

# MINOR CHANGE REPORT

## Windsor Health Hub

Prepared for HQ Windsor Pty Ltd  
19 December 2025



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**Prepared by:**

Gaskell Planning Consultants Pty Ltd  
PO Box 8103 Woolloongabba Qld 4102  
p. 07 3392 1911  
f. 07 3392 1399  
e. [info@jgplan.com.au](mailto:info@jgplan.com.au)  
[www.jgplan.com.au](http://www.jgplan.com.au)

**Prepared for:** HQ Windsor Pty Ltd

Gaskell Planning Consultants staff responsible for this report:

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Version:	Date:	Prepared by:	Reviewed by:	Approved by:
01	19 December 2025	Simon Grice	Luke Butler	John Gaskell

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## Executive Summary

This Minor Change Report has been prepared by Gaskell Planning Consultants on behalf of HQ Windsor Pty Ltd ACN 679 235 182 to support a change application (minor) under section 78 of the *Planning Act 2016* for an existing development approval at 182 Lutwyche Road and 105–109 Victoria Street, Windsor QLD 4030 (the subject land).

The subject land benefits from a Development Permit for a mixed-use development comprising health care services, short-term accommodation, multiple dwellings, shop and food and drink outlet uses, originally approved on 8 February 2024 (Council reference A005567981). A subsequent Minor Change was approved on 3 April 2025 (Council reference A006600293), refining the approved floor areas, land use mix and internal layout.

Following further detailed design development, contractor engagement and consideration of prevailing market conditions, additional refinements to the approved development are required to ensure the project can be feasibly delivered. These refinements relate primarily to construction methodology, operational efficiency and optimisation of the approved built form, rather than any change to the fundamental intent of the development.

The proposed minor change includes a reduction in basement excavation through the replacement of three basement parking levels with a single basement level supplemented by podium parking, minor adjustments to the land use mix including the removal of the short-term accommodation component, refinements to setbacks and podium presentation to Victoria Street, a minor increase in building height while maintaining seven storeys overall, and allowance for emergency and essential staff access from Lutwyche Road.

Importantly, the proposed changes do not introduce any new uses, do not materially alter the approved building envelope, and do not increase the overall scale, bulk or intensity of development. The revised scheme would remain readily recognisable as the approved Windsor Health Hub development, retaining its role as a health-focused mixed-use development within the Lutwyche Road corridor.

The refinements respond directly to site-specific ground conditions, constraints associated with deep excavation, and evolving market demand within the health care and allied services sector. The revised design continues to deliver high-quality built form and streetscape outcomes consistent with the intent of the Brisbane City Plan 2014 and the Lutwyche Road corridor neighbourhood plan.

The application has been informed by prelodgement discussions with Brisbane City Council, during which Council officers indicated general support for the direction of the revised design, subject to the proposal clearly demonstrating compliance with the statutory definition of a minor change. This report responds directly to that guidance.

In addition, high-level discussions have been undertaken with major health care providers, including Qld Health and Metro North, who have expressed strong interest in tenating the building. This reinforces the strategic role of the Windsor Health Hub as a purpose-built healthcare precinct that complements nearby acute care services.

Overall, the proposed refinements clearly fall within the scope of a minor change under the *Planning Act 2016* and the *Development Assessment Rules*. The changes do not result in a substantially different development, do not introduce new or increased impacts, and do not trigger additional referral or public notification requirements. Approval of the minor change is therefore respectfully sought.

# 1 Project Overview

Application Detail	
Application Type	Change Application (Minor) pursuant to s.78 of the <i>Planning Act 2016</i>
Assessment Manager	Brisbane City Council
Affected Entities	Not applicable
Public Notification	Not applicable
Applicant	HQ Windsor Pty Ltd
Contact Details	Simon Grice, Gaskell Planning Consultants <a href="mailto:simon@jgplan.com.au">simon@jgplan.com.au</a> 07 3392 1911
Site Details	
Address	182 Lutwyche Road and 105, 107 and 109 Victoria Street, Windsor QLD 4030
Lot on Plan Description	Lot 100 RP18524, Lot 101 RP18524, Lot 102 RP18524, and Lot 1 SP251307
Site Area	2,531m <sup>2</sup>
Owner	Sasidhar Maturu, Savita Maturu, Ideal Property (Australia) Development Pty Ltd A.C.N. 169 336 190 and Harven Properties109VS Pty Ltd A.C.N. 628 755 671 ATF Under Instrument 719036308
Easements	No identified easements as identified in Certificate of Titles ( <b>Attachment A</b> )
State Planning Framework	
State Planning Policy	<p>Natural hazards risk and resilience</p> <ul style="list-style-type: none"> <li>Flood hazard area - local government flood mapping area</li> </ul> <p>Strategic airports and aviation facilities</p> <ul style="list-style-type: none"> <li>Obstacle limitation surface area</li> <li>Wildlife hazard buffer zone</li> <li>Aviation facility</li> </ul>
DAMS	<p>Water Resources</p> <ul style="list-style-type: none"> <li>Water resource planning area boundaries</li> </ul> <p>State-controlled transport Tunnel</p> <ul style="list-style-type: none"> <li>Area within 50m of a State-controlled transport tunnel</li> <li>Area within 50m of a future State-controlled transport tunnel</li> </ul>

