

Change Application (Minor Change) Town Planning Assessment

15-17 Mollison Street, South Brisbane and 35-
39 Bank Street, West End

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PLANNING
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BCC DS
RECEIVED
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APPLICATION REF
A007091798

Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (the responsible entity) pursuant to sections 78 of the *Planning Act 2016* (**Planning Act**).

The Change Application comprises a Minor Change (as defined by Schedule 2 of the Planning Act), and accordingly must be assessed and decided pursuant to section 81 of the Planning Act.

The Change Application (Minor Change) relates to the existing development approval for change the Development Permit for a Material Change of Use for Community Use, Shop, Office, Food and Drink Outlet, and Multiple Dwelling (**Council Reference: A006248439 / A007048617**) over the site at 15-17 Mollison Street, South Brisbane and 35-39 Bank Street, West End (the site). For further detail, please refer to the copy of the development approval documentation included within **Attachment A**.

The Change Application (Minor Change) is made in accordance with the requirements for change applications pursuant to section 79 of the Planning Act, as it is made in the approved form and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement of the Change Application.

There are no affected entities for the proposed Change Application. The original development application did not trigger referral to the State Assessment and Referral Agency (**SARA**). The application was subject to Impact Assessment procedures with properly made submissions being received for the development application through the public notification period.

1. Background

1.1 Site and Relevant Planning Designations

The subject site is located at 15-17 Mollison Street, South Brisbane and 35-39 Bank Street, West End and is more properly described as Lots 22-23 on RP10790, Lot 48 on RP10778 and Lot 2 on RP51672. The site is irregular in shape and comprises a total area of 2,074m².

Having regard to the Certificate of Title (included within **Attachment B**) for the site, the current owner of the site is Unison Projects No.5 Pty Ltd (A.C.N. 653 836 527).

The site is subject of the *Brisbane City Plan 2014* (v36.00.00/2026) at the time of lodgement of the Change Application, pursuant to which the following key planning designations apply.

The following table also provides a comparison of the provisions applicable at the time of the original development application, subsequent change applications and the current development approval. As set out in Table 1, there have been no change in designations between the planning framework applicable to the current approval and the planning framework applicable to this planning application.

Table 1 – Town Planning Designations		
	City Plan (v. 26.00/2023) Development Approval	City Plan (v. 36.00/2026) Proposed Change Application
Zone	High Density Residential (Up to 15 Storeys) Zone	High Density Residential (Up to 15 Storeys) Zone
Neighbourhood Plan	South Brisbane Riverside Neighbourhood Plan (Boundary and Vulture Precinct)	South Brisbane Riverside Neighbourhood Plan (Boundary and Vulture Precinct)
Overlays	• Active Frontages in Residential Zones Overlay • Airport environs Overlay • Bicycle Network Overlay • Community purposes network Overlay • Critical infrastructure and movement network Overlay • Dwelling House Character Overlay • Flood Overlay • Industrial Amenity Overlay • Potential and actual acid sulfate soils Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay	• Active Frontages in Residential Zones Overlay • Airport environs Overlay • Bicycle Network Overlay • Community purposes network Overlay • Critical infrastructure and movement network Overlay • Dwelling House Character Overlay • Flood Overlay • Industrial Amenity Overlay • Potential and actual acid sulfate soils Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay

1.2 Approval Background

Original Development Approval

The original development approval over the site was granted by Brisbane City Council by way of a Decision Notice dated 27 March 2024. The development approval was for a Development Permit for Material Change of Use for a Community Use, Shop, Office, Food and Drink Outlet, and Multiple Dwelling. Council's reference for the development approval is **A006248439**.

The proposed development is for a residential-led mixed-use development comprising a landscaped public open space and activity generating creative space at ground level (available for a range of non-residential uses, including community use) and residential units within the tower form above ground.

The approved development comprises a 10 – 18 storey stepped and contextually responsive built form outcome above an active landscaped ground floor level. The tower contains 103 x multiple dwelling units with generous private open space and landscaped areas.

The original development application was subject to Impact Assessment procedures, and eighty-nine (89) properly made submission were received during the public notification period.

Having regard to the original development approval (pursuant to A006248439), the currency period for the development approval (inclusive of all parts) will end on **26 June 2030** and remains in effect at the time of lodgement of this change application.

Minor Change Application

A Minor Change Application was lodged to Brisbane City Council on 16 June 2026. The Minor Change Application was made to amend various conditions of the development approval, including Condition 14 (Creative Lighting) and Condition 32(a) (planting design and self-certification).

The ultimate built form, land use outcomes, yield and development intent remained consistent with the original development approval, and the proposed changes sought to solely amend the conditions of approval to facilitate a more practical delivery time for those specific conditions.

The Minor Change application was granted by Brisbane City Council on 23 July 2026 pursuant to **A007048617**.

A copy of the development approval is included within **Attachment A**.

2. Proposed Changes

2.1 Overview of Proposed Changes

The change application is being made as a consequence of changes that have arisen throughout the detailed design phase, construction matters and in response to current market conditions. These proposed changes are being sought as part of a minor change to the existing development approval.

At the outset, we advise that the fundamental design and operational aspects of the approved development remain unchanged. The proposed development continues to represent a high-quality, contextually responsive residential-led mixed use development, including the retention of the substantial publicly accessible space on ground level in a form that is generally consistent with the development approval and providing connectivity between Mollison Street and Bank Street. The proposed development continues to deliver a mix of unit typology and contributes to housing supply and diversity of high-density living in West End, with the proposed changes including a minor increase in the number of units and bedroom compositions. The development continues to provide active uses at ground level, including a community use.

The proposed development continues to represent a high-quality sub-tropical design outcome, providing natural ventilation, clear recesses and landscaping generally consistent with the development approval. The architectural expression is coherent, with some refinement having occurred. The built form extent remains largely consistent, presenting generally consistent setbacks and scale to the current development approval. Car parking continues to be provided in basement levels and on ground level, with vehicle access provided via Bank Street, consistent with the development approval.

The below table provides a comparison of the development summary between the approved and proposed development

Table 2 – Development Summary Comparison		
	Approved Outcome	Proposed Outcome
Land Uses	Community Use, Shop, Office, Food and Drink Outlet, and Multiple Dwelling	Community Use, Shop, Office, Food and Drink Outlet and Multiple Dwelling
Development Yield	<u>Non-residential component:</u> - Multi-purpose space (community use, shop, office and food and drink outlet): 100m² - Food and Drink outlet: 14m² <u>Residential Component:</u> 103 x Dwelling units 6 x 1 bedroom units 19 x 2 bedroom units 77 x 3 bedroom units 1 x 4 plus bedroom units	<u>Non-residential component:</u> - Multi-purpose space (community use, shop, office and food and drink outlet): 96m² <u>Residential Component:</u> 111 x Dwelling units 6 x 1 bedroom units 21 x 2 bedroom units 77 x 3 bedroom units 7 x 4 plus bedroom units
Building Height	Staggered height of 10, 15 & 18 storeys (SFL – 72.25 (Roof Terrace) to SFL 76.95 (lift overrun))	Staggered height of 11, 16 & 19 storeys (SFL – 76.54 (roof terrace) to SFL – 80.04 (private dining))
Site Cover	Ground: 26% Mezzanine: 25% Tower: Ranging between 29% to 64% Roof Terrace: 23%	Ground: 29% Mezzanine: 34% Tower: Ranging between 31% - 67% Roof Terrace: 27%
Setbacks	Refer to Table 4	Refer to Table 4

Table 2 – Development Summary Comparison		
	Approved Outcome	Proposed Outcome
Publicly Accessible Open Space	704.3m ² (34%) including 24-hour public thoroughfare between Mollison Street and Bank Street	707m ² (34.1%) including 24-hour public thoroughfare between Mollison Street and Bank Street
Landscaping and Deep Planting	Landscaping Landscape (Ground): 445m ² Landscape (Total): 1,519.5m ² (73%) Deep Planting Deep Planting (clear above and below): 208m ² (10%) Obstructed deep planting (building 8.5m in height above): 95.9m ² (5%)	Landscaping Landscape (Ground): 536.3m ² Landscape (Total): 1,519.7m ² (73%) Deep Planting Deep Planting (clear above and below): 187.3m ² (9%) Obstructed deep planting (building 8.5m in height above): 53.2m ² (3%)
Communal Open Space	846.6m ² (40.8%)	934.5m ² (45.1%)
Car Parking	Total of 193 car spaces, including: 178 x car parking spaces for residents (accommodated within basement levels) 15 x car parking spaces for visitors (accommodated on basement and ground level)	Total of 205 car spaces, including: 189 x car parking spaces for residents (accommodated within basement levels) 16 x car parking spaces for visitors (accommodated on ground level)
Bicycle Parking	Total of 129 bicycle space, including: 101 x bicycle spaces for residents (accommodated within basement levels) 28 x bicycle spaces for visitors (accommodated on ground level)	Total of 139 bicycle space, including: 111 x bicycle spaces for residents (accommodated within basement levels) 28 x bicycle spaces for visitors (accommodated on ground level)

The following provides a detailed summary of the proposed changes, which are illustrated within the Architectural Package prepared by Rothelowman contained within **Attachment C**.

2.1.1 Building Height

In response to detailed design, constructability and evolving market conditions, the proposed development seeks to incorporate an additional one (1) storey (which relates to all three (3) of the tower components), with revised building heights of 11 storeys, 16 storeys and 19 storeys proposed. Internal communal recreational space has been incorporated onto the rooftop, however this level has been designed in compliance with City Plan's administrative definition of 'rooftop garden' and does not constitute a further storey (maximum of 19 storeys proposed).

As detailed further in **Section 5** of the Minor Change Assessment, the proposed development continues to provide a built form generally consistent with the existing development approval, with the proposal maintaining the stepped tower building height outcome that responds to the variable approved / constructed built form context, and each having unique rooftop cap designs that create a visually interesting and articulated built-form presentation. Relevantly, the context has changed since the original approval, with delivery of two (2) additional West Village approvals (Altura at 22 storeys / RL 89.4m) and (Allere Uno at 20 storeys / RL 80.8m) and the progression of multiple approvals within the adjacent and surrounding Kurilpa Sustainable Growth Precinct TLPI area.

This proposed change does not dramatically change the development's built-form appearance, with the additional storey resulting in an overall building height of 4.87m (measured to the top of the lift overrun)

and contributed in part by increases to floor-to-ceiling heights to enhance liveability for future residents. The overall height increases (76.950m AHD to 81.822m AHD) represent a height increase of approximately 6.33% when compared with the approved development and is of negligible perception for a building of this scale.

2.1.2 Basement Levels

There have been a number of minor reconfigurations to the layout and configuration of the basement, which continues to comprise four (4) separate levels and located entirely below ground (not protruding more than 1m above natural ground level at any point).

