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Level 32, 300 George Street  
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd  
ABN 50 105 256 228



25 May 2026

Assessment Manager  
Brisbane City Council  
GPO Box 1434  
Brisbane Qld 4001

Dear Sir/Madam,

## Minor Change to Development Approval at 52-58 Queen Street and 217-235A George Street, Brisbane City (Council Ref: A006535418)

In accordance with Section 78 of the *Planning Act 2016* (**'the Act'**) and on behalf of *The Trust Company (Australia) Limited* as custodian and agent of *Bieson Pty Limited* as trustee for the *1 Brisbane Investment Trust* (**'the Applicant'**), please accept this minor change application in relation to the current development approval (Council Ref: A006535418) for Centre Activities (Bar, Food and drink outlet, Office, Shop, and Shopping centre) uses at 52-58 Queen Street and 217-235A George Street (**'the approval'**). The approval involves the following parcels of land (**'the site'**):

- Lot 1 and 2 on B3153
- Lot 22 on B3153
- Lot 26 on B3149
- Lot 16 on RP178645
- Lot 4 on RP87081
- Lot 1 on RP718
- Lot 3 on RP105821

The site is more commonly described as '60 Queen Street'. The approval outlined above provides Development Permits for Building Works and a Material Change of Use for a range of Centre Activities. The revised proposal involves development of a 25-storey commercial office building that includes retail tenancies at ground level and parking and servicing in a basement level.

The revised proposal continues to strongly align with Council's vision for a revitalised and economically resilient city centre and reinforces the role of the site as a catalyst project at the western gateway to Queen Street Mall. The updated design continues to provide a high-quality commercial and public realm outcome, with key benefits including:

- **Continued activation and uplift of the upper Queen Street Mall precinct**, through a high-quality commercial development that supports increased worker activity, retail patronage and day-to-day vibrancy;
- **Enhanced pedestrian experience and connectivity**, between Queen Street Mall, George Street, Burnett Lane and the Brisbane River through retained activation, generous ground floor presentation and improved urban interfaces;
- **Improved interface with adjoining heritage buildings**, including increased tower setback and a more recessive architectural treatment that better mediates the relationship between historic and contemporary built form;
- **Improved functionality and sustainability outcomes**, including rationalised plant and servicing arrangements, a substantial increase in bicycle parking and end-of-trip facilities, and a reduction in car parking provision consistent with inner-city travel mode shift objectives;
- **Continued activation of George Street and Burnett Lane**, maintaining a high-quality pedestrian environment and improved safety and passive surveillance outcomes; and
- **Delivery of premium commercial office space**, capable of attracting high-value business and employment opportunities to Brisbane's CBD, supporting the continued economic growth of the city centre.

Full details of the proposed minor change, including relevant background information, are included below. This submission should be read in conjunction with the following attachments:

- **Appendix A** – DA Form 5;
- **Appendix B** – Owner's Consent;
- **Appendix C** – Title Search;
- **Appendix D** – Updated Proposal Plans;
- **Appendix E** – Plan Comparison Set;
- **Appendix F** – Updated Landscape Plans;
- **Appendix G** – Traffic Engineering Statement;
- **Appendix H** – Existing Approval Package (A006535418).

## 1 Site Details

The site totals 1,848 m<sup>2</sup> in size, located at 52–60 Queen Street and 217–235A George Street, Brisbane City and benefits from frontage to Queen Street, George Street, and Burnett Lane. The site sits within the 'Retail Precinct' of the City Centre neighbourhood plan. **Figure 1** below provides an aerial image with the site outlined.

*Figure 1 – Site*



Source: Nearmap (Adapted by Urbis)

## 2 Application and Project Background

The site benefits from several current development approvals, including:

- Development Permits (A004673366) for a Material Change of Use, and Building Works, for Facade Alterations (Mall), Food and Drink Outlet, Hotel, Multiple Dwelling and Shop.
- Development Permits (A005520726) for a Material Change of Use, and Building Works, for Bar, Food and Drink Outlet, Office, Shop and Shopping Centre uses
- The subject approval (A006535418), providing Development Permits for a Material Change of Use, and Building Works, for Centre Activities (Bar, Food and Drink Outlet, Office, Shop and Shopping Centre) uses.

