



Council Reference: A005989420

25 November 2024

Planning Services South
Development Services
Brisbane City Council

RE: CHANGE APPLICATION (MINOR CHANGE) IN ACCORDANCE WITH SECTIONS 78 AND 79 OF THE PLANNING ACT 2016 (Application Reference: A005989420; Address of Site: 55-59 Regent Street, Woolloongabba QLD 4102)

Dear Sir / Madam,

We seek to change the above-mentioned development approval (granted 29 November 2022) by way of a Change Application (Minor Change) in accordance with Sections 78 and 79 of the Planning Act 2016. This Change Request (Minor Change) seeks to increase the storeys to 15 and to add an additional level for mechanical plant.

List of proposed changes to Approved Plans

Changes proposed from that of the originally issued Approval are listed below:

- Increase in number of storeys to 15 storeys
- Addition of mechanical plant level

List of proposed changes to Conditions of Approval

Nil. Only the architectural plans need to be assessed and approved plans need to be amended.

Concurrence Agency Conditions applied to the original proposal

Nil (no referral requirement)

This request is supported by the following documentation

- Revised Architectural drawings

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- Landowners Consent to the lodgment of the Change Request

Justification for Requested Changes –

This Change Request (Minor Change) seeks to raise the number of storeys to 15 and an additional mechanical plant level.

An additional two storeys will help us to deliver an additional 12 two-bed room apartments and 8 studios. Recent research conducted by Urbis and commissioned by Property Council of Australia predicts that Brisbane will fall short of 800-1000 units annually over the period to 2027, creating significant challenges to 30% of Queensland population, who rent. The report also noted that the current time frame to deliver apartment building has increased to 75 months. Furthermore, a recent approval (A006439559) has been granted for 15 storeys. In this context, there is a strong community need for additional apartments and is in line with recent approvals in the surrounding environment. It is worth noting that this project will be constructed using modular technology, providing a faster construction timeframe and delivery of units to the market to meet the current demand.

Continued compliance with the relevant Development Assessment Benchmarks:

The development is considered to continue to comply with the relevant assessment benchmarks in terms of:

- Site layout remains consistent with the originally issued Development Approval
- Boundary setbacks remain consistent with the originally issued Development Approval
- The built form remains generally consistent with the originally issued Development Approval
- Building materials and location of use on the built form remain consistent with the originally issued Development Approval
- Location of vehicular access remains consistent with the original Approval
- Quantum of onsite vehicle accommodation remains consistent with the original Approval

Key approved design elements such as roof form and pitch, 3 dimensionality and mixed materiality are all maintained to ensure ongoing compliance with the aesthetic requirements of the issued Development Approval.

The proposal therefore presents an outcome essentially consistent with the original Development Approval granted for the site, with the changes sought to be incorporated (increased number of storeys) presenting no erosion of the original concept or lessened compliance with, or achievement of, the requirements of the relevant assessment benchmarks. Accordingly, it is submitted that the proposed changes should reasonably be supported through the issuing of a Changed Development Approval for the proposal.

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The above changes are deemed to constitute a minor change, based on the following requirements laid out in Schedule 2 of the Planning Act 2016:

minor change means a change that:

- a. for a development application –
- b. would not result in substantially different development (as per version 1.3 of the DA Rules, which commenced 11 September 2020);

A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

- a. involves a new use; or

Response: the changes will not include a new use

- b. results in the application applying to a new parcel of land; or

Response: the changes will not result in the application applying to a new parcel of land.

- c. dramatically changes the built form in terms of scale, bulk and appearance; or

Response: the changes will not dramatically alter the development's built form in terms of scale, bulk or appearance. The proposed increase in storeys is not considered to result in a built form of a scale, bulk or appearance dramatically different to the existing approved form.

- d. changes the ability of the proposed development to operate as intended; or

Response: the changes will not alter the ability of the development to operate as intended.

- e. removes a component that is integral to the operation of the development; or

Response: the changes will not remove an integral component of the development

- f. significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or (g) introduces new impacts or increase the severity of known impacts; or

Response: the changes will cause no adverse impact on surrounding traffic flows or the surrounding transport network. Site access, vehicle manoeuvring and on-site quantum of car accommodation remains consistent with the original Approval.

- g. removes an incentive or offset component that would have balanced a negative impact of the development; or

Response: the changes will not remove an incentive/offset of the original development.

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h. impacts on infrastructure provisions.

Response: the changes will not impact on surrounding infrastructure provisions.

i. 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

Response: If a development application were to be made today, inclusive of the changes, it would not include prohibited development.

B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

Response: The original development application did not require referral.

C. referral to extra referral agencies, other than to the chief executive; or

Response: If a development application were to be made today, inclusive of the changes, it would not require a referral to extra referral agencies other than the chief executive.

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

Response: If a development application were to be made today, inclusive of the changes, it would not require different or additional referrals.

E. public notification if public notification was not required for the development application.

Response: If a development application were to be made today, inclusive of the changes, it would require public notification, consistent with the previous Application and Approval.

We thank you for your attention to this application and look forward to receiving a revised Development Approval package, inclusive of the amended plans, with the required consequential changes to the list of approved plans, referencing these changed documents in due course.

If you have any queries or questions relating to this request, please do not hesitate to contact the undersigned on 0405 719 551.

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Yours faithfully,

For, East Coast Construction Company,

A handwritten signature in black ink, appearing to read 'SN', is positioned above the name of the signatory.

Solomon Suraj Noel
CEO

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