, the proposal represents an efficient and sustainable use of urban land consistent with the principles underpinning ShapingSEQ and broader strategic housing supply objectives.

Importantly, the proposed changes do not seek to establish a new development outcome. Rather, they represent a logical refinement of an already approved residential development in a well-located urban area, in a manner that is consistent with both the statutory framework and broader housing policy settings.

Consistency with the Intent of the Planning Scheme

The proposal does not seek a new development outcome. Rather, it refines an already approved Multiple Dwelling development in a manner that remains consistent with the strategic intent and assessment benchmarks of the Brisbane City Plan 2014, particularly the built form, residential amenity and character

outcomes envisaged under the Medium Density Residential Zone Code and the New Farm and Teneriffe Hill Neighbourhood Plan Code.

Importantly, the existing approval already establishes the planning acceptability of a substantial residential apartment building on the site following impact assessment. The proposed Minor Change does not alter the approved Multiple Dwelling use, development footprint, basement extent, site access arrangements or overall development typology. Rather, the proposal represents a refinement to the approved upper-level built form through the introduction of a carefully recessed penthouse level integrated within the approved rooftop form and architectural composition of the building.

Development along the southern side of Oxlade Drive and within the broader locality exhibits a varied medium-rise residential character. In that context, the proposal should be understood as a refinement to an approved apartment development rather than a departure from the established planning intent or built form pattern of the precinct.

While the proposal introduces a revised seventh storey penthouse level, the upper-level built form has been carefully designed to minimise perceptions of height, bulk and visual prominence through:

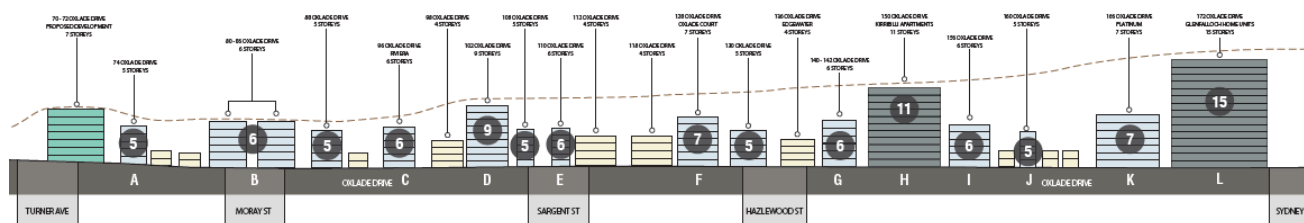
- Substantial recessing from all primary façades and building edges;
- Integration within the previously approved rooftop terrace and communal recreation area;
- Retention of the approved articulated architectural hierarchy and podium presentation;
- Reduced upper-level floorplate dimensions and increased setbacks;
- Retention of substantial landscaping, deep planting and communal open space outcomes; and
- A built form outcome that continues to predominantly read as a five to six storey residential building from Oxlade Drive.

Figure 12 below provides broader context for the varied building height pattern within the surrounding locality. The relevance of that context is not that taller buildings exist elsewhere, but that the proposal remains a recessive and well-resolved refinement to an already approved development within a diverse urban setting.

Importantly, a number of existing residential developments within the immediate locality exceed the five-storey height identified within the Neighbourhood Plan, including:

- 80 Oxlade Drive – 6 storeys;
- 102 Oxlade Drive – 9 storeys;
- 128 Oxlade Drive – 7 storeys;
- 150 Oxlade Drive – 11 storeys;
- 166 Oxlade Drive – 7 storeys; and
- 172 Oxlade Drive – 15 storeys.

Figure 12 – Building Height Analysis



Source: bureau^probers

Having regard to that broader context, the proposal remains consistent with the approved development typology and built form character already established for the site. Taken together with the increased landscaping, maintained amenity outcomes and recessive design of the penthouse level, the proposal

represents a well-resolved refinement that remains aligned with the intent and outcomes of Brisbane City Plan 2014.