The revised outcome includes the following minor changes to the proposed basement level:

- The basement setback towards Mollinson Street has been reduced from 6.45m to 5.00m (4.55m for a small portion to accommodate a terminated aisle for reversing manoeuvres) to allow for the basement levels to be reconfigured to accommodate additional car parking spaces in response to proposed changes to development yield and bedroom composition, and also to facilitate a more efficient and functional construction program.

To minimise impacts on adjacent deep planting areas, the basement construction has been revised from a solid wall to pier and pile design and has increased basement setback in other parts. This change results in a minor reduction in the extent of deep planting by approximately 63.4m², however deep planting continues to be provided to the Bank and Mollison Street frontages and to the north-western neighbour, with a consistent number of large subtropical shade trees provided (albeit shifted around slightly). Nevertheless, the proposed development continues to comply with **PO28 / PO29** of the Multiple Dwelling Code, with 12% (2450.5m²) of the total site area proposed as deep planting and landscaping (comprising 9% compliant deep planting (clear above and below) and an additional 3% deep planting clear below (with a height clearance of 8.5m to accommodate large subtropical shade trees)).

Refer to **Figure 1** below for a comparison of the approved and revised basement level setback.

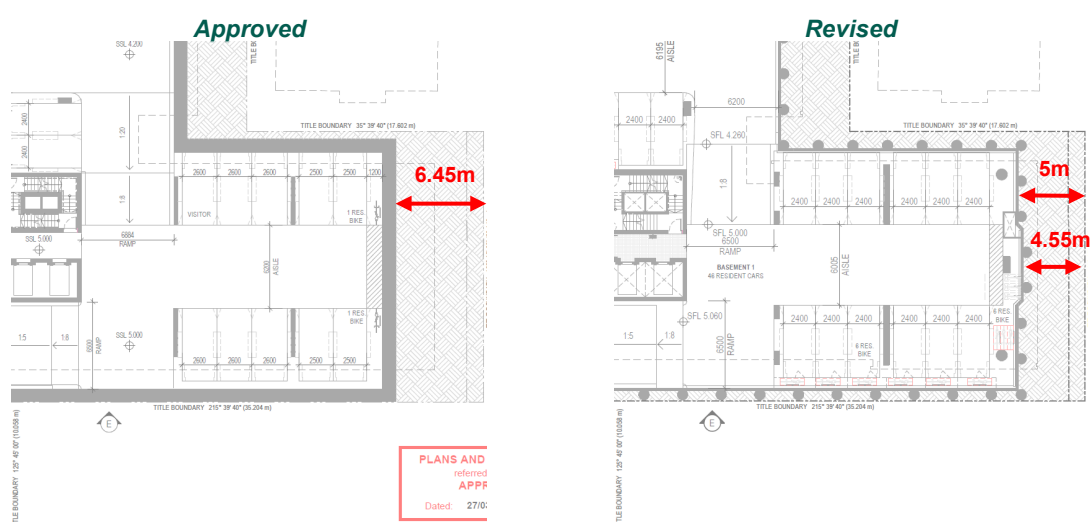


Figure 1: Comparison of approved and revised basement level setback towards Mollison Street

Source: Rothelowman, 2026

- An additional twelve (12) resident car parking spaces have been accommodated within the reconfigured basement levels, in response to proposed increase to development yield (8 additional units proposed) and changes to bedroom compositions. There have been minor changes to the

positioning of car parking spaces within the basement, along with changes to car parking and aisle widths / dimensions.

The revised basement car parking layout has been assessed by Lambert & Rehbein (refer to Traffic Assessment contained in **Attachment E**) as generally consistent with the existing development approval and continuing to comply with the relevant assessment criteria under City Plan's Transport, Access, Parking and Servicing Code / PSP or the corresponding Australian Standard, with no traffic network impacts arising.

Table 3 – Comparison of Approved and Revised Resident Car Parking Rates for basements			
	Approved	Revised	Differential
Basement Level 4	46	49	3 increase
Basement Level 3	44	47	3 increase
Basement Level 2	44	47	3 increase
Basement Level 1	43 (plus 1 visitor space)	46 (no visitor spaces)	3 increase
Total	177	189	12 increase

- Furthermore, the proposed development seeks to relocate a portion of the residential bicycle storage areas within the basements to accommodate the additional car parking spaces. This change includes the introduction of storage cages directly adjacent (and not extending within) the car parking spaces, collocated with assigned car parking spaces for convenience on use by residents. **Figure 2** indicates the proposed location of resident bicycle parking spaces.

This design outcome has been assessed as appropriate as part of the Traffic Assessment prepared by Lambert and Rehbein and included in **Attachment E**, with the proposed development continuing to comply with the relevant bicycle parking rates pursuant to TAPS Code / PSP and those approved as existing development approval.

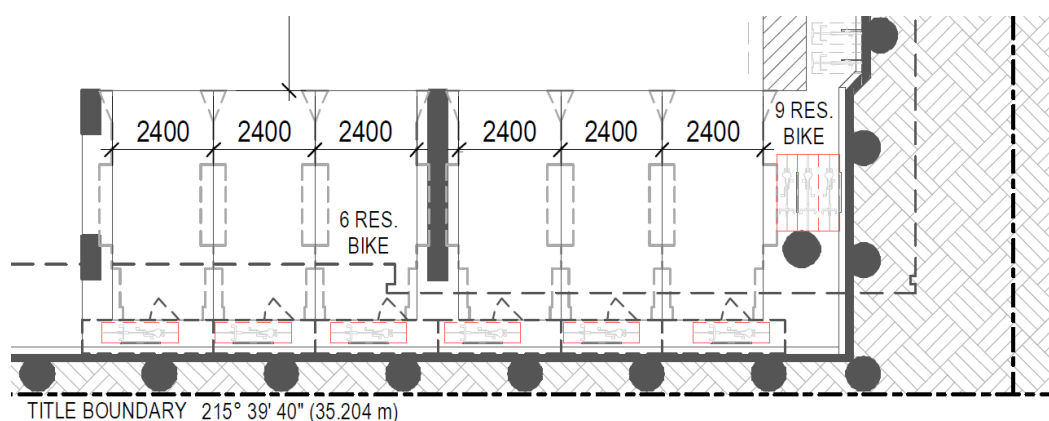


Figure 2: Proposed relocation of resident bicycle parking spaces.

Source: Rothelowman, 2026

The proposed changes within the basement level do not impact the fundamental design and operational aspects of the basement levels. The proposed changes are contained within the basement levels are not visible from the streetscape thus not impacting the built form outcome.

For further detail, refer to the Architectural Plans prepared by Rothelowman (**Attachment C**) and the Traffic Assessment prepared by Lambert and Rehbein (**Attachment E**).

2.1.3 Ground Level

Illustrated within the Architectural Plans (**Attachment C**), the development will continue to provide a highly permeable and pedestrian focussed ground level outcome that achieves a high quality interface to Mollison Street and Banks Street. The proposed minor changes associated with the ground level have arisen as a consequence of the detailed design process and are summarised below.

- As demonstrated within the Architectural Plans prepared by Rothelowman, the food and drink outlet within the landscaped publicly accessible private open space (PAPOS) and directly adjacent the dwelling house at 11 Mollison Street has been removed (change depicted in **purple** within **Figure 4** below). The proposed change is intended to provide an improved amenity interface with the neighbouring dwelling house, and increase the public realm outcome and landscaping on ground level.
- Minor and inconsequential reconfiguring of the publicly accessible private open space (PAPOS), resulting in an additional 2.7m² of PAPOS. The revised ground level improves the direct line of site from the entry off Mollison Street through to Bank Street. Entering earlier at the point at which Mollison Street changes direction creates a more fluid and organic movement path into the site. Refer to **Figure 4** below.
- The proposed non-residential tenancy (multipurpose space for community / retail / commercial) located adjacent to the southern boundary has been reconfigured in conjunction with the publicly accessible space changes (change depicted in **green** within **Figure 4** below).

The external façade of the tenancy has been designed to run parallel with the pedestrian link, with an increased front setback of 11.67m (7.00m approved) widening the view corridor through the site (between Mollison Street and Bank Street). The internal floor area has reduced slightly from 100m² to 96m², however the adjacent outdoor terrace has increased in size by 30m². This changes greatly improves the functionality and amenity of the space by seamlessly blending indoor and outdoor areas, through its revised configuration and proximity to the pedestrian spine and adjacent landscaped areas (including revised landscape pavilion) and an improved terrace interaction with Mollison Street and extra interface with the internal public space. Refer to **Figure 4** below.

Minor Change Application

The Ground Floor

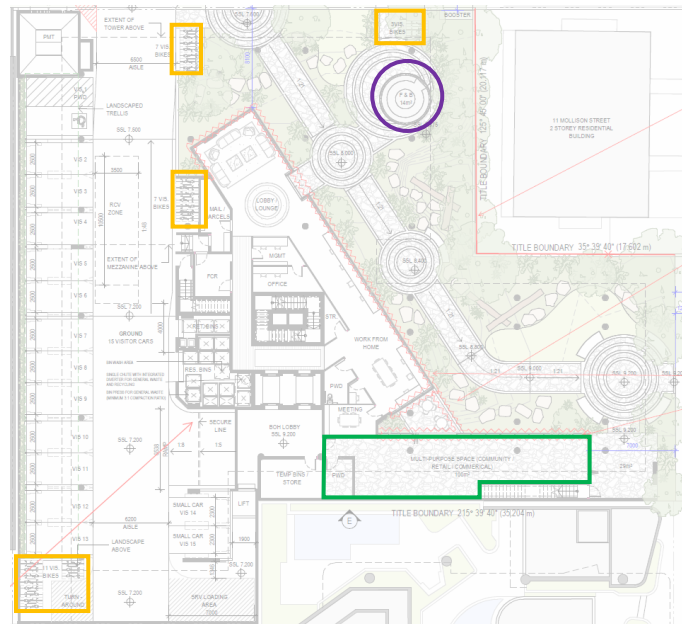


Figure 3: Revised non-residential tenancy and ground floor plane

Source: Rothelowman, 2026

- The design of the entrance into the residential lobby has been revised, with the overall size of the internal lobby reduced (giving back to landscape and public space) including reconfiguration of the on-site manager's office and mail / parcels room. It now includes a more defined entrance that includes open air / landscaping that is separate from the main pedestrian spine and providing additional communal recreation space available for residents.
- An additional visitor car parking space (16 spaces now proposed) has been provided within the car parking / internal driveway on ground level, and in response to the proposed increase to yield and changes to bedroom composition. The approved small car parking spaces for visitors (spaces 14 & 15) have been replaced by full-width spaces (2.5m wide).
- Visitor bicycle parking spaces have been relocated across the ground level, as a consequence of incorporating the additional visitor car parking space. The revised bicycle parking spaces are depicted in **orange** outline within **Figure 4** below, and continuing to be located in areas that are publicly accessible and will be clearly signposted.
- Repositioning of SRV Loading Area from the southern corner of the site to adjacent the mail room as a consequence of the additional visitor car parking space proposed. Please refer to the Traffic Letter prepared by Lambert & Rehbein and included in **Attachment E** for further detail.