As noted above, the most recent approval granted for the site, A006535418, is the subject of this change application.

### 2.1 Material Change of Use – Multiple Dwelling, Shop, Food and Drink Outlet, and Hotel

- Application number: A004673366
- Approval date: 15 December 2017

Council granted an additional approval for a multiple dwelling (534 units), shop, food and drink outlet, and a hotel development. This approval comprised an 81-storey building with a 4-storey podium, 12 basement levels and one mezzanine basement level. This approval remains current until 15 December 2027 as per the approved extension.

## **2.2 Material Change of Use – Centre Activities (Bar, Food and Drink Outlet, Office, Shop and Shopping Centre)**

- Application number: A005520726
- Approval date: 7 April 2021

Council granted a further approval over the site (A005520726) for a 34-storey commercial office tower, shops and retail tenancies at ground level and basement, bars and food and drink outlets, and carparking. This approval remains current until 24 September 2028.

## **2.3 Material Change of Use for Centre Activities (Bar, Food and Drink Outlet, Office, Shop and Shopping Centre) – Other Change**

- Application number: A006535418
- Approval date: 15 November 2024

This change application sought Development Permits for a Material Change of Use, for Centre Activities (Bar, Food and Drink Outlet, Office, Shop and Shopping Centre) uses and Building Works for façade works on the Queen Street Mall. This application sought to redistribute a similar overall GFA to that previously approved, via larger floor plates, across less levels in direct response to market demand for commercial office space within the Brisbane CBD.

**Figure 2** below provides an illustration of the approved development.

Figure 2 - Approved Development



Source: Blight Rayner

A copy of this existing approval is provided in **Appendix H**.

### 3 Proposed Changes

Since the issuing of the approval the project team have been honing and improving the design further to ensure that the development is feasible and able to be delivered. This Minor Change application seeks approval for this updated design of the development.

The proposed changes primarily relate to:

- a small sliding of the tower to the west to improve the constructability and interface to the neighbouring development
- detailed design refinements to the approved development, including internal reconfigurations, rationalisation of building services and plant, refinement of the podium and tower architectural expression, updates to retail and activation strategies on lower levels, and improvements to building amenity and operational efficiency.

Importantly, the proposed changes do not alter the approved land use mix, site cover, strategic role or overall intent of the development. The amendments represent an evolution of the approved design in response to detailed design development and delivery requirements and do not result in substantially different development.

Figure 3 – Design Comparison



Source: Blight Rayner

The architectural package within **Appendix D** provides a comprehensive illustration of the development. A separate comparison pack of architectural material is provided in **Appendix E**. This includes drawing sheets with a side by side comparison of the approved plans versus the proposed plans.

A summary of the proposed changes to the development is provided in the table below with important callouts elaborated on under the subheadings below.

Component	Previous DA	Change
Land uses	Centre Activities (Bar, Food and Drink Outlet, Office, Shop and Shopping Centre)	No Change: Centre Activities (Bar, Food and Drink Outlet, Office, Shop and Shopping Centre)
GFA	32,039m <sup>2</sup>	34,767m <sup>2</sup>

Levels	26	25
Basement Levels	4	1
Number of car bays	43	24
Number of bicycle parks	188	273
Plant levels	Level 13, 14, 25 and 26	Level 25

### Internal Layout

The proposal includes refinements to the configuration and operation of the ground floor and podium levels to improve functionality, tenant amenity and the overall operational efficiency of the building.

At the ground floor level, refinements are proposed to retail and servicing arrangements, including updates to loading, refuse and back-of-house functions, together with revised pedestrian circulation and tenancy interfaces. Importantly, the approved activation strategy to Queen Street Mall, George Street and Burnett Lane is retained, with generous floor-to-floor heights, retail activation and pedestrian legibility continuing to form a key component of the design.