The proposal also maintains consistency with the established subtropical character of Oxlade Drive, which is characterised by articulated residential buildings, recessed upper levels, generous landscaping and a strong landscape setting adjoining Merthyr Park and the Brisbane River.

Accordingly, the proposed Minor Change continues to contribute positively to the cohesive streetscape and built form character of Oxlade Drive and the broader New Farm locality whilst remaining consistent with the intent and outcomes of Brisbane City Plan 2014. Refer to **Appendix E – Urban Design Report** for further detailed analysis of the proposal’s built form integration, architectural presentation and relationship to the surrounding locality.

Contemporary Housing Policy and Council Direction

The proposed Minor Change is also broadly consistent with the strategic direction currently being pursued by Brisbane City Council in relation to housing supply, urban consolidation and additional residential development in well-located urban areas.

Brisbane City Council has recently progressed significant planning reforms through the “More Homes, Sooner” initiative, which seeks to facilitate additional housing supply and diversity within established urban areas close to public transport, centres and services. These reforms include increased building heights, reduced parking requirements and more efficient residential outcomes in appropriate urban locations.

Importantly, recent public statements by Lord Mayor Adrian Schrinner confirm that Council’s focus is now expanding beyond the Low-medium density residential zone review to also consider future changes within Medium Density Residential areas, including potential increases in building heights to support additional housing supply.

The article further confirms Council’s strong policy focus on increasing housing supply within Brisbane, with the Lord Mayor specifically identifying increased supply as a critical response to housing affordability pressures and population growth across the city.

The proposal strongly aligns with these broader policy directions for the following reasons:

- The site is located within a highly accessible, inner-city location with excellent access to public transport, recreation areas, employment opportunities and existing infrastructure networks.
- The proposal represents a logical intensification of an already approved Multiple Dwelling development within an established residential precinct intended to accommodate medium density residential growth.
- The proposal delivers additional housing supply whilst maintaining a high-quality residential and subtropical built form outcome consistent with the character and amenity expectations of the locality.
- The proposal reinforces broader strategic objectives relating to urban consolidation and efficient use of existing infrastructure within established urban areas, rather than contributing to outward urban expansion.
- The proposal demonstrates how additional housing supply can be achieved through thoughtful built form design, including recessed upper levels, integrated landscaping and strong residential amenity outcomes.
- The proposal does not fundamentally alter the approved development typology or operational characteristics of the approved development, but rather represents a measured and well-resolved refinement of an existing approval in response to contemporary housing and planning policy directions.

- The proposal is also consistent with Council’s evolving policy position that well-located Medium Density Residential areas can appropriately accommodate additional density and built form intensity where supported by high-quality design outcomes and appropriate amenity responses.

In this regard, the proposal is generally consistent with the broader strategic context presently informing Council’s housing and growth agenda, while remaining firmly grounded in the statutory planning framework and the approved development context for the site.

Subtropical Design and Residential Amenity

The proposal continues to reinforce the subtropical architectural character of the approved development through the retention of articulated façades, recessed upper levels, integrated landscaping, generous balconies and substantial communal recreation areas.

The proposed seventh storey penthouse has been carefully designed as a recessive rooftop element integrated within the approved architectural composition of the building. The substantial upper-level recessing materially reduces perceptions of visual bulk and building dominance whilst maintaining consistency with the approved built form presentation to Oxlade Drive.

Importantly, the proposal also increases deep planting and communal open space outcomes across the site, further strengthening the landscaped subtropical character of the development and reinforcing the broader landscape character of the New Farm locality.

Taken together, these matters reinforce that the proposal is not only acceptable against the applicable assessment framework, but also represents a logical, well-resolved and publicly beneficial refinement to an already approved residential development.

7 Conclusion

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This report demonstrates that the proposed Minor Change to the existing development approval at 70–72 Oxlade Drive, New Farm is an appropriate refinement to the approved development and warrants approval.

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 assessment 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.

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