Approved



Revised

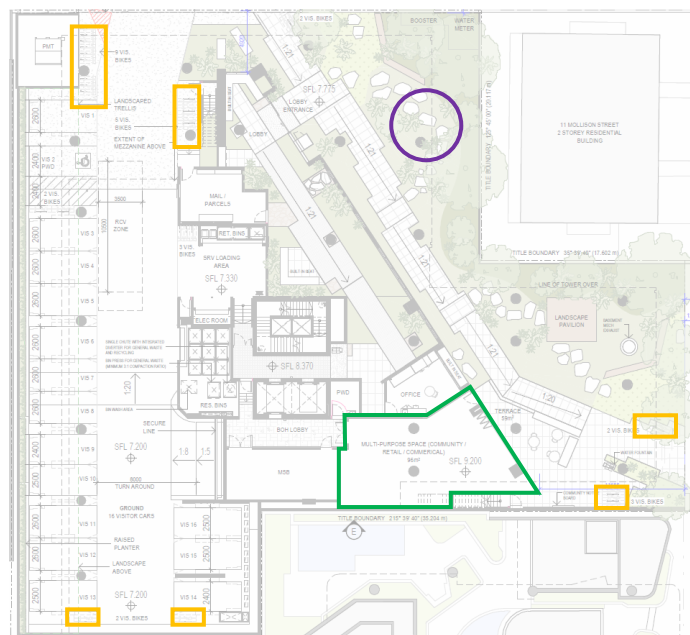


Figure 4: Comparison of Approved and Revised Ground Level
Source: Rothelowman, 2026

2.1.4 Mezzanine Level

As outlined in the Architectural Plans prepared by Rothelowman and included in **Attachment C**, the following changes are proposed to the Mezzanine Level as a consequence of the detailed design process.

- The extent of the landscaped trellis that spans over the top of the car parking area on ground level has been extended along the entirely length of the south-western side boundary. Refer to **Figure 5** below.
- As discussed in **Section 3.1.3**, the proposed changes to the configuration of the residential lobby entrance and multiple purpose space on ground level has resulted in a redesign to the void space associated landscape planters on the mezzanine level (as illustrated **Figure 5** below). This change has allowed for additional landscaping to be provided for on ground level (beneath the void), which integrates with the PAPOS.

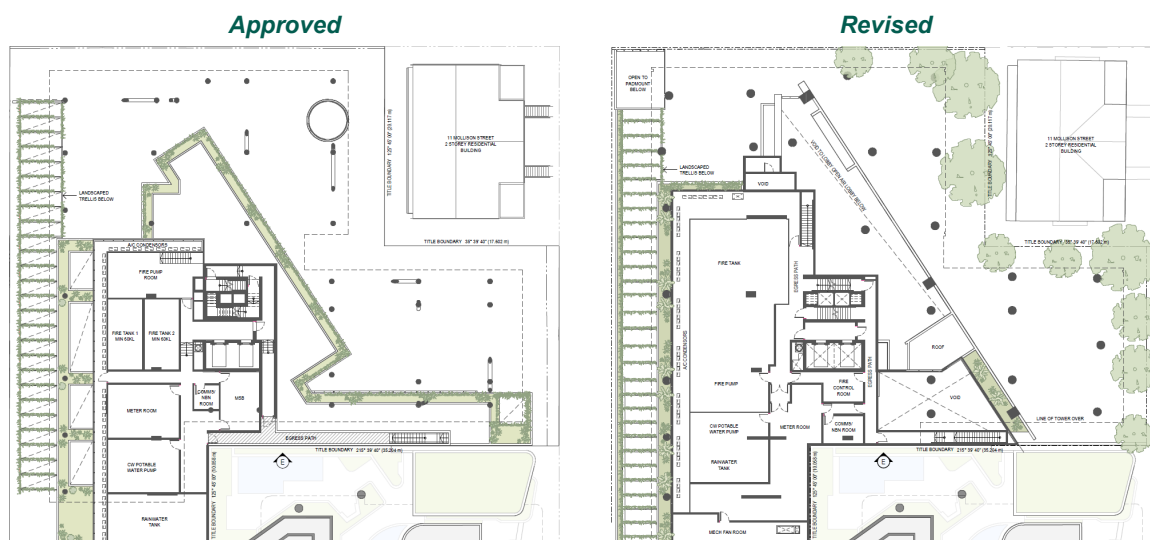


Figure 5: Comparison of approved and revised mezzanine level.

Source: Rothelowman, 2026

2.1.5 Tower Element

Setbacks for the proposed tower has been amended in part as a consequence of detailed design but importantly the overarching shape of the being and revised setbacks being commensurate with the approved outcome (as illustrated in the Architectural Plans contained in **Attachment C**).

On average, setbacks to main building line have been maintained towards the common property boundaries, however there are some minor reductions for architectural design elements such as Juliette balconies and slab projections / landscape planters. Setbacks to Bank Street have altered by between 0.2 to 0.4m, whereas the setback to wall for Mollison Street (set behind the front facing balconies) have reduced from 7.3m to 6.7m (0.6m change), whilst maintaining consistency with the alignment of the adjacent tower.

The presentation remains comparable to the approved outcome, with the visual difference to the street or neighbouring properties being negligible. The setbacks to each boundary continue to vary greatly along the façade of the building due to the façades angled shape, meaning elements relating to ventilation, access to sunlight and privacy remain unaffected by the proposed changes.

Table 4 provides a comparison of approved and proposed setbacks based on the typical floor plate, noting that the floor plates continue to step in at levels level 11 and 18 with increasing boundary setbacks provided.

Table 4 – Comparison of approved and proposed setbacks (typical floor plate for levels 3-10)		
Boundary	Approved Setbacks	Proposed Setbacks
Front Setback (Mollison Street)	3.635m to slab projection 4.220m to balcony 7.320m to wall	3.635m to balcony 6.700m to wall
Front Setback (Bank Street)	3.000m to 5.000m to balcony / wall	2.820m to 4.615m to balcony / wall
Side Boundary (South-west)	4.045m to slab projection 4.670m to balcony 5.000m to wall	4.090m to slab projection / balcony 5.000m to wall
Side Boundary (South-east)	3.000m to 4.950m to balcony / wall	3.190m to 4.840m to balcony / wall
Side Boundary (North-west)	3.640m to slab projection 4.300m to balcony 4.750m to wall	3.900m to balcony 4.750m to wall
Side Boundary (North-east)	3.000m to balcony / wall	3.000m to balcony / wall

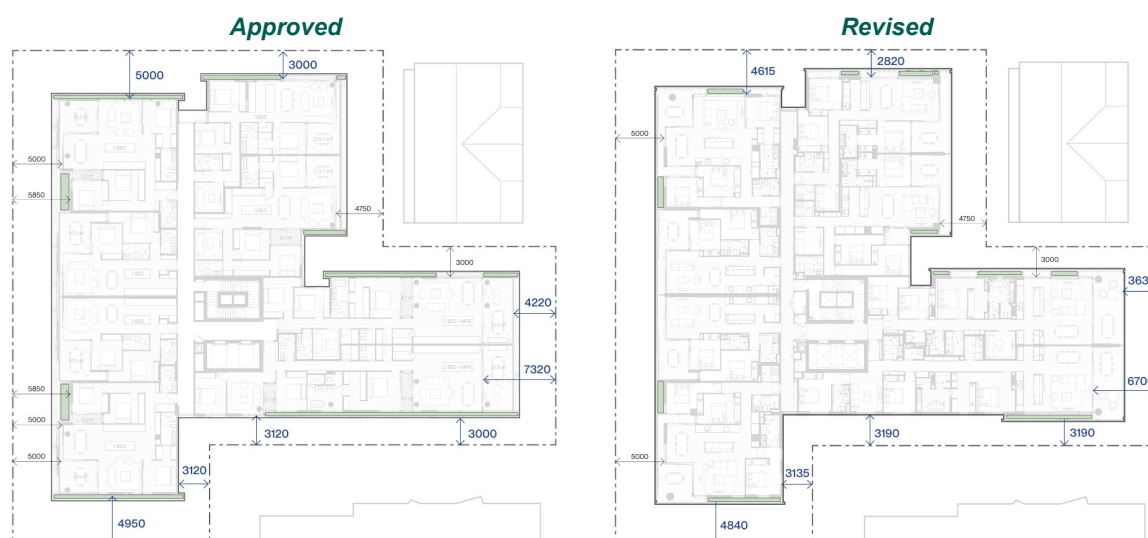


Figure 6: Typical Floor Plate Comparison (levels 3-11)

Source: Rothelowman, 2026

A summary of the level specific changes are summarised below.

Level 2

The podium planter along the south-east boundary of the site has been increased in its length and the private open space for the adjacent unit consolidated into a single area (45.6m²) to improve functionality and amenity outcomes (as illustrated in **Figure 7**).

Other changes including removal of the slab projections towards Mollison Street and infilling the central recess with additional landscaping.

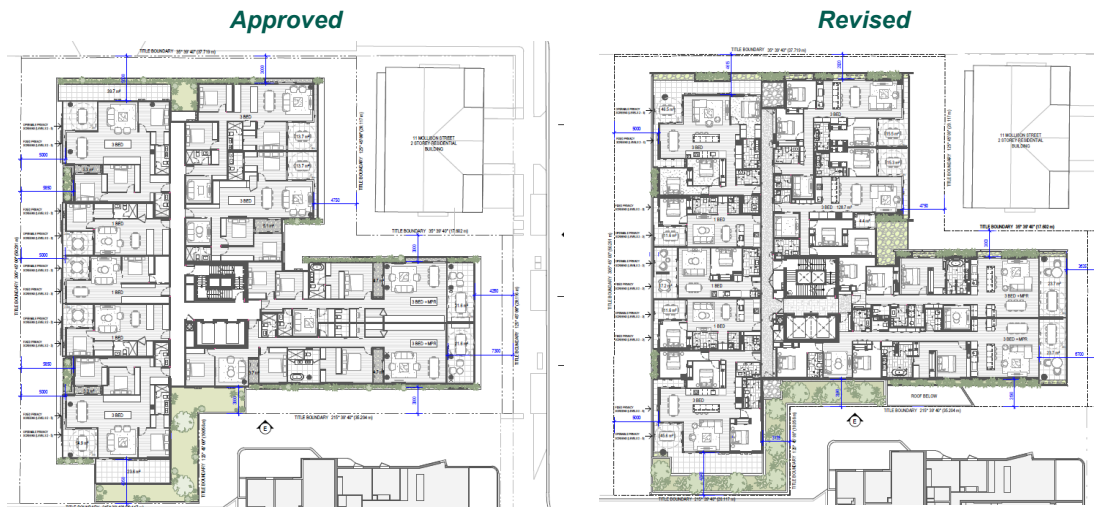


Figure 7: Comparison of Approved and Proposed Floorplate for Level 2

Source: Rothelowman, 2026

Levels 3 – 10

There has been a rationalisation in the number and extent of slab projections and landscaping planters incorporated along the building facades. Importantly, recesses incorporated along the façades have been maintained (widths and depths generally consistent with the approved development) and along with the balconies and landscape planters to the exterior ensures appropriate articulation and movement to the building's facades to lessen the appearance of bulk and scale towards the street and adjoining properties.

