

31 August 2026

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

Dear Sir/Madam,

Application To Change Existing Development Approval A006266134 – 50 Quay Street, Brisbane City QLD 4000

In accordance with Sections 78 and 81 of the Planning Act 2016 ('the Planning Act') and on behalf of Cedar Pacific Holding Pty Ltd (ACN 631 194 191) as trustee for Cedar Pacific Quay Street Trust (ABN 51 328 437 920) ('the Applicant'), we hereby make a request to Brisbane City Council to change the current development approval over land at 50 Quay Street, Brisbane City QLD 4000 (previously 55 Coronation Drive, Brisbane City QLD 4000), formally described as Lot 561 on SL12886.

The changes necessitate amendments to the Decision Notice issued by Brisbane City Council (BCC) on 5 December 2023 (Council Reference: **A006266134**). BCC is therefore the responsible entity to consider the Minor Change application in this instance.

The following documents accompany this application:

- **Attachment A** – Planning Act Form 5 – Change Application Form;
- **Attachment B** – Title Search
- **Attachment C** – Signed Owner's Consent;
- **Attachment D** – Current Development Approval;
- **Attachment E** – Amended Architectural Plans, prepared by NettletonTribe;

1 Existing Approval

On 5 December 2023, Brisbane City Council granted a development approval (Council Ref.: A006266134) over the site for a:

- Development Permit for **Material Change of Use** for **Multiple Dwelling** (Build-to-Rent – 475 Units) and Centre Activities (Food and Drink Outlet).

This approval represents the 'existing development approval' to which this request relates.

The existing approval provides for a 31-storey residential-led mixed use development, in a podium and tower form. The approved development includes 475 Build-to-Rent units and a 37.3m² Food and Drink Outlet at Level 4, together with a total of 234 parking spaces across four (4) levels of car parking.

The existing development approval remains current until 5 March 2030 and can therefore be changed.

2 Proposed Changes

The proposed changes have arisen through the detailed design and documentation of the approved development and are limited to targeted changes to the Level 4 Quay Street podium floor plan.

Specifically, the Minor Change seeks approval for:

- An additional **45m² Food and Drink Outlet tenancy** at Level 4 adjacent to the Quay Street frontage, in addition to the existing approved 37.3m² Food and Drink Outlet;
- Revised internal Layout for **Level 4 – Quay Street Podium**, relating to refinements to the foyer, back-of-house, mail and parcel room and substation areas.

The changes are confined to these matters. No changes are proposed to the approved residential yield, overall building envelope, tower floorplates, building height, car parking provision or vehicular access arrangements as part of this Minor Change application.

The proposed changes are described in further detail below and are illustrated on the updated Architectural Plans.

2.1 Level 4 Quay Street Podium Changes

The proposed changes are limited to the **Level 4 Quay Street Podium** and comprise the establishment of an additional **45m² Food and Drink Outlet tenancy**, together with minor internal layout refinements arising through the continued detailed design of the development.

The additional Food and Drink Outlet tenancy is proposed adjacent to the Quay Street frontage within an area currently approved as the Mail and Parcel Room. The Mail and Parcel Room will be relocated elsewhere within the development to ensure this function continues to be appropriately accommodated.

The existing approved **37.3m² Food and Drink Outlet** will remain in its approved location. Accordingly, the proposed change will result in two Food and Drink Outlet tenancies at Level 4, comprising the existing approved 37.3m² tenancy and the proposed additional 45m² tenancy.

Importantly, the proposed change does not introduce a new use to the development. The existing development approval already provides for Centre Activities (Food and Drink Outlet). The additional tenancy therefore represents a minor increase in the extent of an existing approved use within the development.

In addition to the new tenancy, **minor internal layout refinements are proposed to the foyer, back-of-house, Mail and Parcel Room and substation areas**. These changes have arisen through the continued detailed design and coordination of the development and do not materially alter the function or operation of the approved development. All changes are contained entirely within the approved building footprint and envelope.