At Podium Level 1, the layout has been refined to provide a more resolved elevated lobby and tenant arrival experience, including updated concierge, meeting, flexible workspace and food and beverage components. These refinements improve the operational functionality of the commercial tower while maintaining the approved public interface and activation outcomes.

At Podium Level 2, the proposal includes a significant enhancement to end-of-trip facilities and bicycle parking provision. The revised design increases bicycle parking from 188 spaces to 273 spaces, supported by enhanced locker, shower and end-of-trip facilities. This change aligns with Council's city-shaping objectives relating to active transport and sustainable travel behaviour within the CBD

### Gross Floor Area

The proposal includes an increase in approved Gross Floor Area (GFA) from 32,039m<sup>2</sup> to 34,767m<sup>2</sup>. Importantly, this increase does not reflect a material intensification of the approved development or a change to the intended operation of the building.

Rather, the increase in GFA is principally the result of detailed design development and the rationalisation of the building layout, including a more efficient floorplate arrangement, consolidation of plant infrastructure and refinement to the tower form. In particular, the revised design reduces the extent and number of dedicated plant levels and rationalises servicing arrangements, allowing for a more efficient distribution of floor space across the building.

The proposal also includes a reduction in the number of overall levels from 26 to 25, together with a reduction in basement levels from four to one, reflecting a more efficient and consolidated building outcome. These changes are accompanied by a reduction in car parking provision and a significant increase in end-of-trip and bicycle facilities, demonstrating that the proposal does not seek to intensify the operation of the approved development.

Importantly, the development continues to comprise the same approved land use mix, maintains a comparable overall building envelope and tower presentation, and does not introduce additional impacts beyond those previously assessed as part of the existing approval.

#### **Updated Number and Location of Wintergardens**

The revised design includes wintergardens on selected mid-rise and high-rise levels, being Levels 7, 11, 14, 15, 18, 20 and 23.

The wintergardens have been incorporated as part of the design to improve tenant amenity, provide access to landscaped breakout areas and contribute to the environmental performance of the building. Their location across a range of tower levels continues to provide visual relief within the tower façade and assists in softening the overall building presentation when viewed from the public realm.

Importantly, the wintergardens do not alter the approved use or function of the building. Rather, they form part of the refinement of the approved commercial tower and support a higher-quality workplace environment while maintaining the overall intent, scale and character of the approved development.

#### **Refined Podium Design for Queen Street Mall Facade**

The proposal includes refinements to the podium presentation fronting Queen Street Mall, as illustrated in **Figure 4** below. These changes have occurred as part of the continued design development of the project and are intended to simplify the structural strategy, improve buildability and provide a more resolved architectural outcome.

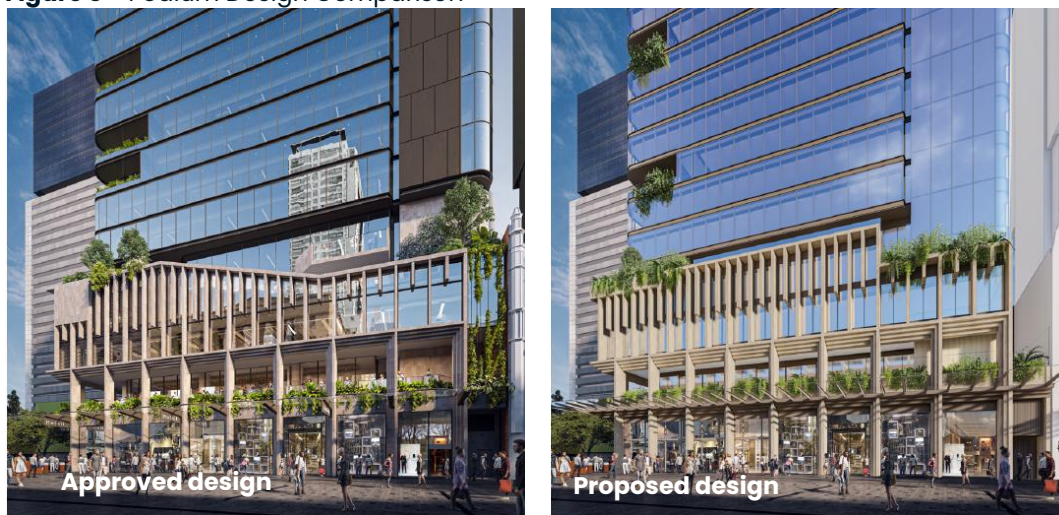
The key refinements to the podium design include:

- **Structural rationalisation and refined façade expression** – the structural strategy has been revised to simplify the podium profile from a more irregular arrangement to a clearer and more logical configuration of structural columns. This refinement improves the overall legibility of the built form while maintaining the architectural quality and presence of the podium to Queen Street Mall.
- **Minor refinements to glazing extents** – selective changes to glazing extents are proposed to support the revised structural strategy and improve the coherence of the façade composition. Importantly, the podium continues to provide a highly transparent and activated interface at the pedestrian level, maintaining strong visual connectivity between internal uses and the public realm.
- **Retention of generous ground floor presentation** – the approved generous ground floor height and open presentation are retained, continuing to support pedestrian activation, legibility and an inviting arrival experience from Queen Street Mall and Burnett Lane.
- **Continuation of approved materiality and landscaping intent** – the revised design retains the approved architectural approach of a robust masonry expression softened through integrated landscaping and greenery. This ensures the podium continues to contribute positively to the streetscape and provides a distinctive architectural outcome that complements the surrounding city context.

Importantly, the revised podium design does not materially alter the approved development intent or public realm interface. The proposal continues to deliver a highly activated and architecturally resolved frontage to Queen Street Mall consistent with the existing approval.



**Figure 3** – Podium Design Comparison



Source: *Blight Rayner*

### **Simplification of Plant and Roof Structure**

The proposal includes a refinement to the approved roof form and upper architectural expression of the tower.

As a result of design changes and plant relocation, the approved roof structure has been amended to reduce its overall height and provide a more enclosed architectural form, assisting in the rationalisation of the upper building elements. Importantly, the amended roof form retains an open architectural expression at the prominent Queen Street Mall/George Street corner, preserving key visual openness and skyline presentation opportunities from the public realm beyond.

The revised roof form remains consistent with the approved architectural intent and continues to provide a distinctive and high-quality termination to the building while reducing unnecessary structural complexity.

### **Side Boundary Changes**

The proposal includes several minor refinements to tower setbacks and boundary interfaces to support detailed design resolution and improve the overall functionality and architectural composition of the building.

Importantly, along the interface with the adjoining heritage building, the tower has been amended from a built-to-boundary outcome to a setback of approximately 1.5 metres. This change provides additional visual separation from the heritage interface and allows for improved articulation and servicing outcomes without altering the overall scale or presentation of the development.

Minor refinements are also proposed to the tower setbacks to George Street and Queen Street Mall. Along George Street, the tower setback has been refined from approximately 2.5 metres to 1.2 metres, while along Queen Street Mall the setback has been marginally adjusted from approximately 3 metres to 2.8 metres. These changes are limited in extent and do not materially alter the bulk, scale or visual presentation of the approved tower form.

The revised setbacks continue to maintain an appropriate tower relationship to the public realm and surrounding built form while supporting a more efficient and resolved building design outcome.

### Tower Expression

The proposal includes a refinement to the architectural expression of the tower along the interface with the adjoining heritage building as seen in **Figure 5**.

Figure 4 - Queen Street Elevation



Source: *Blight Rayner*

The approved development incorporated a vertical core wall expression. Extensive detailed design exercises were undertaken in relation to implementing this core wall design. These exercises identified that preparing a core wall expression as shown in the approved design was highly impractical and faced significant building certification issues. These exercises revealed it was unlikely that this approach could be delivered feasibly.