<b>SEQ Regional Plan</b>	Urban Footprint
<b>Local Planning Framework</b>	
<b>Local Government Area</b>	Brisbane City Council
<b>Planning Scheme</b>	Brisbane City Plan 2014 – v20.00/2020
<b>Strategic Framework</b>	Windsor Growth Node and Selected Transport Corridor
<b>Zone</b>	DC2 District centre (Corridor)
<b>Neighbourhood Plan</b>	<ul style="list-style-type: none"> <li>• Lutwyche Road corridor neighbourhood plan</li> <li>• Windsor east precinct – NPP-002</li> <li>• Windsor east mixed use corridor sub-precinct-NPP002A</li> </ul>
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Airport environs overlay</li> <li>• Bicycle network overlay</li> <li>• Community purposes network overlay</li> <li>• Critical infrastructure and movement network overlay</li> <li>• Potential and actual acid sulfate soils overlay</li> <li>• Road hierarchy overlay</li> <li>• Streetscape hierarchy overlay</li> <li>• Transport air quality corridor overlay</li> <li>• Transport noise corridor overlay</li> </ul>
<b>Development Application Details</b>	
<b>Approved Development – A005567981</b>	Development Permit – Material Change of Use for Multiple dwelling (12 units), Health care service (5,322.2m <sup>2</sup> ), Shop (175.2m <sup>2</sup> ), Food and drink outlet (26m <sup>2</sup> ) and Short term accommodation (30 rooms) approved 8 February 2024
<b>Change Application (Minor) – A006600293</b>	Development Permit – Material Change of Use for Multiple dwelling (12 units), Health care service (5,090m <sup>2</sup> ), Shop (174.2m <sup>2</sup> ), Food and drink outlet (84m <sup>2</sup> ) and Short term accommodation (36 rooms) approved 3 April 2025
<b>Proposed Change</b>	Development Permit – Material Change of Use for Multiple dwelling (11 units), Health care service (5,325m <sup>2</sup> ), Shop (147.4m <sup>2</sup> ), Food and drink outlet (94.3m <sup>2</sup> )

## 2 Introduction

In accordance with Section 78 of the *Planning Act 2016* ('Planning Act') and on behalf of HQ Windsor Pty Ltd, this planning report forms part of a minor change request to the Development Approval for a Development Permit for Material Change of Use for Multiple dwelling, Health care service, Shop, Food and drink outlet and Short term accommodation at 182 Lutwyche Road and 105, 107 and 109 Victoria Street, Windsor QLD 4030 and described as Lot 100 RP18524, Lot 101 RP18524, Lot 102 RP18524, and Lot 1 SP251307 ('subject land').

Council's reference for the Development Approval is A005567981 with a subsequent Minor Change Approval under A006600293. The currency period for the Development Approval (inclusive of all of its parts) remains valid until 9 May 2030.

Following detailed collaboration with the consultant team, and in response to ground conditions, construction methodology, and prevailing market circumstances, several refinements to the approval are required. The proposed changes include a reduction in basement levels to address site and construction constraints, and an adjusted residential and non-residential land use mix to reflect current market demand. Crucially, the changes do not alter the overall building envelope or the fundamental intent of the approved development.

Refinements to the project are essential to allow the development to proceed and, importantly, clearly fall within the scope of a Minor Change under the *Planning Act 2016*.

This report should be read in conjunction with the following supporting documents:

- **Attachment A:** Certification of Titles
- **Attachment B:** Revised architectural drawings prepared by Elevation Architecture
- **Attachment C:** Revised landscape drawings prepared by AGLA

The assessment of the application is to be undertaken in accordance with Section 78 of the *Planning Act 2016*. This report provides the applicant's assessment against these provisions and concludes that the development is appropriate, consistent with existing planning controls and intent for the area and is not anticipated to impact upon the amenity of the locality. Brisbane City Council's approval of the application is therefore sought, subject to changes to the development approval as outlined in this report.

## 3 Prelodgement Advice Summary

### 3.1 Overview

Prelodgement advice was received from Brisbane City Council on 14 November 2025 in relation to the proposed minor change. Overall, Council was broadly comfortable with the direction of the revised design and acknowledged the site's strategic location and suitability for the proposed mix of uses. The matters discussed were primarily focused on ensuring that the application includes sufficient information to demonstrate compliance with the minor change provisions and the relevant assessment benchmarks of City Plan 2014.