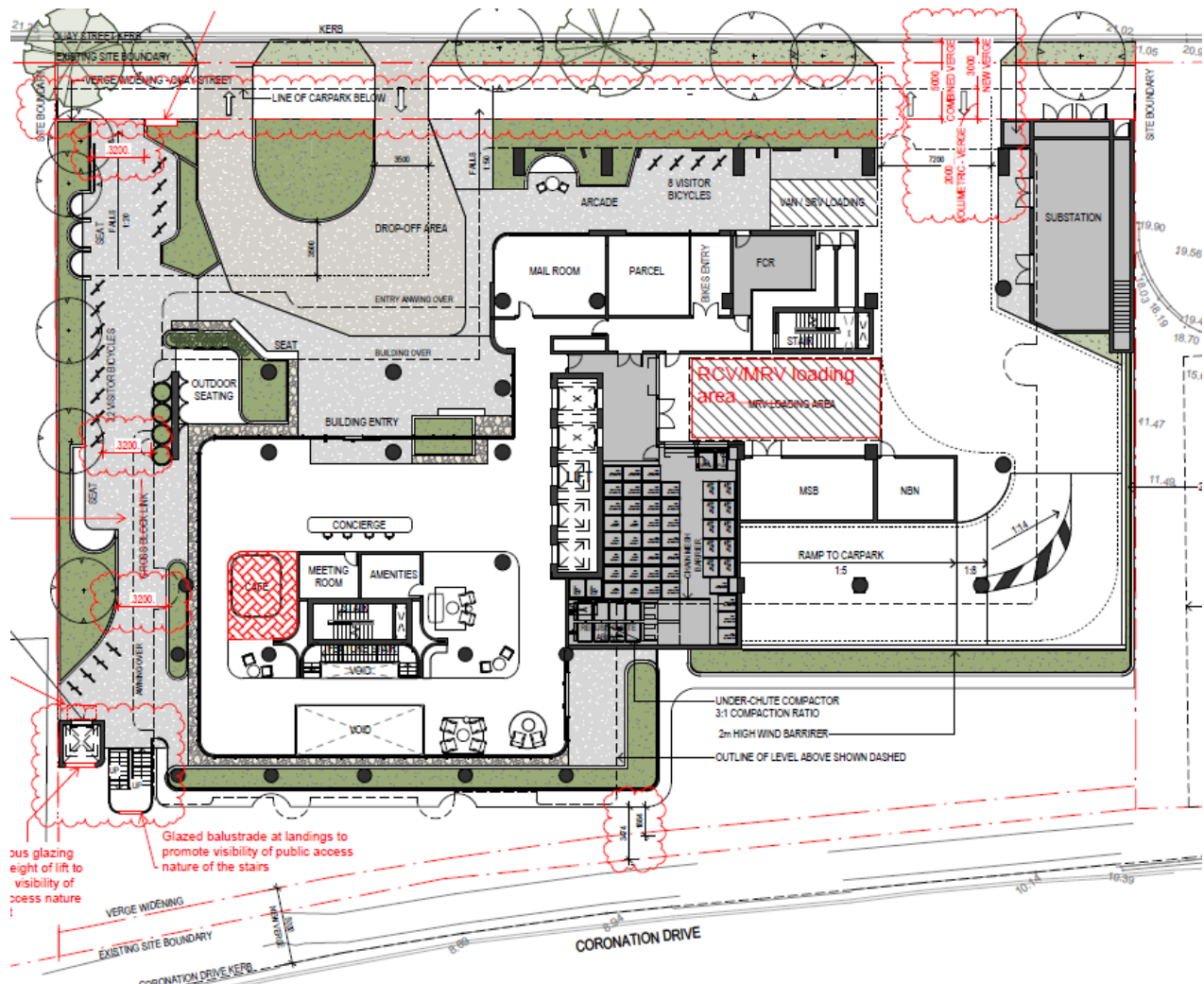
From a car parking perspective, the additional Food and Drink Outlet tenancy is minor in scale, comprising only 45m² of additional GFA. Given the limited size of the tenancy, it is not anticipated to generate any material increase in car parking demand beyond that associated with the approved development. It is also noted that the site is located within the City Core for the purposes of the Transport, Access, Parking and Servicing Code and associated Planning Scheme Policy, which prescribes a maximum parking rate for Centre Activity uses. Accordingly, the proposed increase in Food and Drink Outlet GFA does not necessitate any change to the approved car parking arrangements.

