



TAM DANG PLANNING PTY LTD

PLANNING REPORT

MINOR CHANGE & EXTENSION APPLICATION

(A004012721: Development Permit for
Material Change of Use – Multiple Dwelling)

**145 Central Avenue
Indooroopilly Qld 4168
Lot 20 ON RP23461**

Applicant: Liverland Properties Pty Ltd
c/- Tam Dang Planning Pty Ltd
September 2026

BCC DS

RECEIVED

23/09/2026

APPLICATION REF

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APPENDICES

Appendix A – Revised Plans

Appendix B – Approved Plans A006657668

Appendix C - Court Order 2630 of 2026

Appendix D – Changes to Plans & Conditions (.doc format)

1. Introduction

This planning assessment accompanies a change application pursuant to Section 78 (Making change application) and Section 79 (Requirements for change applications) of the *Planning Act 2016*. It is proposed to modify the current approval to reflect attached drawings and documents and corresponding amendments to relevant conditions, in accordance with Section 81 (Assessing change applications for minor changes) of the *Planning Act 2016*.

The applicant is also seeking an extension to the currency period pursuant to Section 86 (Extension applications) of the *Planning Act 2016*.

This existing approval (A004012721) was issued under v1.01/2014 of the *Brisbane City Plan 2014* over land at 145 Central Avenue, Indooroopilly, and described as Lot 20 on RP2346. It involved **Development Permit** for **Material Change of Use** for Multiple Dwelling.

Construction works are significantly advanced. This modification application seeks to resolve structural, or site issues encountered during the construction phase, while incorporating ameliorative adjustments to reduce construction costs.

2. Approval History

The table below identifies the site development history.

Application Number	Application Type	Approval Date
A004012721	- Development Permit for Material Change of Use: • Multiple Dwelling (27 Units)	18/12/2015
A005218299	- Extension to existing approval up and including the 5th of February 2024 (not including subsequent ministerial extensions).	04/07/2019
A005399201	- Minor change approval - Amended layout and reduction in density from 27 unit to 24 units	03/07/2020
A006657668	- Minor change approval - Amended layout and reduction in density from 24 unit to 23 units.	17/04/2025
Ministerial extensions	- Three ministerial extensions were granted and extended the currency period until the 5th of February 2026. • 6 months – Has effect from 21/07/20 to 31/10/20. • 6 months – Has effect from 1/09/21 to 30/09/21. • 12 months – Has effect from 29/04/22 to 24/06/22. -	
P&E No. 2630 of 2026	- Court approval for an extension to the currency period until 2nd of October 2026. Refer to Court order No. 2630 of 2026 attached in Appendix C.	04/09/2026

3 Proposed Changes

As noted, construction works are now well advanced. Minor amendments to the approved plans are required to accommodate structural elements, reduce costs, and to incorporate previous Council's amendments in red. The overall residential density and unit mix remain unchanged, with modifications generally limited within the existing approved footprint.



- Construction progress as of August 2026

3.1 Architectural Plans

With reference to the comparison of the revised plans attached in **Appendix A** and existing approved plans attached in **Appendix B**, a summary of the main architectural changes is outlined below:

Basement (refer to the comparison of **Figure 1 - Figure 2** below)

- Height limit added to carparks #5 and #6
- Storeroom doors removed
- Overland flow fencing indicated as per council markup on previous amendment