The revised design refines this approach through a reduction in the extent of solid built form and an increase in glazing to this tower edge, resulting in a lighter and more visually recessive architectural outcome. The increased glazing and reduced visual heaviness of the tower edge provide a more refined transition between old and new built form while maintaining a strong architectural identity for the development.

Further, the revised design is accompanied by a 1.5 metre setback to the tower from the heritage boundary, replacing the previously approved built-to-boundary condition. This provides additional physical and visual separation from the adjoining heritage building and reinforces a more respectful interface outcome.

The amended design also results in an approximate 20% increase in glazing to this component of the tower façade. This increased transparency contributes to a lighter and more visually refined architectural outcome compared to a more solid wall presentation, while also enhancing the overall articulation of the tower.

Importantly, the visual effect of the amended tower edge is limited when viewed from key public vantage points, including south in Queen Street Mall and broader city views. From these locations, the tower is predominantly experienced from the glazed corner presentation, with the amended core wall material and articulation largely recessive or visually secondary. At pedestrian level and close-range views, the development continues to be experienced primarily through the activated podium and retained architectural expression, meaning the amendment will not materially alter the public realm experience or overall visual presentation of the approved development. Please refer to the material within **Appendix D**.

#### **Rationalised Basement and Servicing Strategy**

The proposal includes a revised basement and servicing strategy as part of the continued refinement of the approved development. The revised scheme reduces the approved basement levels from four to one, informed by detailed design investigations and a desire to minimise the extent of excavation while maintaining the functional and operational requirements of the development.

As part of this refinement, servicing arrangements have been reconfigured, with the loading and service vehicle area relocated from basement level to the ground floor interface with Burnett Lane, while bicycle parking and end-of-trip facilities have been relocated to podium level. These changes provide a more efficient and consolidated building arrangement while maintaining the intended operation of the approved development.

The revised basement arrangement also includes a reduction in car parking provision from 43 spaces to 24 spaces, together with a substantial increase in bicycle parking and end-of-trip facilities. This reflects the highly accessible CBD location of the site and aligns with broader city objectives encouraging sustainable travel behaviour and reduced reliance on private vehicle travel. The revised proposal includes 273 bicycle parking spaces, representing an increase over the approved scheme and supporting active transport outcomes.

Importantly, the accompanying Traffic Engineering Assessment (**Appendix G**) confirms that the revised access, servicing and parking arrangements continue to function appropriately and remain generally consistent with the outcomes previously accepted by Council. The proposal maintains safe and efficient access via Burnett Lane, with updated crossover arrangements and loading management systems ensuring the operational requirements of the development continue to be met. Further, the revised development is expected to generate less traffic than the approved scheme due to the reduction in parking supply, resulting in no additional impacts on the surrounding road network.

#### **Summary**

These changes are consistent with the approved design intent and do not materially alter the appearance of the development when viewed from the public realm.

Overall, the proposed changes represent a refinement of the approved development in response to detailed design resolution. The changes maintain the approved land uses, do not expand the development footprint, and do not introduce new impacts beyond those previously assessed.

### 3.1 Proposed Change to Drawing and Documents

Part I of the submitted architectural plans provides a direct comparison between the approved drawings and the proposed amendments. These changes are illustrated across the appropriate drawings, including rendered views. Notwithstanding this, a complete revised architectural plan set has been submitted, which is intended to fully replace the currently approved plans in their entirety.

Updated landscape plans to suit the revised architectural drawings have also been provided.

### 3.2 Changes to Conditions

The only changes to the conditions of the existing approval relate to updated drawing references. The below conditions reference a specific plan and are required to be amended to reflect the amended plan version:

- Condition 21) Maintain Terraces
- Condition 55) Land for Transport Network – Road (Non- trunk)
- Condition 56) Work for Transport Network – Road (Non-trunk) – External

## 4 Assessment of Minor Change

### 4.1 Schedule 2 Assessment Criteria

The Act includes a number of provisions relevant to the submission and assessment of a Minor Change to a development approval. Foremost, a Minor Change is defined under Schedule 2 of the Planning Act as follows:

*Schedule 2 – minor change means a change that—...*

*b) for a development approval—*

- I. would not result in substantially different development; and*
- II. if a development application for the development, including the change, were made when the change application is made would not cause—*
  - A. the inclusion of prohibited development in the application; or*
  - B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
  - C. referral to extra referral agencies, other than to the chief executive; or*
  - D. a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
  - E. public notification if public notification was not required for the development application.*

Each of the proposed changes have been assessed against these criteria, as set out in the following sub-sections.