The location of the additional tenancy adjacent to Quay Street will also provide a positive contribution to the activation of the Quay Street frontage. In comparison to the approved Mail and Parcel Room, the Food and

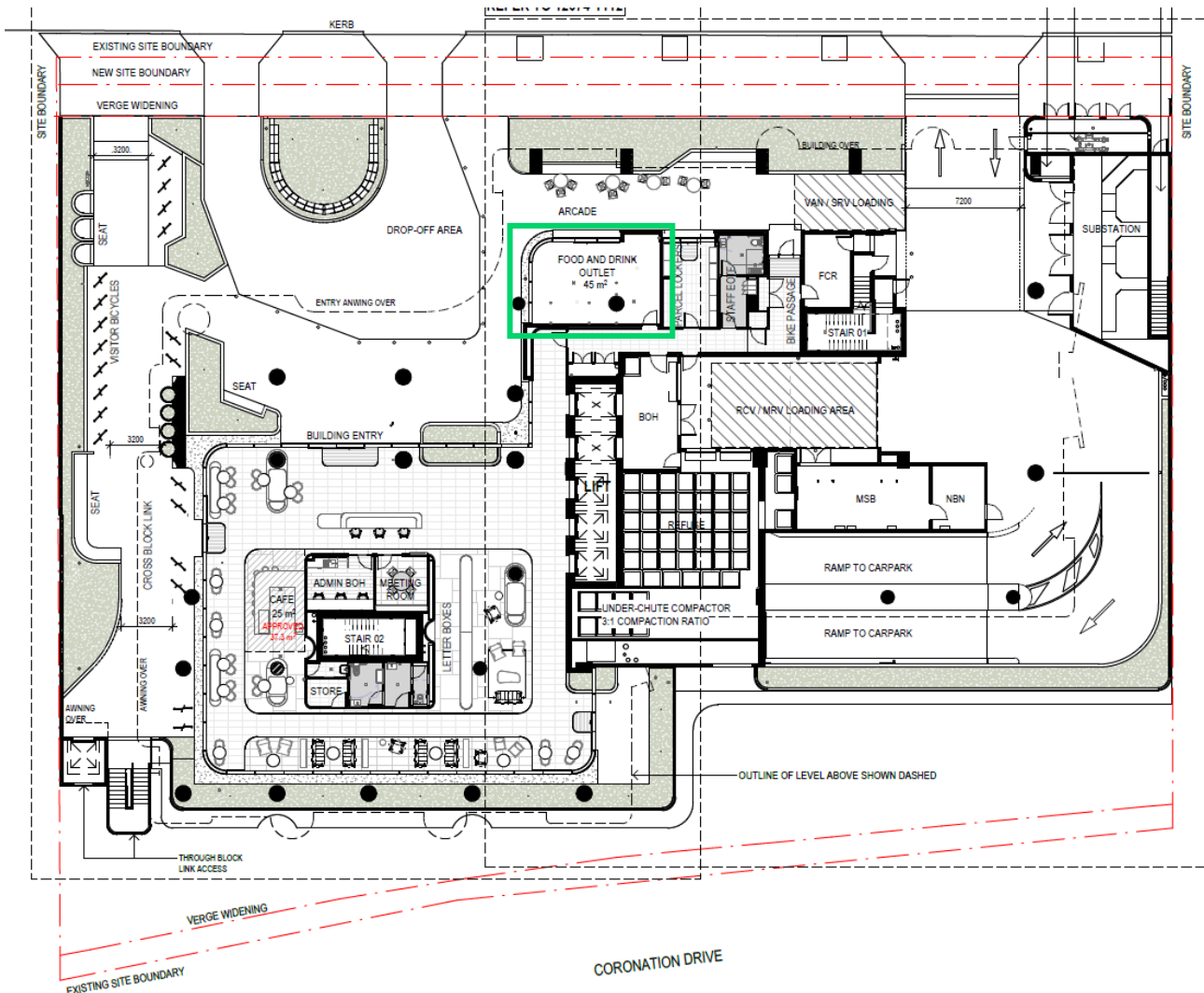
Drink Outlet will provide a more active use addressing the street, increasing opportunities for pedestrian activity, casual surveillance and interaction between the development and the adjoining public realm.