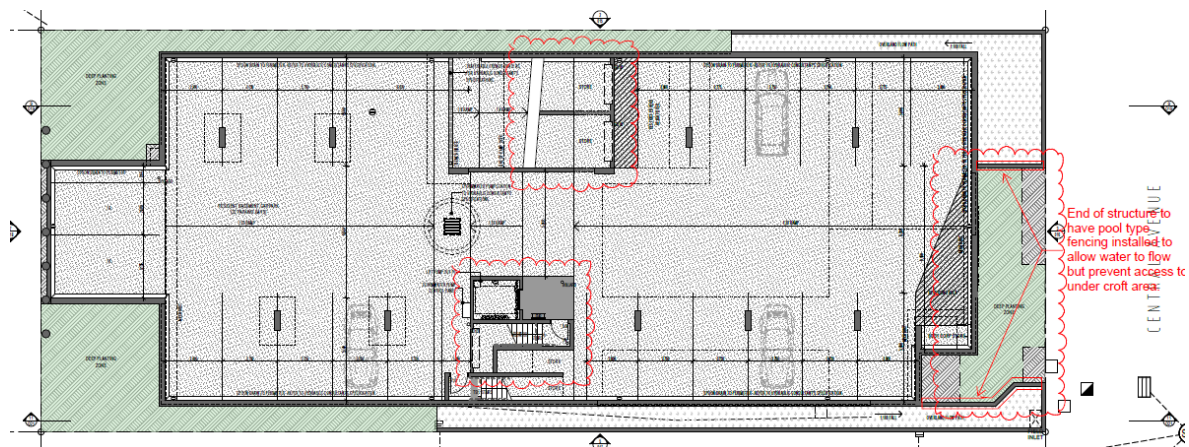


Figure 1 - A006657668 Approved Basement Floor Plan

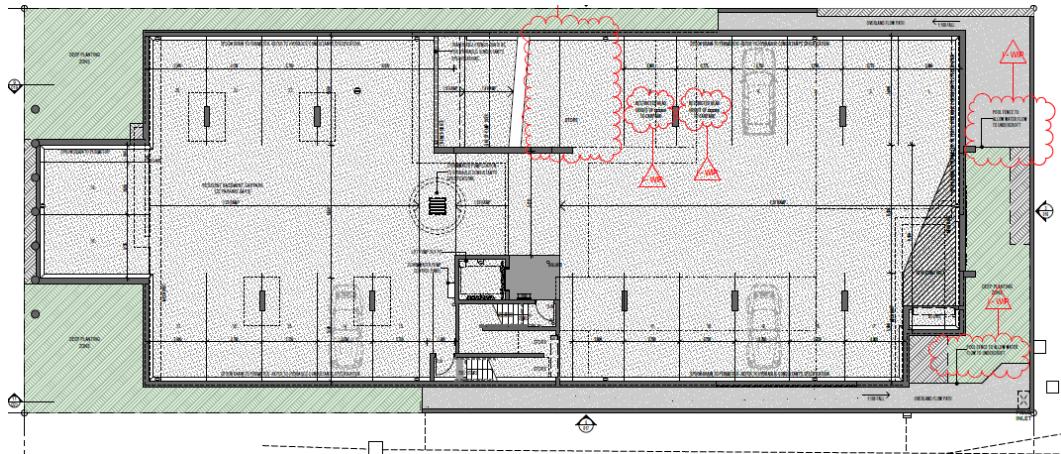


Figure 2 - Revised Basement Floor Plan

Ground Floor Plan (refer to the comparison of **Figure 2** and **Figure 3** below)

- Height Limit added to end of aisle
- Gas meter structure removed
- Screening/ pergola reduced over refuse collection location