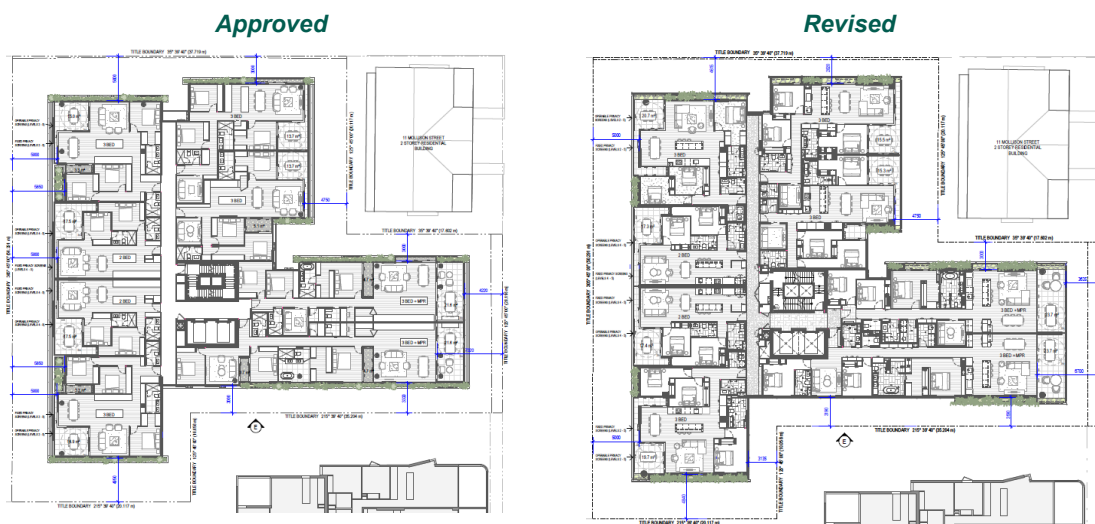


Figure 8: Comparison of Approved and Proposed Floorplate for Levels 3-10

Source: Rothelowman, 2026

Level 11

Two (2) additional units comprising one (1) x 2 bedroom unit and one (1) x 3 bedroom unit is proposed within the south-east corner of the building, replacing the outdoor gym and wellness lawn. As a consequence of this change, there has been a reduction on the extent of communal open space on level 11 but has been otherwise been relocated to level 12 above and or the rooftop terrace (level 19).

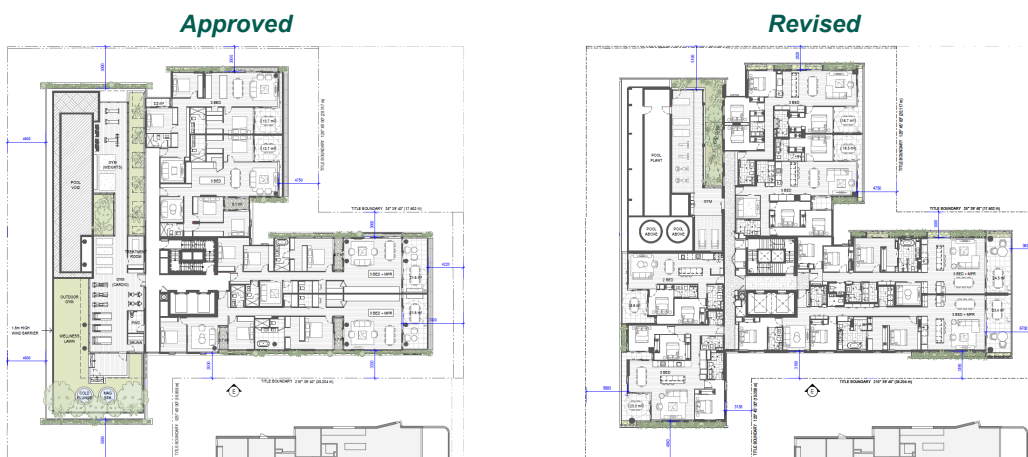


Figure 9: Comparison of Approved and Revised Level 11

Source: Rothelowman, 2026

Level 12

In response to the incorporation of an additional two (2) units on level 11, expanded communal open space has been incorporated on level 12 (as illustrated in **Figure 10**). This communal open space area runs the entire length of the building's south-west façade (open to the sky with lightweight pergola structure) and comprises generous landscaping, day beds, outdoor dining areas, BBQ area, cold and hot pools, and pool deck. The revised outcome notably provides an improved landscape outcome to the eastern and southern side facades and neighbouring developments.

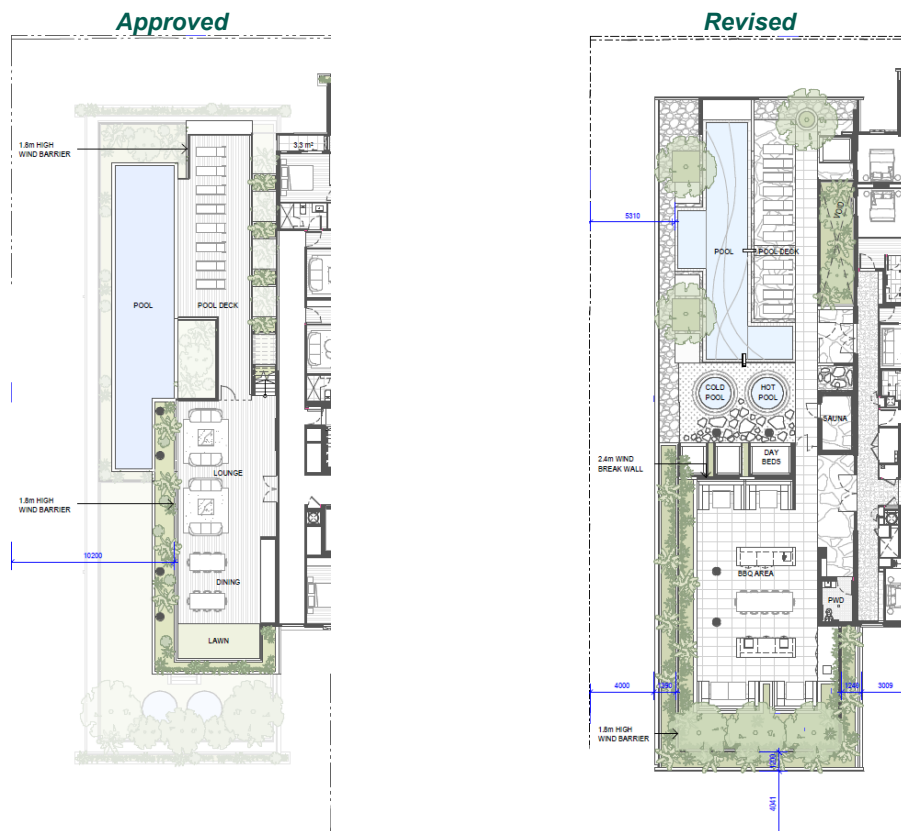


Figure 10: Comparison of Approved and Revised Level 12

Source: Rothelowman, 2026

Level 13 – 16

The private dining rooms, wine cellar and associated outdoor BBQ area on level 15 has been removed and instead relocated to the communal recreation areas on levels 11-12 or the roof terrace (on level 19). Consequently, the external stairs that previously provided access between the communal open space on levels 11 and 15 has been removed and increased the building setback towards the side boundary. The floor plate on level 15 has been reconfigured as part of this change and contributes to the overall increase in development yield.

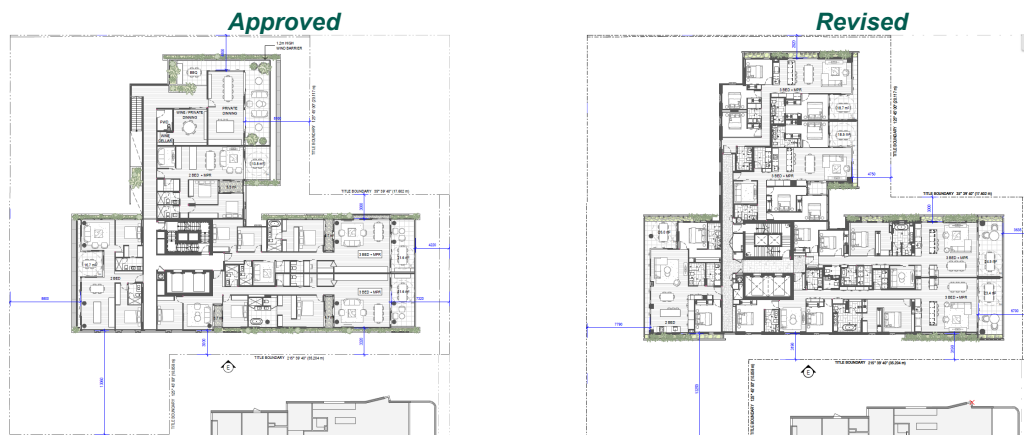


Figure 11: Comparison of Approved and Revised Level 15

Source: Rothelowman, 2026

Level 19 and 20 (Roof Terrace)

Level 19 is now proposed for residential purposes (constituting a new storey), with the approved communal open space and building service now incorporated on a level 20 (as illustrated in **Figure 12**). The new rooftop terrace has been designed in full compliance with the City Plan administrative definition for 'rooftop garden' and therefore does not constitute a separate storey.

As such, the proposed development has a maximum building height of 19 storeys, which is one storey greater than the approved development.