Overall, the proposed changes represent a **minor redistribution and reconfiguration of floor space within the approved Level 4 podium**. They do not alter the approved residential yield, building footprint, building envelope, building height, car parking provision, vehicular access or servicing arrangements.

Figure 1 - Additional Food and Drink Outlet Tenancy and Internal Layout Changes - Level 4 Quay Street Floor Plan



Picture 1 – Existing Approved



Picture 2 – Proposed – New Tenancy Shown in Green

Source: NettletonTribe

3 Proposed Changes to Development Approval

To give effect to the proposed changes, amendments are required to the approved drawings and documents identified in the Decision Notice, together with consequential amendments to a number of conditions that reference the approved Ground Floor Plan.

The proposed amendments are outlined below.

3.1 Drawings and Documents

The architectural plan amendment is limited to the approved **Level 4 – Quay Street Podium Plan**, which is proposed to be replaced with the corresponding updated plan accompanying this Minor Change application.

No other approved architectural plans or documents are proposed to be amended or replaced as part of this Minor Change application.

Table 1 sets out the amendments required to the list of approved drawings and documents to reflect the proposed changes and ensure any approval issued acknowledges the correct plans. Specifically, ~~strike through~~ indicates plans to be superseded and **green and underlined** indicates the proposed replacement plans.

Table 1 – Proposed Amendments to Drawings and Documents

Drawing or Document	Number	Plan Date
Sunshade Diagram Level 7-29	12074_DA000 Issue 1 (Amended In Red 30-NOV-2023)	21-AUG-2023
Landscape Concept Plan prepared by Arcadia	Project No. B 22-208 Rev 8 (Amended In Red 22-NOV-2023)	06-NOV-2023
Wind Impact Assessment prepared by VIPAC	30N-22-0449-TNT-52140-2 Rev 02	05-MAY-2023 (Received)
Site Plan	12074_DA100 Issue 7	23-NOV-2023
Ground – Coronation Dr	12074_DA101 Issue 14 (Amended In Red 17-NOV-2023)	03-NOV-2023
Level 1 – Carpark	12074_DA102 Issue 14 (Amended In Red 22-NOV-2023)	03-NOV-2023
Level 2 – Carpark	12074_DA103 Issue 14 (Amended In Red 22-NOV-2023)	03-NOV-2023
Level 3 – Carpark	12074_DA104 Issue 16 (Amended In Red 22-NOV-2023)	03-NOV-2023
Level 4 – Quay St Podium <u>OVERALL PLAN LEVEL 4 – QUAY ST PODIUM</u>	12074_DA105 Issue 15 (Amended In Red 22-NOV-2023) <u>12074_1055 Issue 12</u>	03-NOV-2023 <u>25.08.2026</u>
Level 5 – Transfer Level	12074_DA109 Issue 15	21-AUG-2023
Level 7-29 (ODD)	12074_DA111 Issue 11	21-AUG-2023
Level 6-28 (EVEN)	12074_DA112 Issue 9	21-AUG-2023

Level 30	12074_DA121 Issue 14	03-NOV-2023
Level 31 Roof Terrace	12074_DA122 Issue 12	21-AUG-2023
Roof	12074_DA123 Issue 9	05-DEC-2023
South Elevation	12074_DA201 Issue 9 (Amended In Red 22-NOV-2023)	08-NOV-2023
North Elevation	12074_DA202 Issue 9 (Amended In Red 22-NOV-2023)	08-NOV-2023
West Elevation	12074_DA203 Issue 9 (Amended In Red 22-NOV-2023)	08-NOV-2023
East Elevation	12074_DA204 Issue 8 (Amended In Red 22-NOV-2023)	08-NOV-2023
Section A	12074_DA301 Issue 11	04-DEC-2023 (Received)
Section B	12074_DA302 Issue 10	04-DEC-2023 (Received)
Ground Facade Sections - Sheet 1	12074_DA351 Issue 7	21-AUG-2023
Ground Facade Sections - Sheet 3	12074_DA353 Issue 7	21-AUG-2023
Ground Facade Sections - Sheet 2	12074_DA352 Issue 7	21-AUG-2023
Ground Facade Sections - Sheet 4	12074_DA354 Issue 3	21-AUG-2023
Tower Facade Sections - Sheet 1	12074_DA361 Issue 7	21-AUG-2023
Roof Facade Sections - Sheet 1	12074_DA371 Issue 6	21-AUG-2023
Roof Facade Sections - Sheet 2	12074_DA372 Issue 5	21-AUG-2023
GFA Plans	12074_DA902 Issue 7	21-AUG-2023

