

28 January 2026

Chief Executive Officer
Brisbane City Council
Development Services – Planning Services North
GPO Box 1434
BRISBANE QLD 4001

Via Email: DSPlanningSupport@brisbane.qld.gov.au

Council Reference: A006721031
Attention: Shirley Mills

Dear Shirley,

RE: Minor Change to a Development Application – Multiple Dwelling (192 Units) and Food and Drink Outlet at 299 Coronation Drive, Milton QLD 4064

We write on behalf of our client, Silverstone Developments No 18 Pty Ltd, to notify Council of a Minor Change to the pending Development Application for a Material Change of Use for Multiple Dwelling and Food and Drink Outlet, over land at 299 Coronation Drive, Milton (described as Lot 1 on RP211215). This notification is made in accordance with section 52(1) of the Planning Act 2016.

The letter sets out the nature of the changes, the statutory tests with respect to making a Minor Change and the manner in which the changed proposal varies the proposal's compliance with the relevant Assessment Benchmarks.

The change at hand has been driven by the developer's desire to present a high quality development of meritorious design that provides a positive response to the City's skyline. The changed proposal results in a change of architect and as such the introduction of a different design rationale. Of important note the changed proposal does not materially alter functional elements of the project not the unit mix, with the focus rather being on refining the external architectural design and landscape outcome.

Whilst architectural and landscape architectural documentation forms the primary change to the proposal, for completeness, the following updated consultant documentations accompanies this letter:

Attachment	Title
Attachment A	Panning Scheme Code Responses
Attachment B	Proposal Plans and Design Statement prepared by Studio Plus
Attachment C	Landscape Concept Plan prepared by Dunn and Moran Landscape Architects
Attachment D	Civil Engineering Services Report prepared by Bornhorst and Ward
Attachment E	Stormwater Management Plan prepared by Bornhorst and Ward
Attachment F	Acoustics Report prepared by Acoustic Works
Attachment G	Transport Engineering Report prepared by Colliers
Attachment H	Operational Waste Management Plan prepared by Colliers
Attachment I	Transport Air Quality Corridor Report prepared by Trinity Consultants

Nature of Changes:

Proposed changes supersede those previously submitted to the Council on 28 February 2025 and subsequent drawings submitted as part of a Minor Change to the pending Development Application submitted on 29 July 2025.

No change is proposed with respect to the proposed uses (Multiple Dwelling & Food and Drink Outlet), the number of residential units proposed, number of storeys, overall building height, site cover, provision for on-site car parking, vehicle and pedestrian access and site servicing from that of the previous Minor Change.

The primary focus of the change at hand has been to reconsider the architectural design of the development. The applicant has engaged a new architect who has been briefed to fully reconsider the external appearance of the project. The changed proposal is considered to significantly reduce the perception of bulk and scale of the proposed building through increased vertical and horizontal articulation, including significant modulation and treatment of the building facades, in order to achieve a more distinctive residential tower that presents as an iconic residential landmark building that is reflective of and complementary to the Brisbane River and the wider locality.



Figure 1: Rendered View of the changed proposal as viewed from the south-east (source: Plus Studio)

The changed proposal further provides opportunities to reconsider building siting and in doing so increases building setbacks to the adjoining commercial office building fronting Coronation Drive, with a minimum 5 metre setback now provided to residential unit levels. Building setbacks to the balance of property boundaries are not materially changed, noting there are however minor elements that push toward boundaries and pull in from boundaries as compared to the previous proposal. Proposed boundary setback changes assist in providing improved building articulation and visual interest to the façade. Careful consideration as been given to the orientations of units and the areas in which minor changes in setback are proposed, to ensure any potential for external impacts is appropriately managed and mitigated.

Minor changes are also proposed to the internal layout of a number of residential units, resulting in more liveable units with improved efficiency.

Overall, the proposed changes/treatment of the facades will provide considerable improvements to the articulation, modulation and visual amenity of the building whilst ensuring that the extent of the building outline remains relatively consistent with both the approved office tower over the site, as well as the building outline proposed through the previous minor change to the pending development application. As can be seen from the Building Outline Demonstration Plan, prepared by Plus Studio and to which an extract can be seen in Figure 2 below.