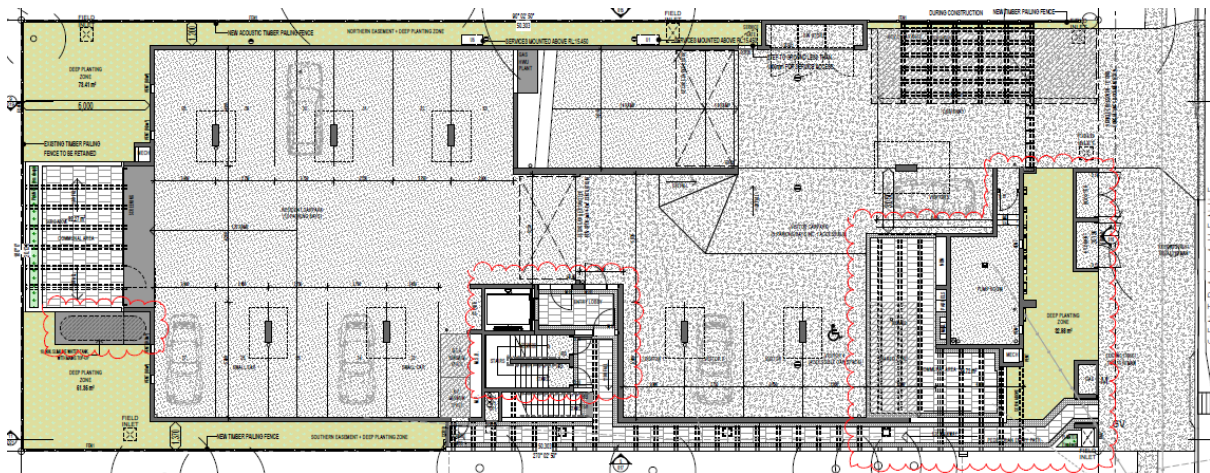


Figure 3 - A006657668 Approved Ground Floor Plan

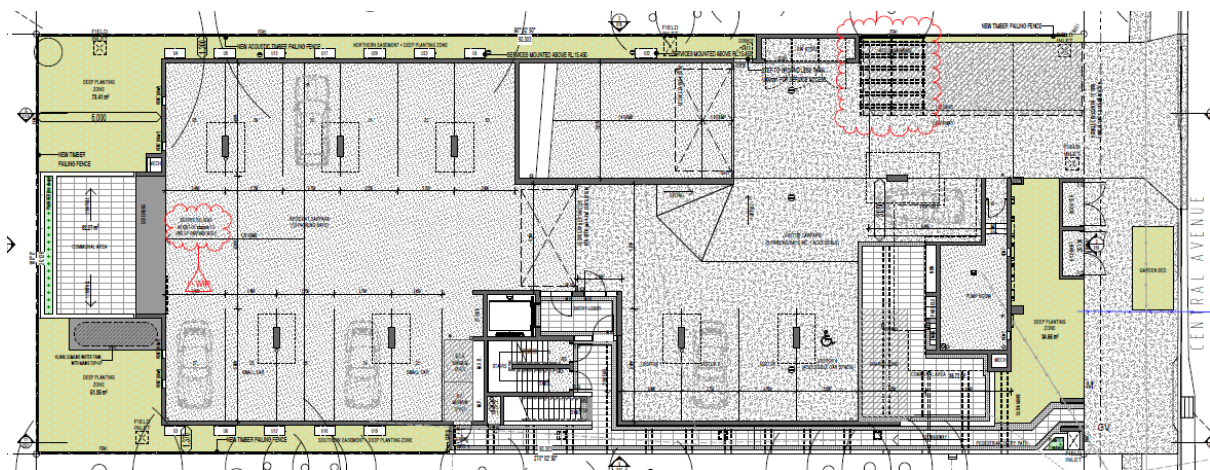


Figure 4 - Revised Ground Floor Plan

Level 1 Floor Plan (refer to the comparison of **Figure 5** and **Figure 6** below)

- Screening/ pergola reduced over refuse collection location
- A/C service area removed