## 4.2 Substantially Different Development Criteria

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

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

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

**Table 1** – Substantially Different Development Assessment

Guideline Criteria	Response
Involves a new use.	The proposed changes do not introduce a new land use to the development.
Results in the application applying to a new parcel of land.	The proposed changes to the development does not result in the application applying to a new parcel of land.
Dramatically changes the built form in terms of scale, bulk and appearance.	<p>The proposed amendments have been made in response to detail design which are largely internal.</p> <p>There have been some updates to the presentation of certain aspects of the development, including the external rear wall, however the revision does not dramatically change the bulk or scale of the development, and the original intent of the approved development remains.</p> <p>Please refer to the commentary in Section 3 regarding the appropriateness of the update design.</p>
Changes the ability of the proposed development to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	The proposed changes to the development do not affect how the development is intended to operate. In particular the servicing arrangements, access arrangements, general land use mix and general form of the development remain consistent with the existing approval.

Removes a component that is integral to the operation of the development.	The proposed changes do not involve the removal of a component that is integral to the operation of the development.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes will not result in an increase to traffic volumes. It is noted that the proposal involves the reduction of car parks in favour of an increase in bicycle parking, which is considered a positive example of travel mode shift.
Introduces new impacts or increases the severity of known impacts.	The proposed changes do not introduce new impacts or increase the severity of known impacts.
For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – <ul style="list-style-type: none"> <li>Introduces new social impacts or increase the severity of known social impacts; or</li> </ul>	N/A
Removes an incentive or offset component that would have balanced a negative impact of the development; or	The approved development did not include any incentives or offset components. Accordingly, this criterion is not relevant to the proposed development.
Impacts on infrastructure provisions.	The changed development does not result in a greater impact of infrastructure provision compared to the existing approval. In particular, the general scale and mix of land uses in the development remains similar.

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

#### 4.2.1 Prohibited Development Criteria

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

#### 4.2.2 Referral Agencies

In respect to parts (b)(ii)(B), (C) and (D) of the definition of a Minor Change. The original application was referred to SARA under development on or adjoining a Queensland Heritage Place.

The development application, including the if the changes were to be made now, wouldn't require referral to any additional referral agencies. The changes would not trigger a need for any referral agency to have regard to any additional referral matters.

#### **4.2.3 Public Notification**

The original development application required public notification. Accordingly, the proposed changes comply with criterion (b)(ii)(E) of the minor change definition.

#### **4.2.4 Pre-Request Response Notices**

There are no pre-request response notices associated with this change application.

#### **4.2.5 Landowner's Consent**

The land owner's consent to make this change application is provided in **Appendix B**.

#### **4.2.6 Affected Entities**

Section 80(1)(a) of the Planning Act identifies the following affected entities for a Minor Change application where the assessment manager is the Responsible Entity:

*"a referral agency for the development approval other than the chief executive"*

As SARA was the only referral agency there are no applicable affected entities for the application.

## **5 Conclusion**

As outlined in this letter, the proposed changes are Minor Changes and do not reflect 'substantially different development' as described by the *Planning Act 2016* and *Development Assessment Rules*. The changes are appropriate and will help support the delivery of 60 Queen.

We trust the supplied documentation is sufficient for Council to undertake an assessment of this proposal. If you have any questions, please don't hesitate to contact Sam Robinson (Senior Consultant) or the undersigned on 3007 3800.

Kind regards,

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

Ash Lane  
Partner  
+61 7 3007 3800  
alane@urbis.com.au

**urbis.com.au**

Level 32, 300 George Street  
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd  
ABN 50 105 256 228