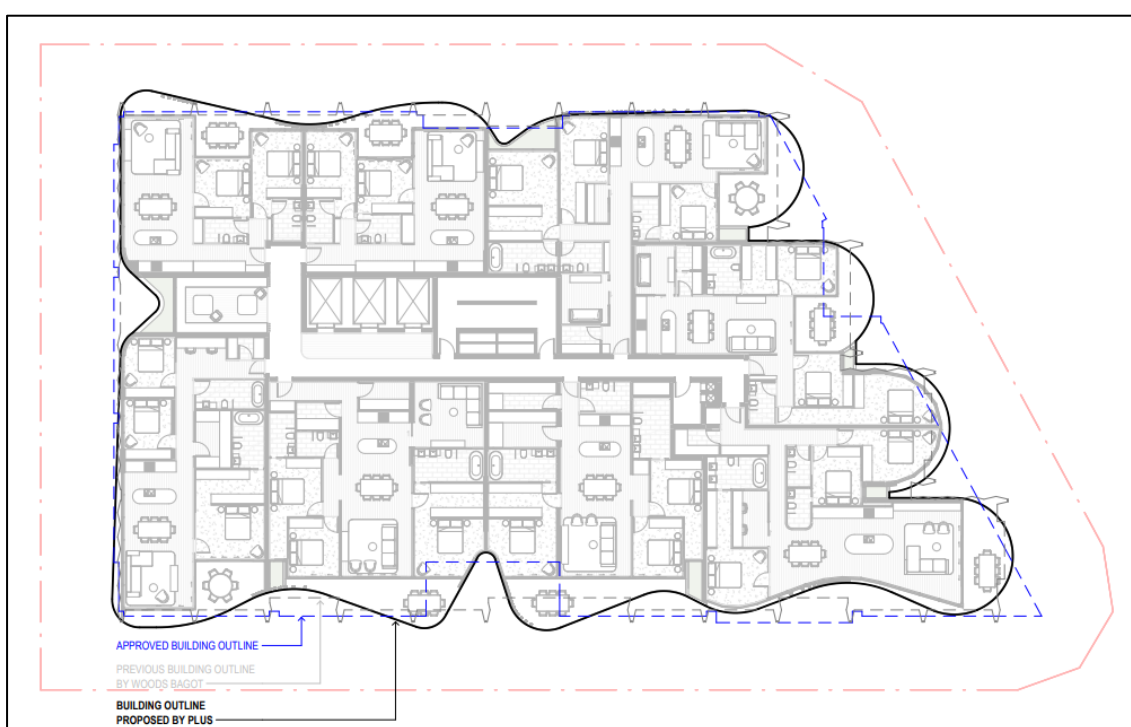


Figure 2: Extract of Building Outline Demonstration Plan (Source: Plus Studio)

Key Changes

An overview of proposed key changes for each level of the proposed development are outlined in Appendix A of this letter, with key changes identified as follows:

1. External Treatment of Building Facades - Significant improvements have been made to the vertical and horizontal articulation of all building facades, particularly the tower component. The proposed refinements will enhance the overall built form, delivering an iconic building of high architectural quality and visual amenity that will significantly contribute to the Brisbane River and edge of centre locality. Amendments include:
 - Modulating length of Graham Street façade – Significant breaks have been incorporated in the Graham Street façade to create a series of vertical towerettes.

- Modulating length of the Coronation Drive façade – Significant modulation of the Coronation Drive façade is achieved through the extensive use of balconies and glass to punctuate the Coronation Drive façade and effectively reduce the perception of the length of the building and emphasise multiple vertical components.
 - Softened Building Form – Corners and tower indentations on all above ground levels have been softened such that the tower presents as a sculptural addition to the skyline.
 - Crown Rooftop Treatment – A rooftop crown is provided to create a silhouette feature in the Coronation Drive skyline, whilst also providing shelter to the communal rooftop spaces.
 - Garden Wall – Articulation is further enhanced through the incorporation of sub-tropical planting, including a horizontal garden wall on lower podium levels along both street facades (that mimic the scale of the neighbouring terrace), as well as vertical planter features inset the full height of the tower along all facades.
2. Building Separation - The proposed changes will ensure significant separation between buildings to ensure impacts upon adjoining properties on both the southern and western boundaries of the subject site are minimised:
- Southern (as it is referred on the accompanying architectural plans noting all orientation references in this letter and Attachment A are relative to the orientation noted on the proposal plans) side boundary setback - A minimum setback of 5m and maximum setback of 7.317m from the tower levels to the southern boundary is proposed, providing an overall setback of almost 10m (9.690m) to the adjoining commercial building.
 - Western side boundary setback – In the previous Minor Change it was proposed to increase the western side boundary setback to the tower levels by 1.5 metres, to provide a minimum setback of primarily 4.5 metres. Whilst a minimum setback of 2.830m (noting 4.350 to the wall) is proposed from the tower levels at the southern corner of the facade, it is limited with the overall setback primarily ranging between 4.075m and 6.120m and the wall now being significantly modulated and articulated (as detailed earlier in this letter) compared to the previous linear 4.5m setback. Also as discussed in the previous Minor Change to the application, it is reiterated that the site’s western boundary adjoins a 7.5m access easements benefiting multiple parties (i.e. vehicle access to substantial office buildings at 301 and 303 Coronation Drive as well as easement rights in favour of Energex, to provide access to a substation), and as such is considered highly unlikely to be redeveloped, allowing for the long term separation of built form in excess of 10m.