### 3.2 Minor Change Considerations

Council confirmed that the proposal could be assessed as a minor change, subject to the application demonstrating alignment with the definition under the *Planning Act 2016*. In this regard, Council indicated that the application should provide clear documentation outlining how the changes compare with the approved development and confirming that the overall development intent and function remain consistent with the original approval. This information has been included as part of the standard supporting material for the application.

### 3.3 Built Form and Streetscape Presentation

Council acknowledged that the overall built form remains consistent with the intent of the approval. The application should outline how the proposed refinements continue to deliver an appropriate outcome to both Victoria Street and Lutwyche Road, including activation at the podium level, façade treatments, setbacks and landscaping. These matters have been addressed as part of the application material.

### 3.4 Landscaping and Deep Planting

The revised design adjusts the distribution of landscaping and deep planting areas. Council advised that the application simply demonstrate that the minimum deep planting requirement is achieved and that the landscape outcome maintains the general function, amenity and visual benefit of the approved scheme.

### 3.5 Access, Traffic, Parking and Servicing

Council requested updated traffic and servicing information that reflects the current design, including the use of the Lutwyche Road access for emergency and essential staff and refinements to parking and servicing layouts. These updates form part of the technical package accompanying the minor change.

### 3.6 Waste Management

Changes to refuse storage require supporting information to confirm consistency with Council's planning scheme policy. The application should outline the updated waste arrangements, including the design of residential and non-residential waste rooms, bin storage capacity and proposed collection arrangements, with supporting plans demonstrating practical operation.

## 4 Site Details and Local Context

### 4.1 Site Details

The subject site comprises 182 Lutwyche Road and 105–109 Victoria Street, Windsor. It is formally described as Lot 1 on SP251307 and Lots 100–102 on RP18524. Windsor is an established inner-northern suburb of Brisbane located approximately 3km from the Brisbane CBD, with the site benefiting from strong accessibility to higher-order services and transport infrastructure.

The site is situated within convenient walking distance of high-frequency public transport along the Northern Busway and a range of nearby retail, commercial and employment uses. Importantly, the site is also located within close proximity to the major healthcare precinct centred around the Royal Brisbane and Women’s Hospital. This proximity supports and complements the health-related focus of the broader development intent for the site. An overview of the site’s location is provided in **Figure 1**.

**Figure 1:** Map showing subject land



Source: Nearmaps, 2025

### 4.2 Local Context

#### Surrounding Development Pattern

The City Plan includes the site in the District Centre (corridor) zone. This corridor continues to evolve as a mixed-use urban environment with a growing number of non-residential and higher-density developments. These uses form a transition between the major arterial road frontage and the surrounding residential neighbourhoods located further west, which range from low density through to high density residential zones.

To the immediate south, the site adjoins a McDonald’s restaurant and a service station fronting Lutwyche Road. To the north, development transitions to 6–7 storey residential and mixed-use buildings, reflecting the intensifying nature of the corridor and the site’s strategic position within it.

Transport and Accessibility

The site is located approximately 250m from the Federation Street platform of the Northern Busway. This level of access to high-frequency public transport acts as a significant catalyst for continued growth and higher-density development along Lutwyche Road and supports the site’s suitability for a mixed-use and health-oriented development outcome.