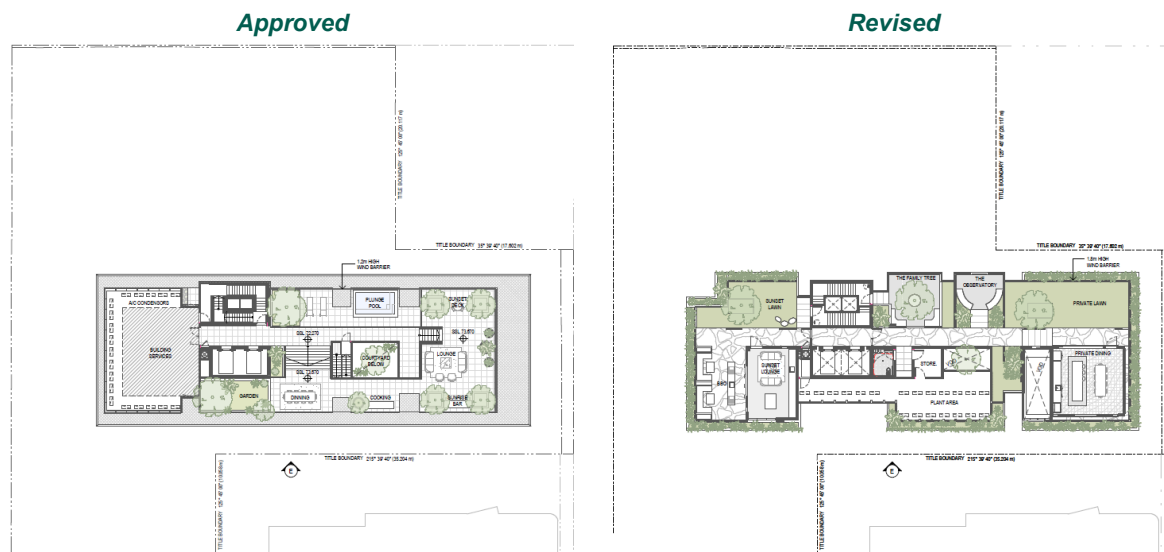


Figure 12: Roof Terrace

Source: Rothelowman, 2026

Materiality

Consistent with the development approval, the proposal provides a high quality, well-articulated façade outcome that has been architecturally designed in response to the site's context and interfaces, including the incorporation of screening and edge treatments towards Bank Street to address the harsh western sun and site's visibility in this direction, provision of balconies overlooking Mollinson Street (capturing desirable northern aspects / outlook), ensuring the southern elevation is provided with design elements for interest, whilst seeking to encourage balconies views down the sides and towards the street, treating the eastern elevation with landscaping and other design elements to provide for a sensitive / responsive interface to adjoining tall buildings, and the visually interesting soffit form beneath the tower that complements the ground level public open space.

The Applicant has proposed some changes to the building's facades treatments, as discussed below (and further reflected within the Architectural Design Report and associated elevation drawings included within **Attachment C**).

- Precast concrete upstand in lieu of downturn to provide shade, privacy and high-quality finishes;
- Refinement of operatable screens, planters and Juliette balconies;
- A silhouette of landscaped follies and pavilions provide variety and interest on the skyline;
- Vertical precast expresses have been created where solid façades are appropriate.

Current Approved Scheme



Proposed Scheme



Figure 13: Comparison of approved and revised building façade presentation

Source: Rothelowman, 2026

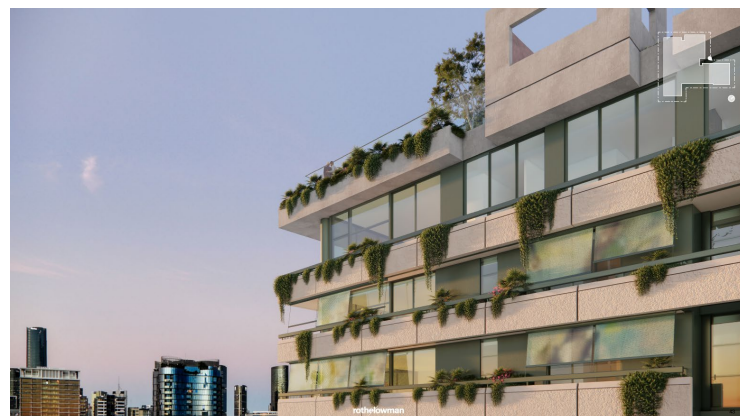
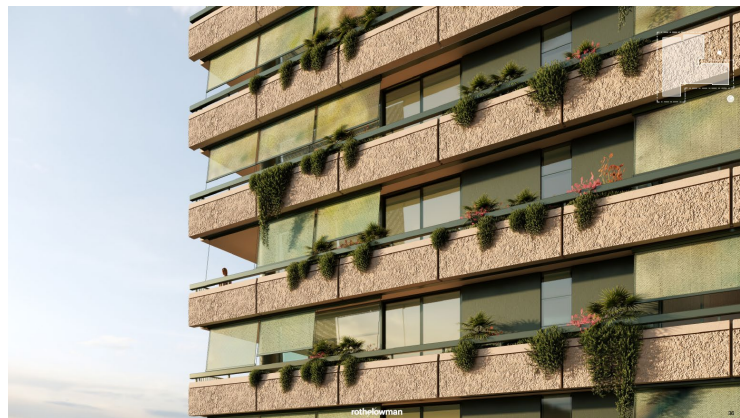


Figure 13: Proposed building façade treatments

Source: Rothelowman, 2026

2.1.6 Development Yield

Overall, the development experiences an increase in residential unit yield, refer to **Table 4** below for further details. This increase in units complies with and progresses the intent of the South East Queensland Regional Plan. Shaping SEQ 2023 recognises the significant housing supply issues faced in South East Queensland and specifies a target of 210,800 additional homes to be provided within the Brisbane Local Government Area (LGA) between 2021 – 2046. The proposed development for a Minor Change to a residential-led development comprises an increase in unit numbers thus contributes to the supply of housing within Brisbane and towards this goal, while also improving the needed housing diversity in high density living in West End.

Where changes are proposed they have been indicated by **bold green** text in **Table 5** below.

Table 5 – Comparison of residential unit yield		
Level	Approved	Proposed
Level 2	3 x 1-bedroom units 6 x 3-bedroom units	3 x 1-bedroom units 6 x 3-bedroom units
Level 3	3 x 1-bedroom units 6 x 3-bedroom units	3 x 1-bedroom units 6 x 3-bedroom units
Level 4 – 5	2 x 2-bedroom units 6 x 3-bedroom units	2 x 2-bedroom units 6 x 3-bedroom units
Level 6 – 10	2 x 2-bedroom units 6 x 3-bedroom units	2 x 2-bedroom units 6 x 3-bedroom units
Level 11	4 x 3-bedroom units	1 x 2-bedroom units 5 x 3-bedroom units
Level 12	4 x 3-bedroom units	4 x 3-bedroom units
Level 13 – 14	1 x 2-bedroom units 4 x 3-bedroom units	1 x 2-bedroom units 4 x 3-bedroom units
Level 15	2 x 2-bedroom units 2 x 3-bedroom units	1 x 2-bedroom units 4 x 3-bedroom units
Level 16	N/A	1 x 2-bedroom units 4 x 3-bedroom units
Level 17 – 18	1 x 2-bedroom units 2 x 3-bedroom units	1 x 2-bedroom units 2 x 3-bedroom units
Level 19	1 x 4-bedroom unit	1 x 4-bedroom unit
Total units	103	111

2.1.7 Changes to Approved Drawings and Documents

We recommend that the following changes are made to the approved drawings and documents (existing documents to be removed in strikethrough, and replacement documents in **green**). Only the documents subject of change are identified below; all other approved documents are unchanged.

Table 6– Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Statement of Landscape Design Intent Landscape Architecture - Minor Change Application	220302-DA02 (Amended In Red 15-FEB-2024) DA01 250109	23-JUN-2023 (Received) 11-AUG-2026
On-Street Parking	B23024-SK-005 Sheet Size A1 Rev. C A (Amended In Red 15-FEB-2024)	06-APR-2023 (Received) 07-APR-2026
Cover Sheet	TP00.00 D C (Amended In Red 15-FEB-2024)	03-NOV-2023 (Received) 14-AUG-2026
Proposed Site Plan	TP00.11 C D	03-NOV-2023 (Received) 14-AUG-2026
Basement 04	TP01.01 C D	03-NOV-2023 (Received) 14-AUG-2026
Basement 03	TP01.02 C D	03-NOV-2023 (Received) 14-AUG-2026
Basement 02	TP01.03 C D	03-NOV-2023 (Received) 14-AUG-2026
Basement 01	TP01.04 C D	03-NOV-2023 (Received) 14-AUG-2026
Ground Floor	TP01.05 D C (Amended In Red 27-MAR-2024)	03-NOV-2023 (Received) 14-AUG-2026
Services Mezzanine	TP01.06 C D	03-NOV-2023 (Received) 14-AUG-2026
Level 02	TP01.07 C D	03-NOV-2023 (Received) 14-AUG-2026
Level 03	TP01.08 B C	03-NOV-2023 (Received) 14-AUG-2026
Level 04-05	TP01.09 A B	03-NOV-2023 (Received) 14-AUG-2026
Level 06-10	TP01.10 C D	03-NOV-2023 (Received) 14-AUG-2026
Level 11	TP01.16 C D	03-NOV-2023 (Received) 14-AUG-2026
Level 12	TP01.17 C D	03-NOV-2023 (Received) 14-AUG-2026

Table 6– Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Level 13- 4416	TP01.18 C D	03-NOV-2023 (Received) 14-AUG-2026
Level 15	TP01.20 C	03-NOV-2023 (Received)
Level 16 17	TP01.21 C	03-NOV-2023 (Received)
Level 17	TP01.22 A	14-AUG-2026
Level 18	TP01.23 C D	03-NOV-2023 (Received) 14-AUG-2026
Roof Terrace Level 19	TP01.24 C D	03-NOV-2023 (Received) 14-AUG-2026
Level Level 20 – Roof Terrace	TP01.25 A	14-AUG-2026
Roof	TP01.26 A	14-AUG-2026
North East & North West Elevations	TP02.01 D C (Amended In Red 26-MAR-2024)	03-NOV-2023 (Received) 14-AUG-2026
South West & South East Elevation	TP02.02 D C (Amended In Red 26-MAR-2024)	03-NOV-2023 (Received) 14-AUG-2026
Section A & B	TP03.01 E D (Amended In Red 26-MAR-2024)	21-NOV-2023 (Received) 14-AUG-2026
Section C & D	TP03.02 E D (Amended In Red 15-FEB-2024)	21-NOV-2023 (Received) 14-AUG-2026
Section E & F	TP03.03 E D	21-NOV-2023 (Received) 14-AUG-2026
Development Statistics - Deep Planting	TP04.01 C D	03-NOV-2023 (Received) 14-AUG-2026
Development Statistics - Landscaping	TP04.02 C D	03-NOV-2023 (Received) 14-AUG-2026
Development Statistics - Site Cover	TP04.03 C D	03-NOV-2023 (Received) 14-AUG-2026
Development Statistics - COS, Public & GFA	TP04.04 C D	03-NOV-2023 (Received) 14-AUG-2026
Rooftop Garden Code	TP04.05 A	14-AUG-2026
Ground Plane Elevations	TP05.01 A B	03-NOV-2023 (Received) 14-AUG-2026
Onyx & Carpark Interface Elevation	TP05.02 A B	03-NOV-2023 (Received) 14-AUG-2026
Existing Site Plan	TP00.10 C D	03-NOV-2023 (Received) 14-AUG-2026

Table 6– Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Onyx Interface (Level 2-3)– Privacy Screening	Item 4. Privacy Impacts for Adjoining Properties p19	03-NOV-2023 (Received)
Onyx Interface (Level 4-5)– Privacy Screening	Item 4. Privacy Impacts for Adjoining Properties p20	03-NOV-2023 (Received)
Arcadia Interface (Lower)– Building Separation & View Lines	Item 4. Arcadia Interface – Building Separation and View Lines p24	03-NOV-2023 (Received)
Arcadia Interface (Upper)– Building Separation & View Lines	Item 4. Arcadia Interface (Upper) – Building Separation & View Lines p22	03-NOV-2023 (Received)
Onyx Interface Section	Item 3. c) i & ii Arcadia & Onyx Interface Section p14 (Amended In Red 21-NOV-2023)	23-JUN-2023 (Received)
Arcadia Interface Sections	Item 3. c) i & ii Arcadia & Onyx Interface Section p15	23-JUN-2023 (Received)
Ground Plane (Materials and finishes palette)	p52 (Amended In Red 15-FEB-2024)	12-APR-2023 (Received)
Tower (Materials and finishes palette)	p53	12-APR-2023 (Received)
Food & Beverage Detail	TP05.21 A	29-NOV-2023 (Received)
Screen & Blind Elevations	TP05.31 A B	29-NOV-2023 (Received) 14-AUG-2026
Screen & Blind Elevations	TP05.32 A B	29-NOV-2023 (Received) 14-AUG-2026

2.1.8 Changes to Conditions of Approval

As a consequence of the proposed changes identified above, the application proposes the following changes to conditions (elements to be removed in strikethrough, and replacements in **green**).