Circulation of Level 4 Port Cochere	22BRT0751-23 Rev B	22-AUG-2023
Stormwater Report prepared by OSKA Consulting Group	OSK6571-0003	06-NOV-2023
Noise Impact Assessment prepared by Acoustic Logic	Project ID 20221562.2 Rev 0	17-MAR-2023
Site Based Stormwater Management & Engineering Services Report prepared by ADG Engineers	Job Number 25620 Rev 02	06-APR-2023

3.2 Conditions Changes

A number of conditions of the existing development approval reference the approved Ground Floor Plan, currently referenced as, "Level 4 – Quay St Podium, drawing number 12074 DA105 Issue 15, dated 23 November 2023". As a consequence of the updated architectural plans accompanying this Minor Change application, consequential amendments are required to these conditions to ensure they reference the latest Ground Floor Plan.

No changes are proposed to the substantive requirements of these conditions. The amendments are limited to updating the relevant plan references only. The following conditions require consequential amendment:

- **Condition 5** – Public Access – 24 Hours Through Site
- **Condition 41** – Grant Easements;
- **Condition 55** – Land for Transport Network – Road (Non-Trunk);
- **Condition 81** – Public Access – 24 Hours Through Site;
- **Condition 114** – Grant Easements; and
- **Condition 128** – Land for Transport Network – Road (Non-Trunk).

It is requested that references to the superseded Ground Floor Plan within each of the above conditions be replaced with a reference to the updated Ground Floor Plan accompanying this Minor Change application.

For clarity, the application does not seek to amend the intent, scope or requirements of these conditions. The amendments are administrative and consequential only, ensuring that the conditions appropriately reference the latest approved plan following determination of this Minor Change application.

4 Assessment of Minor Change

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

4.1 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. This is demonstrated below.

4.2 Substantially Different Development

In respect to part (b)(i) of the definition of Minor Change and what constitutes substantially different development, it is appropriate to have regard to the Development Assessment Rules, Schedule 1, which sets out the substantially different development 'test'.

An assessment of the proposed changes against the substantially different development criteria is included in **Table 2** below.

Table 2 – Substantially Different Development

Guideline Criteria	Response
Involves a new use	The proposed changes do not introduce a new use. The existing development approval provides for Multiple Dwelling and Centre Activities (Food and Drink Outlet). The proposed additional 45m ² Food and Drink Outlet tenancy therefore represents a minor increase in the extent of an existing approved use. The existing approved 37.3m ² Food and Drink Outlet will also remain in its approved location.
Results in the application applying to a new parcel of land.	The changed development maintains the same land area as previously approved and does not include a new parcel of land.
Dramatically changes the built form in terms of scale, bulk and appearance.	The proposed changes do not dramatically change the approved built form. The changes are limited to the additional 45m ² Food and Drink Outlet tenancy and minor internal layout refinements within Level 4. All changes remain within the approved building footprint and envelope, with no change proposed to the building height, podium or tower form or overall scale and appearance of the development.

Changes the ability of the proposed development to operate as intended.

The proposed changes do not affect the ability of the development to operate as intended. The development will continue to operate as an approved residential-led mixed-use development comprising 475 Build-to-Rent dwellings and Centre Activities (Food and Drink Outlet). The Mail and Parcel Room affected by the additional Food and Drink Outlet tenancy will be relocated elsewhere within the development, while the minor internal layout changes do not compromise the function or operation of the development.

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. While the Mail and Parcel Room at Level 4 is proposed to be replaced by the additional Food and Drink Outlet tenancy, this facility will be relocated elsewhere within the development and will continue to perform its intended function.

Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.