Community and Environmental Assets

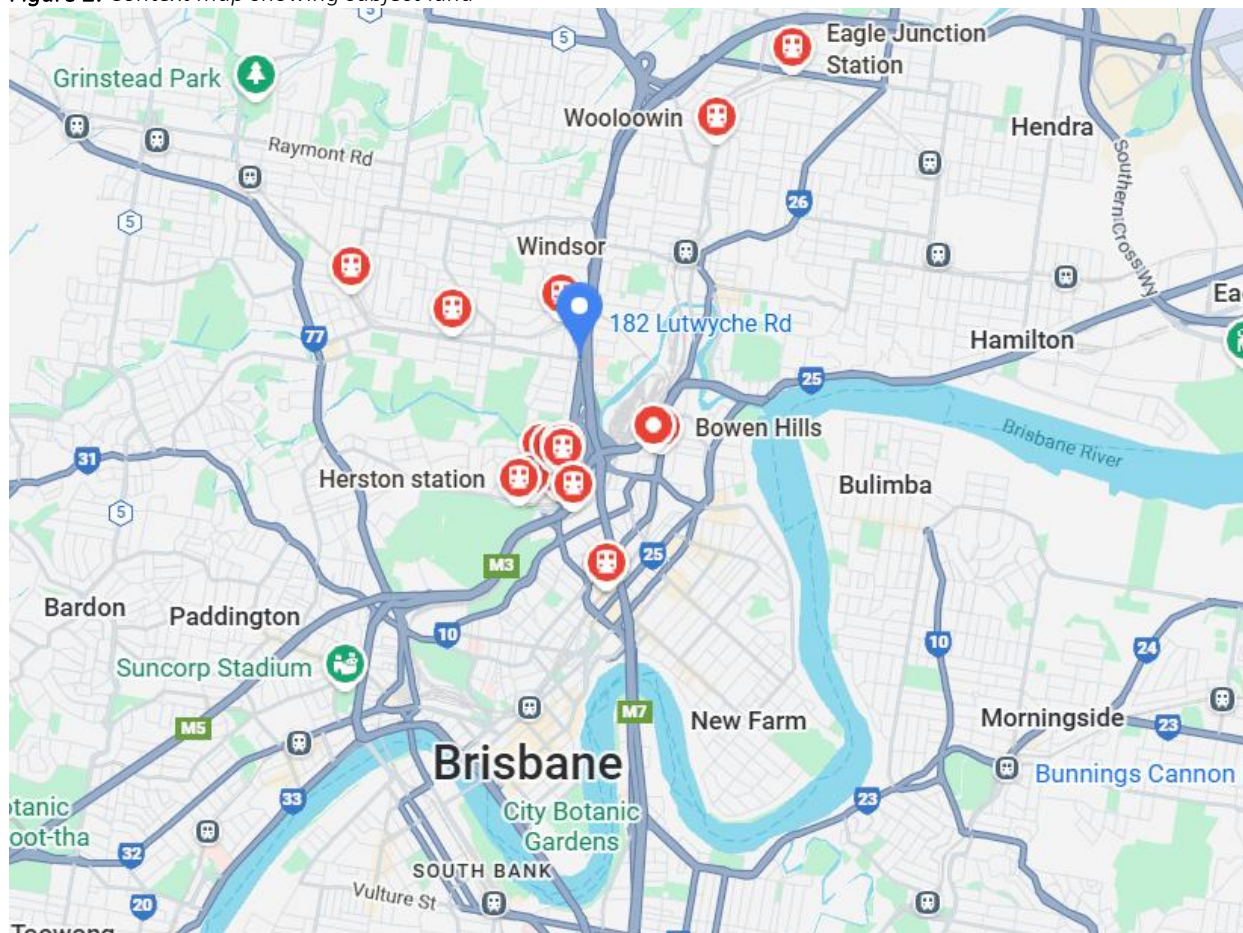
The site is within walking distance of the Enoggera Creek parkland network and the Northey Street City Farm. These open space and community assets offer access to recreation, urban agriculture and green space, helping to balance the more urban character of the surrounding corridor.

Healthcare Precinct Proximity

The site’s location near the Royal Brisbane and Women’s Hospital and the broader Herston Health Precinct further enhances its strategic value. The presence of specialised medical facilities and allied health providers in the area aligns strongly with the proposed development’s intended health focus.

A detailed site context plan is provided in **Figure 2**.

*Figure 2: Context map showing subject land*



Source: Google Maps, 2025

### 4.3 Approval Background

The site benefits from an existing development approval, which has been subject to a subsequent minor change. The approval history is summarised below:

Approval	Perspective from Lutwyche Road
<p><b>Development Approval – A005567981</b></p> <p>Development Permit – Material Change of Use for Multiple dwelling (12 units), Health care service (5,322.2m<sup>2</sup>), Shop (175.2m<sup>2</sup>), Food and drink outlet (26m<sup>2</sup>) and Short term accommodation (30 rooms) approved 8 February 2024</p>	
<p><b>Change Application (Minor) – A006600293</b></p> <p>Minor change for Development Permit – Material Change of Use for Multiple dwelling (12 units), Health care service (5,090m<sup>2</sup>), Shop (174.2m<sup>2</sup>), Food and drink outlet (84m<sup>2</sup>) and Short term accommodation (36 rooms) approved 3 April 2025</p>	

## 5 Proposed Development

### 5.1 Overview

The subject land is a strategically located site within Brisbane’s inner-northern suburb approximately 3km from the Brisbane CBD, and benefits from strong accessibility to higher-order services and transport infrastructure and within close proximity to the major healthcare precinct centred around the Royal Brisbane and Women’s Hospital.

Following detailed collaboration with the consultant team, and in response to ground conditions, construction methodology, and prevailing market circumstances, several refinements to the approval are required. The proposed changes include a reduction in basement levels to address site and construction constraints, and an adjusted residential and non-residential land use mix to reflect current market demand. Crucially, the changes do not alter the overall building envelope or the fundamental intent of the approved development.

Revised architectural drawings of the proposed development are provided in **Attachment B**.