Table 7 – Changes to Conditions	
Condition	Reason for Change
12) Community Use Leasing of Community Use The use of the area indicated as ‘multi-purpose space’ on the approved plan titled Ground Floor with reference TP01.05 D C received 3-NOV-2023 dated 14-AUG-2026 as amended in red on 27-MAR-2024 is to be leased as Community use for a minimum of 12 months. Timing: From the commencement of use of the development Guideline: This condition is imposed to ensure the provision of public benefit for this development, which is a relevant matter for the purpose of assessing the development application the subject of the development approval. This community use space is to provide community benefit associated with the approved use. Operation of Community Use The use of the area indicated as ‘multi-purpose space’ on the approved plan titled Ground Floor with reference TP01.05 D C received 3-NOV-2023 as	Drawing references updated to reflect changes to plans.

Table 7 – Changes to Conditions

Condition	Reason for Change
amended in red on 27-MAR-2024 dated 14-AUG-2026 is to be used for community related activities. This area designated on the approved plans is for providing artistic, social or cultural facilities or community services to the public in accordance with City Plan 2014 (v26). Timing: When the 'multi-purpose space' is a Community use.	
13) Communal Areas The communal areas on level 11, and 12 and 15 are limited to the Multiple dwelling use only and are to be available for all residents.	Level 15 to be removed as it no longer contains a communal area.
31) Landscape the Site Landscape the site as indicated on the approved DRAWINGS AND DOCUMENTS and in accordance with the requirements of this condition. This includes the approved Statement of Landscape Design Intent reference 220302 DA02 received 23-JUN-2023 as amended in red on 15-FEB-2024 Landscape Architecture – Minor Change Application reference DA01 250109 dated 11-AUG-2026. 31(a) Submit Building Layout Details Submit to Development Services, and obtain approval from for, details of the final building layout below and at ground level to demonstrate that provision has been made for deep planting, perimeter planting, services and existing trees that are required to be retained. The details must be provided by a qualified Landscape Architect or RPEQ. Timing: Prior to building works commencing. 31(b) Submit Detailed Landscape Plan Submit to Development Services, and obtain approval for, a detailed Landscape Plan for all on-site landscape works identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared at a scale of 1:100 by a qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes. The plan must include the following: - Siteworks - The extent of soft and hard landscape; - The extent of basement and/or roof lines; - Location and description of fencing, retaining walls and ramps; - Existing and finished levels to external works particularly in critical areas (e.g. top and toe of retaining walls and steps); - Description/details of critical design elements where applicable (e.g. surface treatments, stabilisation of batters, podium planters); - Basic specification notes on plan for all landscape works Planting - A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting Public Thoroughfare - Specific details of the requirements of the public thoroughfare, including all design elements listed in Condition 4 of this approval titled 'Public Access – 24 hours Through Site. Deep Planting - Providing deep planting areas in accordance with the relevant Brisbane Planning Scheme Codes, and the following: - o is exclusively used for landscaping and is accessible for maintenance purposes; - o is consolidated to provide maximum advantage and opportunity to protect or establish trees capable of growing to a minimum canopy diameter of 5m and/or minimum height of 5m within 5 years of planting;	Drawing references updated to reflect changes to plans.

Table 7 – Changes to Conditions

Condition	Reason for Change
○ <i>is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form.</i> <i>Timing: Prior to building work above ground level commencing.</i> 31(c) Additional Requirements - Multi-Unit Dwelling/Single Unit Dwelling <i>In addition to the requirements listed above, the plan must include the following:</i> <i>Planting</i> - <i>Provide flowering / shade trees within the frontage at maximum centres of 6.0 metre, provided as 45 litre stock or larger, staked and tied;</i> - <i>Provide low shrubs and groundcovers to all landscape areas;</i> - <i>Provides one tree per 20m of frontage capable of growing 15m high (minimum) at maturity;</i> - <i>Provide tree planting to achieve a minimum of 25% shade to outdoor communal spaces within 5 years;</i> - <i>Provide tree species that can provide a minimum 50% shade cover to a site's open space (where not located under the building) within 10 years;</i> - <i>Provide a minimum of 25% landscaping within communal outdoor space consisting of a balanced combination of soft and hard landscape features;</i> - <i>Provide a minimum of 25% landscaping at a minimum 1m dimension within private open space areas on ground or in structure;</i> <i>Amenity</i> - <i>Fences and retaining walls must not exceed 2.0 metres in height from ground level unless stepped back and planted;</i> - <i>Hard surfaces must grade to landscaped areas</i> - <i>Provide a hose cock for each courtyard.</i> <i>Containerised Planters</i> - <i>Clearly identify the location, width and depth of containerised planting areas;</i> - <i>Details of raised planters must demonstrate adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters must be: trees - 1000mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm;</i> - <i>Provide a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system.</i> <i>Terraced Retaining Walls</i> - <i>Terracing of retaining walls in accordance with the relevant Brisbane Planning Scheme Codes. Planting must consist of drought-hardy small trees, medium shrubs and groundcovers planted at densities that, under normal growing conditions, will result in complete surface mulch coverage within 12 months of planting.</i> <i>Specifications</i> - <i>Provide mulch and soil to meet Australian Standards;</i> - <i>Ensure that soil media is ameliorated to increase its water-holding abilities.</i> <i>Timing: Prior to building work above ground level commencing.</i> 31(d) Additional Requirements - Containerised Planting	

Table 7 – Changes to Conditions

Condition	Reason for Change
<i>In addition to the requirements listed above, the plan must include the following:</i> - Provide containerised planting areas in accordance with BSD-9004; - Clearly identify the location, width and depth of containerised planting areas - Details of raised planters must demonstrate adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters must be: trees - 1000mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm; - Provide a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. <i>Timing: Prior to building work above ground level commencing.</i> 31(e) Additional Requirements - Irrigation <i>In addition to the requirements listed above, the plan must include the following:</i> - Provide a reticulated drip irrigation system (connected to a non-potable water resource) to all planting areas <i>Timing: Prior to building work above ground level commencing.</i> 31(f) Construct Approved Works <i>Carry out the landscaping and associated works in accordance with the approved detailed Landscape Plan.</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i> 31(g) Certify Works <i>On completion of the works, provide Development Services with a copy of the as-constructed detailed Landscape Plan together with certification from a qualified Landscape Architect or qualified Landscape Contractor that the completed landscape work complies with the approved detailed Landscape Plan (Brisbane City Council Form CC10613 Landscape Works Certificate).</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i> 31(h) Maintain the Landscape Works <i>Maintain the landscape generally in accordance with the approved detailed Landscape Plan.</i> <i>Timing: Prior to commencement of use, whichever comes first.</i>	
36) Outdoor Communal Areas – Access Hours <i>The following communal open space areas are limited for use between 6am and 10pm:</i> - The outdoor gym, wellness area and plunge pools on Level 11. - The pool, plunge pools and pool deck on Level 12. - The outdoor areas on Level 15.	Level 11 and 12 amenities to be updated to reflected proposed amendments. Level 15 to be removed as it no longer contains a communal area.
41) Acoustic Fence - General <i>Erect a 2m high acoustic fence, (relative to the finished RL of the building pad) along the side boundary interface with 11 Boundary Street as indicated in approved plan titled Ground Floor with reference TP01.05 D G received 3 NOV-2023 as amended in red on 15 FEB-2024 dated 14-AUG-2026. The acoustic fence must:</i> - Be constructed of a material with a minimum surface area density of 12.5kg/m²;	Drawing references updated to reflect changes to plans.

Table 7 – Changes to Conditions

Condition	Reason for Change
- Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Have returns at any opening or provide some other means of blocking line of site from source to receiver such that the effectiveness of the fence is not reduced; - Be continuous and gap free. 41(a) Certification Submit to Development Services certification from a person who is a Member or eligible to be a Member of the Australian Acoustic Society that the constructed acoustic fence complies with the above requirements. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
53) 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: - 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. - Manoeuvring on site for an RCV and for the loading and unloading of the vehicle; - Parking on the site for a total of 193 cars 205 cars, of which 179 189 are for resident/tenant cars, and 16 are for visitor cars, including 1 parking space for people with disabilities, and areas for the loading and unloading of vehicles within the site. - Provide and maintain 404 111 secure bicycle parking spaces for residence and a minimum of 26 28 for visitors. - 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 are to be provided, except for the localised car parks below the ramps in the basement, that are provided with 2.2 metres clear height. However, no services ducting is to be constructed over the car parking spaces that would further reduce the height clearance. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc). - A height clearance sign located at the entrance to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site. - An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. - Prepare and implement signs and line marking drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents, including Line Marking and Stop Sign to be installed, just within the frontage boundary, on out-bound side facing motorists exiting the site. 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 Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.	Update car parking and bicycle space numbers to reflect proposed amendments.

Table 7 – Changes to Conditions	
Condition	Reason for Change
<i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	
58) Work for Transport Network - Road (Non-trunk) - Self Certification Construct the following work to widen the Transport Network (Road) along the full frontage of the site generally as shown on the approved On-Street Parking Plan No. B23024-SK-005-Sheet A1., Revision C , prepared by Lambert & Rehbein dated 7-APR-2026 23 June 2023 , and in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - Relocate signs & line marking for on-street parking in Bank Street frontage of the site, and any associated provision, relocation or modification of services, other signs and line marking. - Land dedication to achieve 5m wide verge Mollison Street frontage and 3.75m wide verge Bank Street frontage. Note: This condition is imposed under section 145 of the Planning Act 2016. ...	Drawing references updated to reflect changes to plans.