The proposed changes will not impact traffic flow or the surrounding transport network. There is no change to the approved residential yield, vehicular access, car parking or servicing arrangements. The additional 45m² Food and Drink Outlet tenancy is minor in the context of the overall development and is not anticipated to materially alter the traffic generation associated with the approved 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 any known impacts associated with the approved development. The additional Food and Drink Outlet tenancy and internal layout changes are minor in the context of the overall development and remain entirely within the approved building footprint and envelope. The additional tenancy will also provide a more active interface with Quay Street by replacing the previously approved Mail and Parcel Room with a Food and Drink Outlet addressing the street frontage.

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 that is affected by the proposed changes. Accordingly, this 'test' is not relevant to the assessment of this Minor Change.

Impacts on infrastructure provision.

The proposed changes will not materially impact infrastructure provision. The approved residential yield remains unchanged at 475 dwellings and there are no changes to the overall scale of the development, vehicular access, parking or servicing arrangements. The additional 45m² Food and Drink Outlet tenancy and minor internal layout changes are minor in the context of the overall approved development and do not materially alter its infrastructure requirements.

The above assessment demonstrates that the proposed changes will not result in substantially different development.

4.3 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 Minor Change definition.

4.4 Referral Agencies

In respect to parts (b)(ii)(B), (C) and (D) of the definition of Minor Change, the original development application did not require referral to any concurrence or advice agencies.

If the original development application were to be made at the time this change application is made, the development, including the proposed changes, would also not require referral to any additional referral agencies.

The proposed changes do not introduce any development or alter the development in a manner that would trigger a new referral or require a referral agency to assess the application against, or have regard to, any additional referral matters.

The above demonstrates that the proposed changes comply with the criteria stated in parts (b)(ii)(B), (C) and (D) of the Minor Change definition.

4.5 Public Notification

Public notification was required for the original development application, with no properly made submissions received.

The development application, if remade with the proposed changes, would remain impact assessable and would therefore continue to require public notification. Accordingly, the proposed changes do not cause public notification to be required where it was not previously required.

The proposed changes therefore comply with criterion (b)(ii)(E) of the Minor Change definition.

4.6 Affected Entities

There are no affected entities associated with the proposed Minor Change.

5 Conclusion

The proposed changes fulfil the criteria of a Minor Change as defined in Schedule 2 of the Planning Act and do not result in substantially different development, having regard to Schedule 1 of the Development Assessment Rules.

The proposed changes are limited to the establishment of an additional **45m² Food and Drink Outlet tenancy at the Level 4 Quay Street podium and associated minor internal layout refinements within Level 4.**

The existing approved 37.3m² Food and Drink Outlet will remain in its approved location, with the additional tenancy representing a minor increase in the extent of an existing approved use. The location of the additional tenancy along the Quay Street frontage will provide a positive public realm outcome by replacing the previously approved Mail and Parcel Room with a more active use, contributing to increased pedestrian activity, casual surveillance and an improved interface between the development and Quay Street.

The associated internal layout changes have arisen through the continued detailed design of the development and remain entirely within the approved building footprint and envelope. The Mail and Parcel Room will be relocated elsewhere within the development and no component integral to the operation of the development will be removed.

Importantly, the proposed changes do not alter the approved residential yield, building footprint, overall building envelope, building height, car parking provision, vehicular access or servicing arrangements. The development therefore retains its approved residential-led mixed-use nature, overall scale and podium and tower form.

The application also seeks consequential amendments to the relevant conditions of approval to reference the updated **Level 4 – Quay Street Podium Plan**. No changes are proposed to the substantive requirements of these conditions.

The assessment demonstrates that the proposed changes will not result in substantially different development, introduce prohibited development, trigger additional referral requirements or otherwise prevent the changes from satisfying the definition of a Minor Change under the Planning Act.

Accordingly, the request to change the existing development approval ought to be approved by Brisbane City Council as the responsible entity, having regard to the relevant matters prescribed under Section 81 of the Planning Act.

We trust the supplied documentation is sufficient for Brisbane City Council to undertake an assessment of this request. If you have any questions, please do not hesitate to contact **Esther Leung** (Senior Consultant) on (07) 3007 3800.

Kind regards,

A handwritten signature in blue ink, appearing to read "Ashley Lane".

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