### 5.2 Comparison of Approved and Proposed

The following table provides a comparison between the development approval and design changes sought in response to ground conditions, construction methodology, and prevailing market circumstances:

#### Summary of Development

Item	Approved Development	Proposed Change
Land Uses	Multiple dwelling Short-term accommodation Health care service Shop Food and drink outlet	Multiple dwelling Health care service Shop Food and drink outlet
Number of Dwellings	12 units	11 units
Health Care Beds	30 beds	Nil
Gross Floor Area	5,090 m <sup>2</sup>	5,302.90m <sup>2</sup> (NLA)
Retail GFA	258.2 m <sup>2</sup>	239.7m <sup>2</sup>
Building Height	RL 38.4 m (7 storeys)	RL 38.65 m (7 storeys)
Podium Height	5 storeys to Lutwyche Road 3 storeys to Victoria Street	3 storeys to Lutwyche Road No change to Victoria Street
Basement Levels	3 levels	1 level
Deep Planting	10%	No change
Site Cover	75.46%	76.2%

## Boundary Setbacks

Boundary	Approved Development	Proposed Change
Lutwyche Road	Levels G–2: 0 m Levels 3–5: 3 m Levels 6–7: 7 m to balcony, 9.7 m to wall	Ground: 0 m Podium Levels 1–2: 0.6 m (up to 2.2 m in parts) Levels 3–5: 3 m Level 6 (residential): 6 m
Victoria Street	Levels 4–5: 9 m to balcony, 11.3 m to wall Level 6: 9 m to terrace, 16.6 m to wall	Ground–Level 2: 6 m to external wall Levels 3–6: 6 m to balcony, 10 m to external wall
Side Boundary	3 m to habitable rooms (Levels 2–5)	No change

## Access, Parking and Infrastructure

Item	Approved Development	Proposed Change
Road Dedication	3.75 m on Lutwyche Road 5.0 m on Victoria Street	No change
Vehicle Access	Left-in only for emergency and service vehicles 9m wide Type B2 access	Modified access permitting essential staff and service vehicle movements only (no general public access)
Car Parking	187 spaces (resident/visitor/tenant) 4 PWD + 1 SDA bay	195 spaces (resident/visitor/tenant) 1 PWD + 1 SDA drop-off bay
Service Bays	2 van service bays	No change
Motorcycle Parking	6 bays	No change

## 5.3 Summary of Changes

Key aspects of the proposed changes are summarised below:

- Replacement of basement parking with basement and podium parking
- Adjustment of upper-level setbacks to Victoria Street
- Addition of one (1) storey as expressed from the Victoria Street frontage (overall height increase of 0.25m).
- Allow essential staff access from Lutwyche Road.

## 5.4 Basement to podium parking

The proposed minor change replaces the previously approved three levels of basement car parking with a single basement level supplemented by podium parking. This change responds directly to ground conditions and construction methodology constraints identified during detailed design and contractor engagement, including the extent of rock excavation required below ground.

From a planning perspective, the revised parking arrangement does not materially alter the intensity or function of the approved development. The total number of parking spaces remains compliant with the Brisbane City Plan 2014 Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy. Parking remains fully contained within the site and does not result in any increase in traffic generation beyond that previously assessed.

Importantly, the podium parking levels are integrated into the overall building form and screened through architectural treatment and active uses where appropriate, ensuring that streetscape outcomes, particularly to Victoria Street, remain consistent with the intent of the approved development.

## 5.5 Interface to Victoria Street

The interface to Victoria Street has been carefully refined as part of the proposed changes. The revised design responds to Council’s prelodgement feedback by ensuring that the lower podium levels present an active and articulated frontage to Victoria Street, with non-residential uses and building modulation providing visual interest and surveillance.

Upper-level setbacks to Victoria Street are maintained or improved relative to the approved scheme, ensuring an appropriate transition to the adjoining residential context. Landscaping and façade articulation soften the built form and maintain an appropriate human scale at street level. Overall, the revised Victoria Street interface continues to achieve the outcomes sought by the Lutwyche Road corridor neighbourhood plan.



## 5.6 Building Height

The proposed changes do not result in any meaningful increase in building height. The development remains a seven-storey building with a maximum height of approximately RL 38.65m, which is consistent with the approved envelope and well within the anticipated scale for development within the District centre (corridor) zone.

The minor numerical increase in height reflects design refinement only and does not alter the building’s visual prominence or result in additional amenity impacts when compared to the approved development.

## 5.7 Staff Access from Lutwyche Road

The minor change includes allowance for emergency and essential staff access via Lutwyche Road. Emergency and essential staff access from Lutwyche Road is a necessary and appropriate component of the approved access strategy, having regard to the site context, road hierarchy and operational requirements of the development.

Lutwyche Road is a designated arterial road within Brisbane's primary movement network. A left-in access from Lutwyche Road provides direct, legible and efficient access for emergency vehicles, essential staff and servicing vehicles, avoiding unnecessary movements through local residential streets and improving emergency response times and operational safety.

The access operates predominantly as left-in only, with left-out movements limited to emergency and service vehicles. Traffic engineering advice confirms the access does not adversely affect the safety, capacity or efficiency of Lutwyche Road. Vehicles decelerate within an existing left-turn lane associated with the nearby Newmarket Road intersection, and the access is located approximately 70 metres from that intersection, providing adequate separation and minimising conflict risk. Both automatic control and signage will be installed to manage access arrangements.