2.1.9 Changes to Infrastructure Charges Notices

Having regard to the proposed changes outlined within **Section 3** above, the Applicant requests an amended Infrastructure Charges Notice on the basis that the proposed changes result in alterations to Gross Floor Area (GFA) relating to the non-residential uses and alterations to the number of residential units (**Table 8**).

Table 8 – Infrastructure Charges				
Use	Unit	Council Charge	Demand	Credit
Multiple dwelling – 1 or 2 bedroom dwelling	26 (Res No.12)	\$11,485.06	\$298,611.56	-
	1 x additional unit	\$13,423.83	\$13,423.83	-
Multiple dwelling – 3 or more bedroom dwelling	77 (Res No. 12)	\$16,079.07	\$1,238,088.39	-
	7 x additional units	\$18,793.33	\$131,553.31	-
Food and Drink Outlet	14m² (Res No. 12)	\$165.38	\$2,315.32	-
Shop	400 96 m ² (Res No. 12)	\$165.38	\$16,538.00 \$15,876.48	
Residential Lot	4 (Res No. 12)	\$16,079.07	-	\$64,316.28
Total			\$1,536,600.95 \$1,697,553.57	\$64,316.28
				\$1,491,236.99
				\$1,633,237.29

3. Statutory Town Planning Framework

This section of our Town Planning Assessment identifies the applicable components of the statutory town planning framework relating to a Change Application, specifically for a Minor Change to an existing development approval, and their relevance to the changes proposed by the Applicant.

Chapter 3, Part 5, Subdivision 2 of the Planning Act sets out the procedure for making a change application. In particular, section 78 states:

- (1) A person may make an application (a change application) to change a development approval.*
- (2) A change application must be made to the responsible entity.*

Section 78A identifies who the responsible entity for a change application:

- (1) The responsible entity for a change application is—*
 - (a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or*
 - (b) otherwise—the assessment manager. ..."*

We understand that Brisbane City Council, as the assessment manager for the original application to which the approval relates, is the responsible entity in this instance for the purposes of section 78(3) of the Planning Act.

A change application under section 78 of the Planning Act may be for a 'minor change', which is defined in schedule 2 of the Planning Act as follows:

minor change means a change that—

- (a) for a development application—*
 - (i) does not result in substantially different development; and*
 - (ii) if the application, including the change, were made when the change is made—would not cause—*
 - (A) the inclusion of prohibited development in the application; or*
 - (B) referral to a referral agency if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies; 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; or*
- (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.”*

Schedule 1 of the Development Assessment Rules sets out the circumstances in which a minor change would not result in substantially different development.

Section 81 of the Planning Act prescribes the matters which the responsible entity must have regard to in assessing the request as follows:

(1) *This section applies to a change application for a minor change to a development approval.*

(2) *When assessing the change application, the responsible entity must consider—*

- (a) *the information the applicant included with the application; and*
- (b) *if the responsible entity is the assessment manager and submissions were properly made about the development application—the submissions; and*
- (c) *any pre-request response notice or response notice given in relation to the change application; and*
- (d) *all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
- (e) *another matter that the responsible entity considers relevant.*

(3) *For subsection (2)(d), 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.”*

An assessment of the proposed changes against the ‘minor change’ definition, Schedule 1 of the Development Assessment Rules (substantially different development criteria) and Section 81 of the Planning Act is included below as part of this town planning assessment.

4. Minor Change Statutory Assessment

4.1 Assessment against Minor Change Criteria

The following table provides an assessment against the minor change criteria as identified in the definition for minor change stated in Schedule 2 of the Planning Act.

Table 9 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	The proposed development does not result in substantially different development. Refer to Table 10 .
Would not cause the inclusion of prohibited development	The proposed changes does not introduce or involve any prohibited development.
Would not cause referral to a referral agency if there were no referral agencies for the development application	The original development application did not trigger referral to the State Assessment and Referral Agency.
Would not cause referral to extra referral agencies	The proposed changes would not cause referral to a new referral agency.
Would not cause a referral agency to assess the application against matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against when the application was made	
Would not cause public notification if public notification was not required for the development application	The original application triggered impact assessment and required public notification.

The following table provides an assessment against the guidelines for substantially different development as identified in Schedule 1 of the. Development Assessment Rules

Table 10 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	The proposed minor change maintains the same land use outcome (Multiple Dwelling, Shop, Food and Drink Outlet, Office and Community Use) as those approved and does not involve a new use. The food and drink outlet within the landscaped publicly accessible private open space (PAPOS) has been removed, however the proposed development maintains the approved land use for potential establishment within the retained multi-purpose tenancy area on ground level (adjacent to the pedestrian arcade).
Does not result in the application applying to a new parcel of land	The proposal continues to apply over the land to which the current approval applies.
Does not dramatically change the built form in terms of bulk, scale and appearance	The proposed development will not dramatically change the built form, scale and appearance of the approved development for the reasons set out below: The proposed development will continue to represent a high-quality residential-led mixed use development, including the substantial publicly

Table 10 – Assessment of Substantially Different Development Criteria

Minor Change Criteria	Assessment
	available landscaped area, in a form that is generally consistent with the development approval (as illustrated in the Architectural Package prepared by Rothelowman and contained in Attachment C. • The minor change results in an additional storey for each of the stepped tower elements (11, 16 and 19 storeys proposed), with overall building height increasing by 4.87m to 81.822m AHD (measured to lift-over run). New internal and enclosed communal recreational space has been incorporated onto the rooftop, however this level has been designed in compliance with the City Plan's administrative definition for 'rooftop garden' and does not constitute a further storey (remaining a maximum of 19 storeys proposed). The proposed minor change to the building height will not be perceptible in the overall scale of the building, with negligible impacts on amenity of adjoining developments from loss of access to sunlight, natural breezes and views. Refer to Section 5.2 for further details. • The proposed non-residential tenancy remains located along the ground level and provides formal and informal casual surveillance opportunities towards the street frontages and pedestrian arcade. • The substantial publicly accessible landscaped area on ground level continues to provide activation to Mollison Street and Banks Street. • The development involves some internal reconfigurations in relation to the layout of Levels. The proposed changes do not create new impacts and will not dramatically change the appearance of the development (noting the reconfiguration of layouts are internal). • The changes to the built form have been made in response to buildability matters, construction costs, and the evolving Brisbane context (contributing further to housing supply). The development maintains a consistent overall built form and design outcome, with some minor changes to building setbacks as part of changes arising as a consequence of detailed design and changes made to the ground plane (consequential to servicing requirements). • The proposed development has some materiality changes (as demonstrated within the Elevations within Attachment C), however the appearance and composition of the development retains its key elements and is not dramatically different. The various planters within the façade remain generally consistent with the approval.

Table 10 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
	- The façade continues to represent a high quality and well-articulated outcome, including a mix of material and colours. - The changes to the basement do not alter the built form and will not be perceptible.
Does not change the ability of the approved development to operate as intended	The proposed changes will not change the ability of the approved development to operate as intended. The proposal remains for a mixed-use residential-led development, including active uses and publicly accessible space provided on ground level and residential units within the tower.
Does not remove a component that is integral to the operation of the development	The proposed minor change will not remove a component of the approved development that is integral to the operation of the approved mixed use residential-led development. As discussed within Section 3, the development continues to remain for a mixed-use residential-led development, including active uses and publicly accessible space provided on ground level and residential units within the tower above.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	The proposed development results in a minor increase in development yield by 8 units, with an additional 12 residential car parking spaces allocated across the basement levels and 1 visitor car parking space on ground level, in accordance with relevant car parking rates specified under the Transport, Access, Parking and Servicing Code / PSP. In order to accommodate the additional car parking spaces, the carparking layout on ground level and basement has been amended but confirmed to compliance with the relevant design provisions under TAPS or the corresponding Australian Standard. The development continues to provide a single crossover to Bank Street, generally consistent with the development approval. Refuse and servicing arrangements continue to be proposed within the car parking area on ground level, with minor revision to the design and positioning of the SRV loading bay / turnaround area (RCV continuing to occur along the internal driveway). The proposed development will not result in a significantly impact on traffic flow and transport network as detailed in the Traffic Impact Assessment prepared by Lambert & Rehbein and contained in Attachment E, and the changes to the internal car parking / servicing arrangements have been assessed as appropriate and compliant with the relevant design provisions.
Does not introduce new impacts or increase the severity of known impacts	The proposed changes will not introduce new impacts or increase the severity of known impacts, for the reasons set out below. The proposed changes will not have an adverse impact on the road network for the reasons discussed above and detailed within the Traffic

Table 10 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
	Impact Assessment prepared by Lambert & Rehbein (Attachment E). - The proposed changes to building height are minor (1 storey to each tower element and overall increase of 4.87m) and will have negligible impact on amenity of adjoining residents from loss of access to natural light, breezes and views, as confirmed by the revised shade diagrams contained in Attachment C. - The setbacks and building footprint are generally consistent with the approved development, with changes relating predominately to architectural design elements such as Juliette balconies, slab projections and landscape planters which has been revised as part of detail design and to improve constructability and offset with increased setbacks in other locations.
For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – does not introduce new social impacts or increase the severity of known social impacts.	Not Applicable – the proposed development is not prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act.
Does not remove and incentive or offset component that would have balanced a negative impact of the development	We are not aware of any “incentive” or “offset component” having been considered by Brisbane City Council in their assessment of the original development application. According to our assessment, the approved development achieved compliance with the relevant assessment benchmarks of the applicable planning framework
Does not impact on infrastructure provisions	There is a minor increase in the number of units proposed (eight (8) additional units), however in the context of the approved 103 units it will not have a significant impact on infrastructure and can be reflected in the infrastructure charges notice. Further, the reduction in non-residential uses GFA will not impact on infrastructure provisions and can be reflected in the updated infrastructure charges notice, as detailed within Section 3.1.3 .

As identified in the above table, the proposed development satisfies the criteria for a minor change in Schedule 2 of the Planning Act, including the guidelines for substantially different development.

4.2 Assessment against Applicable Planning Framework

Section 81(2)(d) and (3) of the Planning Act provides the matters to which Brisbane City Council must have regard to in assessing the Change Application (Minor Change). This includes the information included with the application, any properly made submissions about the application, all matters that responsible entity would or may assess against or have regard to if the change application were a development application, and any matter that the responsible entity considers relevant.

The responsible entity must assess against, or have regard to, the matters that applied when the development application was made. The responsible entity may assess against, or have regard to, the matters that applied when the change application was made.

The original application was assessed and decided under the legislative framework of the *Planning Act 2016*, with the *Brisbane City Plan 2014* providing the relevant planning scheme provisions. The legislative framework remains consistent and in force at the time of this change.

As set out within **Table 1** above, the designations applicable to the site since the current development approval remain unchanged, and therefore the development continues to comply with the relevant conditions of approval).