Minor Change – Planning Act 2016

The proposed change to the Development Application, as outlined in detail above, is considered to constitute a Minor Change to the Development Application (subsequently modified during the assessment process on 29 July 2025) in accordance with the definition of ‘minor change’ under Schedule 2 of the *Planning Act 2016*. Specifically:

- the change does not result in substantially different development as outlined in Schedule 1 (4) of DA rules given that the changes do not:
 - involve a new use;
 - apply to a new parcel of land;
 - dramatically change the built form in terms of bulk scale and appearance;
 - change the ability of the proposed development to operate as intended;
 - remove a component that is integral to the operation of the development;
 - impact on traffic flow or the transport network (does not increase traffic to the site);
 - introduce new impacts, or increase the severity of known impacts;
 - require a social impact assessment;
 - remove an incentive or offset component that will have balanced a negative impact of the development; or
 - Impact infrastructure provisions;
- the revised proposal continues to require impact assessment;
- no prohibited development is proposed;
- the revised application would not require referral; and
- public notification is required for the original application submitted and is yet to be undertaken.

Assessment of Relevant Planning Scheme Provisions

A review of the changed proposal has been undertaken against the following relevant assessment benchmarks in City Plan 2014:

Development Codes

- Milton Neighbourhood Plan Code;
- Centre or Mixed Use Code; and
- Multiple Dwelling Code.

Secondary Codes

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Stormwater Code
- Transport, Access Parking and Servicing Code

Overlay Codes

- Airport Environs Overlay
- Bicycle Network Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Flood Overlay
- Industrial Amenity Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Air Quality Corridor Overlay
- Transport Noise Corridor Overlay.

The above Neighbourhood Plan Code, Development Codes, Secondary Codes and Overlay Codes were assessed as part of the Development Application originally submitted and amended in the previous Minor Change. A number of these codes have not been directly reassessed in a tabulated form as the change at hand not alter the manner in which compliance is demonstrated. Of these codes, the proposed changes do not introduce any new or worsening of Performance Outcomes and in fact deliver considerable improvements to a number of current Performance Outcomes and Acceptable Outcome. An amended assessment against the Acceptable Outcomes and Performance Outcomes of the Milton Neighbourhood Plan Code, Centre or Mixed Use Code and Multiple Dwelling Code can be found within Attachment A to this letter.

Conclusions

We provide to the Council, on behalf of Silverstone Developments No 18 Pty Ltd, notification of a Minor Change to the pending Development Application for a Material Change of Use for Multiple Dwelling and Food and Drink Outlet, over land at 299 Coronation Drive, Milton (described as Lot 1 on RP211215). This notification is made in accordance with section 52(1) of the Planning Act 2016.

The changed proposal does not materially alter the intended outcome but rather shows the applicant's intent toward achieving a high quality built form within the site. The changed proposal is considered to suitably meet the relevant Assessment Benchmarks and the tests for a Minor Change under the Planning Act.

We trust the provided documentation will assist the Council in proceeding to the favourable determination of the Development Application.



Should you wish to discuss further, please do not hesitate to contact our Brisbane office on 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD

A handwritten signature in blue ink, appearing to read "Geoff Gibbons", written over a faint, light blue horizontal line.

Geoff Gibbons
DIRECTOR

APPENDIX A: Key Changes from Proposal Plans Previously within the Development Application to those that Accompany this Change to the Development Application

Level	Changes
Basement Levels 01-03	<ul style="list-style-type: none"> • Building outline remains the same • Width of 2.4m and 2.5m wide carparks have been increased to 2.6m • Minor changes made to driveway gradients
Podium Level 01-03	<ul style="list-style-type: none"> • Building outline remains the same • Width of 2.4m and 2.5m wide carparks have been increased to 2.6m • Minor changes made to driveway gradients
Ground Level	<ul style="list-style-type: none"> • Minor change to entry section of access ramp (from 1:28 to 1:14) • Alterations to landscaping
Podium Level 01	<ul style="list-style-type: none"> • Building outline remains the same • Width of 2.4m and 2.5m wide carparks have been increased to 2.6m • Minor changes made to driveway gradients • Podium planting treatments altered
Typical Levels 04 - 27	<ul style="list-style-type: none"> • Building outline (to wall) remains similar with significant increase in modulation of all façade walls and introduction of feature curved balconies and walls • A new Multi Purpose Room to be provided on each residential level (within proposed APT TYPE_3M.4) with the intended purpose being an additional living area/media room • Larger/more useable balconies rather than smaller multiple linear balconies
Level 28 Home Office	<ul style="list-style-type: none"> • Building outline (to wall) remains similar however significant increase in modulation of all façade walls and introduction of feature curved balconies and walls along northern, eastern and western walls • Larger/more useable balconies • An additional home office room provided along the eastern wall with removal of some balcony areas
Level 29 & 30 Recreation Deck and Roof	<ul style="list-style-type: none"> • Building outline remains similar however significant increase in modulation of all facades with feature curved edges to the deck along the northern, eastern and western elevations.