Retaining access from Lutwyche Road reduces reliance on Victoria Street, a lower-order neighbourhood road with limited capacity. Traffic analysis demonstrates that removal of this access would result in increased traffic on Victoria Street, leading to adverse safety and amenity impacts inconsistent with its residential function. The Lutwyche Road access therefore acts as an important mitigation measure that appropriately distributes traffic across the surrounding network.

The access design provides adequate sight distances and on-site queuing, and swept path analysis confirms that ambulances and service vehicles can safely enter and exit the site in a forward direction, consistent with Brisbane City Council's Transport, Access, Parking and Servicing Planning Scheme Policy. Overall, the Lutwyche Road access is justified on operational, safety and network management grounds and aligns with Council's transport planning objectives for arterial road corridors.

## 5.8 Traffic, Parking and Servicing

Traffic engineering advice confirms that the proposed changes will not result in any significant increase in traffic generation or adverse impacts on the surrounding road network. The revised access arrangements improve network efficiency and reduce vehicle demand on Victoria Street. The on-site parking provision remains compliant with the applicable TAPS Planning Scheme Policy rates. Servicing arrangements continue to provide adequate facilities for refuse, deliveries, ambulances and service vehicles, with all manoeuvring occurring within the site.

## 5.9 Waste Management

An updated Operational Waste Management Plan has been prepared to reflect the revised design and confirms that sufficient refuse storage capacity and collection arrangements are provided for both the residential and non-residential components of the development. Waste storage rooms, bin capacities and collection arrangements comply with Brisbane City Council's Refuse Planning Scheme Policy. Waste collection can occur on-site without impacting the public road network, and the revised waste strategy is consistent with the approved development intent.

## 5.10 Landscaping

The proposed landscaping layout generally reflects the approved scheme, with minor adjustments to accommodate the revised podium configuration. Deep planting areas are maintained at not less than 10% of the site area, consistent with the approved development and relevant planning benchmarks. Landscaping continues to provide visual softening, screening and amenity benefits to both Victoria Street

and Lutwyche Road. Revised landscape concept plans of the proposed development are provided in Attachment C.

### 5.11 Changes to Approved Documentation

A detailed review of the existing approved documentation has been completed to assist Council with amended plans captured below.

#### Development Plans

Drawing or Document	Number	Plan Date
Proposed Site Plan Site Plan_I	A-DA-00.03 A-DA-00.03 Revision I	10 DEC 2025 08-AUG-2024
Floor Plan – Basement 01 Floor Plan–Basement 01_R	A-DA-03.02 A-DA-03.02 Revision R	10 DEC 2025 13-FEB-2025
Floor Plan – Basement 03_F	A-DA-03.00 Revision F	13-FEB-2025
Floor Plan – Basement 02_S	A-DA-03.01 Revision S	13-FEB-2025
Floor Plan – Lower Ground Floor Plan – Lower Ground_U	A-DA-03.03 A-DA-03.03 Revision U	10 DEC 2025 13-FEB-2025
Floor Plan – Ground Floor Plan–Ground_Y	A-DA-03.04 A-DA-03.04 Revision Y	10 DEC 2025 05-FEB-2025
Floor Plan – First Floor Plan–First_S	A-DA-03.05 A-DA-03.05 Revision S	10 DEC 2025 05-FEB-2025
Floor Plan – Second Floor Plan–Second_S	A-DA-03.06 A-DA-03.06 Revision S	10 DEC 2025 05-FEB-2025
Floor Plan – Third Floor Plan–Third_R	A-DA-03.07 A-DA-03.07 Revision R	10 DEC 2025 05-FEB-2025
Floor Plan – Fourth Floor Plan–Fourth_R	A-DA-03.08 A-DA-03.08 Revision R	10 DEC 2025 05-FEB-2025
Floor Plan – Fifth Floor Plan–Fifth_U	A-DA-03.09 A-DA-03.09 Revision U	10 DEC 2025 05-FEB-2025
Floor Plan – Sixth Floor Plan–Sixth_S	A-DA-03.10 A-DA-03.10 Revision S	10 DEC 2025 05-FEB-2025
Roof Plan Roof Plan_J	A-DA-04.01 A-DA-04.01 Revision J	10 DEC 2025 05-FEB-2025
Elevation – North-East Elevation –North-East_O	A-DA-09.01 A-DA-09.01 Revision O	10 DEC 2025 05-FEB-2025
Elevation – South-West Elevation –South West_O	A-DA-09.02 A-DA-09.02 Revision O	10 DEC 2025 05-FEB-2025