A review of the primary codes and the neighbourhood plan code since the current development approval (i.e. Version 26.00 / 2023) has confirmed that there have been no substantive changes to the provisions that apply to the development of the site.

- Eighty-nine (89) properly made submissions were received during the public notification period of the existing development application. The submissions include the following key matters:
 - The building height, bulk, scale and transition of the development;
 - Construction matters;
 - Provision of green space;
 - Amenity, privacy and shadow to surrounding buildings;
 - Crime Prevention through Environmental Design (CPTED);
 - Noise generation;
 - Potential for increased traffic and pedestrian safety issues;
 - Encourages private car usage by providing car parking numbers exceeding the TAPs Code;
 - Infrastructure matters; and
 - Worsen the wind tunnel.

The issues raised in the submissions, and addressed through the assessment of the original application, will not change for the following reasons:

- While the height of the proposed development is proposed to increase by one (1) storey, that proposed change will not be perceptible from the streetscape given the scale of the development. The proposed development maintains a varied and visually interesting built form through varying rooftop caps that reduce the built form scale and support a transition to Banks Street.
- The proposed change in building height ensures amenity matters (including overshadowing) are generally comparable to the development approval, and facilitate fast-moving shadows that limit adverse amenity impacts on surrounding residents with adjoining developments retaining reasonable solar access. Refer to the Shadow Diagrams included within **Attachment C** for further detail. The proposed development provides a surplus of public open space (an additional 91.3m² of landscaping also accommodated) providing green public green space.
- The proposed development continues to provide setbacks that are generally consistent with the development approval that enable appropriate building separation to surrounding development. Furthermore, landscaping and screening is provided throughout the tower in locations that is consistent with the existing approval to further limit privacy and amenity impacts.

- The proposed development continues to provide habitable windows and balconies positioned to the streetscape providing opportunities for formal and informal casual surveillance. The proposed changes to the ground level provides an improved amenity outcome, with the residential lobby reflecting a superior design outcome that better integrates with the public open space to provide casual surveillance. Refer to **Figure 14** below.



Figure 14: Revised Residential Lobby

Source: Rothelowman, 2026

- Although eight (8) additional units are proposed, in the context of the approved number of units (103) the additional eight (8) will have a negligible impact on traffic.
- The proposed changes to the development will not alter the approved development's compliance with the town planning framework applicable at the time of the current approval or the matters that apply at the time this change application is made.
- The original application was assessed against the applicable provisions of the High-Density Residential Zone Code, South Brisbane Riverside Neighbourhood Plan Code, Multiple Dwelling Code, Centre and Mixed use Code, relevant Overlay Codes and other Development Codes. The assessment remains consistent at the time of this change application, and applicable provisions of the relevant codes also remain substantively consistent.
- A summary of the development's compliance with the key built form provisions is provided below:
 - **Building Height** – The application proposes a one (1) storey increase to the approved building height. Given the scale of the development this increase is not perceptible from the streetscape, and results in a generally consistent built form. Importantly, the development maintains a varied and visually interesting built form through varying rooftop caps. Having regard to the change in heights, the proposed change will not substantially change the built form or scale of the development for the reasons expressed below.
 - The proposed increase in the overall scale of the development is marginal and in the context of the overall building scale the change will not be perceptible. Refer to **Figure 15** below.



Figure 15: Comparison of Approved and Revised Design along Banks Street.

Source: Rothelowman, 2026

- The development is proposed to increase by only one (1) storey, which in the context of an approved 19 storey (inclusive of rooftop), presents a similar scale to the street and adjoining properties.
- The proposed development maintains the distinctive built form, with variations in height and rooftop caps. The built form continues to facilitate a transition in height from taller residential development associated with the West Village and stepping to development opposite Bank Street. Refer to **Figure 16** below.

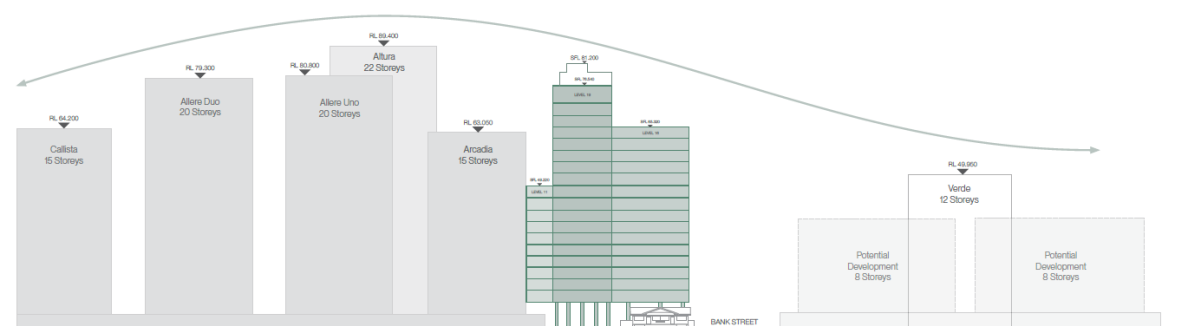


Figure 16: Mollison Street Elevation

Source: Rothelowman, 2026

- The change in building height will not result in adverse amenity impacts on the neighbouring properties. The proposed development continues to provide landscaping and operable screening throughout the tower form that appropriately addresses privacy and amenity impacts.
- The proposed building height is in keeping with the existing and anticipated scale of the immediate context within Mollison Street and surrounding locality. As outlined in **Figure 17** below, the site's context has evolved since the development approval was granted

Having regard to the above, the development continues to demonstrate compliance with the planning framework, as per the original assessment. The same building height provisions under the original planning framework apply to the current planning framework and therefore the development also complies with the current planning framework [PO1 of the South Brisbane Riverside Neighbourhood Plan]

- **Setbacks** – The setbacks are commensurate with the approved outcomes, with the overarching shape of the building being consistent to the approved outcome. The presentation remains comparable to the approved outcome, with the visual difference to the street or neighbouring properties being negligible. The setbacks to each boundary continue to vary greatly along the façade of the building due to the façades design, meaning elements relating to ventilation, access to sunlight and privacy remain unaffected by the proposed changes.

The same setback provisions under the original planning framework apply to the current framework and therefore the development also complies with the current planning framework [PO4 of the South Brisbane Riverside Neighbourhood Plan].

- **Private Open Space** – The development proposes to maintain the size of the balconies all remaining above 12m². As a consequence of minor internal reconfigurations to the layout of units, some balconies have been adjusted which has resulted in some minor variations. The same balcony size provisions under the original planning framework apply to the current planning framework and therefore the development complies with the current planning framework. [Acceptable Outcome AO31.1 of the Multiple Dwelling Code]
- **Public Open Space** – The development proposes to increase the provision of public open space to 707m² (34.1%). Accordingly, while under both the original and current planning framework the provision of public open space is not required, the revised outcome continues to provide a significant (and improved) public open space area and is a beneficial and generous outcome to the proposed development.
- **Car Parking and Bicycle Parking** – The current development approval complied with the relevant provisions under the Transport, Access, Parking and Servicing Code (TAPS). The proposed development results in an increase in development yield by 8 units, with an additional 12 resident car parking spaces (accommodated within the basement levels) and 1 visitor parking spaces (accommodated on ground level) provided, and generally consistent with the rates adopted for the approved development.

Following the development approval being issued, Brisbane City Council has released the Inner-City Affordability Initiative amendment which has resulted in the proposed development now being located in the 'City Core' boundary (previously located in the 'City Frame'). Consequentially, the site is now subject to maximum car parking rates with the proposed development providing a surplus of resident and visitor car parking spaces under the amendment. In accordance with the Traffic Impact Assessment prepared by Lambert & Rehbein and included in **Attachment E**, the proposed car parking rates are considered appropriate and ensure that the proposed development continues to operate as intended.

In addition to the above, it should be noted that the proposed Minor Change application will include an additional twelve (12) x residential car parking spaces and eight (8) x apartments. If the 'City Core' parking rates were to be applied to the new apartments associated with the Minor Change Application (i.e. 1 x two-bedroom apartment, 1 x three-bedroom apartment & 6 x four-bedroom apartments) the new apartments would be permitted a maximum of 14 x residential spaces (pursuant to the 'City Core' rates). As demonstrated within the Traffic

Impact Assessment prepared by Lambert & Rehbein (**Attachment E**), an additional 12 x residential spaces associated with this Minor Change Application are therefore not anticipated to introduce any new impacts to the external road network and are suitable to cater for the additional residential car parking demand associated with this Minor Change Application.

- **Deep Planting** – Deep planting allocation has slightly reduced by 63.4m² (due to the reconfiguration of the basement level and ground floor plane) however remains greater than 10% (at 12% for combined open and partially obstructed deep planting areas) and located generally consistently with the approved development. It is noted that deep planting remains as a buffer to Bank Street, Mollison Street and the adjoining dwelling house which maintains a positive amenity outcome and privacy to the dwelling house. The proposed extension of the lobby towards Bank Street does not impact the ability of the nearby deep planting to accommodate large subtropical trees, as detailed within the Landscape Concept Plan prepared by Ivy May Landscape Architecture (**Attachment D**). In addition to the above, and as demonstrated within **Table 2**, it is also noted that the proposed overall landscaping has slightly increased from the original development approval to 1,519.7m².

Therefore, the development remains consistent with the original framework, as per the original assessment. Coherent deep planting provisions apply under the current planning framework and are balanced with activation provisions, and therefore the development also complies with the current planning framework [Acceptable Outcome **PO28 / PO29** of the Multiple Dwelling Code].

- **Communal Open Space** – Various minor amendments are proposed to the communal open space throughout the development. Consistent with the development approval, communal space is provided on ground level, Level 11, and Level 12, however the location and GFA has been slightly altered. Additionally, the communal space previously provided on Level 15 has been relocated to the roof terrace (level 20). These proposed changes do not impact upon the functionality of the communal open space areas, and continues to include areas for residential amenity and promotes outdoor subtropical living. The development notably continues to include the provision of landscaping, pool area, outdoor dining and yoga / lawn area, sunset lounge area and a private dining room consistent to the current development approval.

The revised outcome provides a communal open space provision of 930.9m² (44.9%), an improved outcome from the approval, and notably exceeds the minimum communal open space requirement (5% of the total site area) under both the original planning framework and the current planning framework. [Acceptable Outcome **AO30.1** of the Multiple Dwelling Code].

5. Summary

This Town Planning Assessment in respect of the proposed Change (Minor Change) Application for the development approval at 15-17 Mollison Street, South Brisbane and 35-39 Bank Street, West End has assessed the proposed changes having regard to the relevant statutory town planning framework for a Change Application.

This Town Planning Assessment concludes that the proposed Change Application satisfies the relevant statutory town planning framework pursuant to the *Planning Act 2016*.

We recommend that the Change Application be approved, with the amended drawings and documents, conditions and infrastructure charges notice updated as per the recommendations identified within this Town Planning Assessment.