<del>Elevation – North-West</del> <del>Elevation – North-West_O</del>	<del>A-DA-09.03</del> <b>A-DA-09.03</b> Revision O	<del>10 DEC 2025</del> <b>10 DEC 2025</b>	<del>05 FEB 2025</del>
<del>Elevation – South-East</del> <del>Elevation – South-East_O</del>	<del>A-DA-09.04</del> <b>A-DA-09.04</b> Revision O	<del>10 DEC 2025</del> <b>10 DEC 2025</b>	<del>05 FEB 2025</del>
<del>Section A</del> <del>Section A_N</del>	<del>A-DA-10.02</del> <b>A-DA-10.02</b> Revision N	<del>10 DEC 2025</del> <b>10 DEC 2025</b>	<del>05 FEB 2025</del>
<del>Sections – Ramps_F</del>	<del>A-DA-10.10</del> Revision F		<del>08-AUG-2024</del>
<del>Perspective – Lutwyche Road</del> <del>(North)_M</del>	<del>A-DA-22.01</del> Revision M		<del>08-AUG-2024</del>
<del>Perspective – Lutwyche Road</del> <del>(South)_M</del>	<del>A-DA-22.02</del> Revision M		<del>08-AUG-2024</del>
<del>Perspective – Southern</del> <del>Elevation_L</del>	<del>A-DA-22.06</del> Revision L		<del>08-AUG-2024</del>
<del>Perspective – View towards</del> <del>South elevation_J</del>	<del>A-DA-22.05</del> Revision J		<del>08-AUG-2024</del>

## 5.12 Change to Approved Conditions

A detailed review of the existing approved conditions has been completed. The existing condition to be amended is shown in ~~strikethrough~~ and **bold**.

Existing Condition	Minor Change Request
<p><b>46) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></p> <p>...</p> <p>iv. Parking on the site for total 187 resident/visitor/tenant cars including 4 parking spaces for people with disabilities, and, 1 SDA drop-off space, 2 van service bays, 6 motorcycle bays and for the loading and unloading of vehicles within the site.</p> <p>v. Provide and maintain minimum 15 secure bicycle parking spaces.</p>	<p><b>Amend Condition</b></p> <p>Amend to reflect the revised parking layout and total number of spaces shown on the amended plans.</p>
<p><b>33(a) Implement Management Plan</b></p> <p>Implement the <del>Site Based Stormwater Quality Management Plan (C4707 Revision C) dated 20/04/2021 and prepared by Milanovic Neale Consulting Engineers.</del></p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>33(b) Certification</b></p> <p>Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the <del>Site Based Stormwater</del></p>	<p><b>Amend Condition</b></p> <p>Amend in accordance with the approved stormwater management plan.</p>

<p><del>Quality Management Plan (C4707 Revision C) dated 20/04/2021 and prepared by Milanovic Neale Consulting Engineers have been implemented.</del></p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>33(c) Maintain Management Plan</b></p> <p><del>Maintain the Site Based Stormwater Quality Management Plan (C4707 Revision C) dated 20/04/2021 and prepared by Milanovic Neale Consulting Engineers.</del></p>	
<p><b>51) Site Drainage - Major</b></p> <p>Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, generally in accordance with the <del>Stormwater management layout plan drawing number C4707 – SK21 Rev. C; dated 20.04.21 from Milanovic Neale Consulting Engineers</del> and in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p><b>Amended Condition</b></p> <p>Amend in accordance with the approved stormwater management plan.</p>

## 6 Assessment of Minor Change

### 6.1 Overview

This section assesses the proposed changes against the definition of a minor change under the *Planning Act 2016* and the Development Assessment Rules. The assessment confirms that the changes are minor in nature, do not result in a substantially different development and are appropriate to be approved as a change application (minor).

### 6.2 Schedule 2: Minor Change Criteria

The proposed changes do not result in any new or increased impacts on the surrounding area. There is no increase in the number of lots, no introduction of new uses, and no change to the overall development intent. Traffic, parking and servicing impacts remain within acceptable limits, as demonstrated by the updated traffic engineering advice. Waste management arrangements remain compliant with Council requirements.

The changes do not require public notification, do not introduce new assessment benchmarks and do not change the level of assessment that applied to the original application. Accordingly, the proposal satisfies the minor change criteria under Schedule 2 of the Development Assessment Rules.

An assessment of the proposed changes against Schedule 2 is provided below.

Schedule 2, Planning Act – Minor change criteria	GPC response
(b) Would not result in substantially different development	<b>Complies</b> Refer to <b>Section 5.3</b> below.
(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	<b>Complies</b> The proposed minor change does not introduce prohibited development.
(B) Referral to a referral agency, other than the chief executive, if there were no referral agencies for the development application	<b>Complies</b> If the application were relodged (including the change) referral would not be required to a referral agency other than the chief executive.
(C) Referral to extra referral agencies, other than to the chief executive	<b>Complies</b> If the application were relodged (including the change), referral to extra referral agencies would not be required other than to the chief executive.
(D) Referral agencies, in assessing the application under section 55(2), to assess the application against, or have regard to a matter, other than a matter the referral agency must have assessed the	<b>Complies</b> The application (including the change) would not require a referral agency to assess the application against any new matters not considered as part of the original assessment.

application against, or had regard to, when the application was made	
(E) Public notification if public notification was not required for the development application	<b>Complies</b> The original development application was subject to public notification.

### 6.3 Schedule 1: Substantially Different Development Test

Schedule 1 of the DA Rules sets out the ‘substantially different development’ test when considering a minor change application. The proposed change is not substantially different from the approved development, and we consider it appropriate for a minor change application. The basis for this position is as follows:

- Building height is maintained at 7 storeys and is within 0.25m of the approved height
- Bulk and scale are largely maintained through a very similar building envelope
- The core land use composition, including health care tenancies, SDA units and ground floor retail tenancies are maintained with minor reductions in floor space
- Very minor increases in parking provisions and site cover
- Altering floor layout to replace basement level parking with podium parking, and include all SDA units at the top floor as a response to licensed SDA housing providers feedback around operational efficiencies for NDIS and SDA housing participants
- Delivering a feasible project based on more detailed design and engineering investigations since approval including below ground construction issues, contractor feedback and investor requirements
- Vehicle access arrangements maintained while allowing for emergency and essential staff access from Lutwyche Road.

An assessment of the proposed changes against Schedule 1 is provided below.

Schedule 1, DA Rules – Substantially different development test		GPC response
<b>(4) A change may be considered to result in a substantially different development if any of the following apply to the proposed changes:</b>		
(a) involves a new use		The proposed change does not involve a new use.
(b) results in the application applying to a new parcel of land		The proposed change does not involve a new parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance		The proposed change does not dramatically alter the development in terms of scale, bulk and appearance, as demonstrated in the architectural set submitted ahead of the pre-lodgement meeting.
(d) changes the ability of the proposed development to operate as intended (for example, reducing the size of a retail complex		The proposed change does not change the ability of the development to operate as intended as a healthcare-focused mixed-use development.

may reduce the capacity of the complex to service the intended catchment)	The proposed change maintains the key uses comprising the development, including health care tenancies, SDA units (supported accommodation) and ground-floor retail tenancies.
(e) removes a component that is integral to the operation of the development	The proposed change does not remove any integral components of the development. Removal of the short-term accommodation is not an integral part of the health care precinct's focus on providing health care service tenancies and SDA units.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	<p>The proposed change does not significantly impact on traffic flow or the transport network.</p> <p>Additional parking spaces are proposed on site which is negligible in the context of 187 spaces under the approved scheme.</p> <p>Access from Lutwyche Road is able to be managed to allow for emergency and essential staff and vehicles only.</p>
(g) introduces new impacts or increase the severity of known impacts	The proposed change does not introduce new impacts or increase the severity of known impacts.
<p>(h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –</p> <p>Introduces new social impacts or increase the severity of known social impacts; or</p>	The proposed development does not require social impact assessment.
(i) removes an incentive or offset component that would have balanced a negative impact of the development	The proposed change does not remove an incentive or offset component.
(j) impacts on infrastructure provisions	The proposed change does not impact on infrastructure provisions or cause additional demand on the infrastructure network.

When assessed against the substantially different development test, the proposed changes clearly remain within the scope of the approved development. The use mix remains focused on healthcare and complementary commercial uses. The building envelope, height, bulk and scale are materially unchanged.

The revised access and parking arrangements improve functional outcomes without introducing additional impacts. There is no increase in demand on external infrastructure beyond that previously approved. Overall, the development would be readily recognisable as consistent with the approved development.

## 7 Conclusion

The proposed changes to the approved Windsor Health Hub development are minor in nature and arise from detailed design resolution, construction considerations and evolving market conditions. The changes do not alter the fundamental intent, scale or function of the approved development and do not result in any additional impacts on the surrounding area.

The proposal satisfies the definition of a minor change under the *Planning Act 2016* and the Development Assessment Rules and continues to achieve appropriate planning, urban design, traffic, servicing and amenity outcomes consistent with Brisbane City Plan 2014. Approval of the minor change application is respectfully sought.

We trust the information provided is sufficient and allows Council to undertake an assessment of the proposed changes to the development approval and respectfully request that the application be supported subject the changes outlined in this report.

If there are any questions, please do not hesitate to contact me on at [simon@jgplan.com.au](mailto:simon@jgplan.com.au) or on (07) 3392 1911.

Yours sincerely,



**Simon Grice**  
Director



## Contact Details

T: 07 3392 1911

E: [info@jgplan.com.au](mailto:info@jgplan.com.au)

W: [www.jgplan.com.au](http://www.jgplan.com.au)

A: PO Box 8103, Woolloongabba Q 4102

ABN: 14 648 572 990