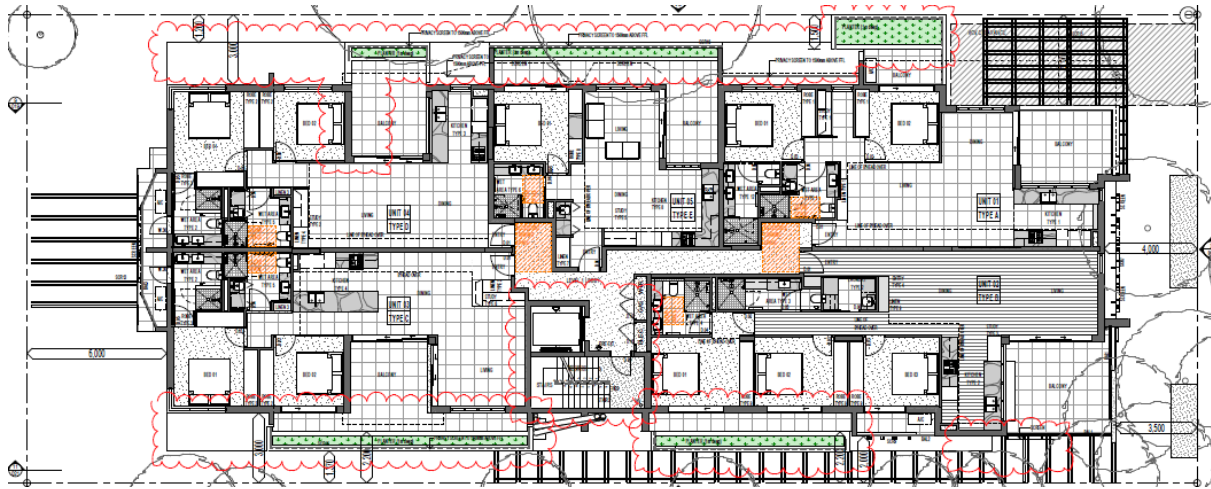


Figure 5 - A006657668 Approved Level 1 Floor Plan

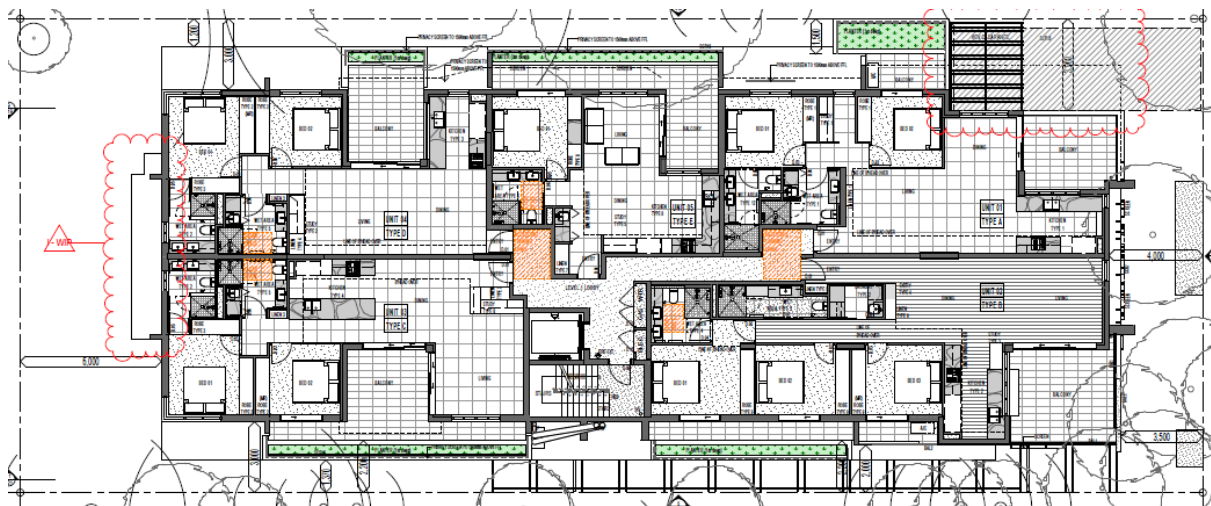


Figure 6 - Revised Attached Level 1 Floor Plan

Levels 2-5 Floor Plans

- A/C service area no longer required and removed.

Level 6 Floor Plan

- No discernible changes.

North Elevation (refer to the comparison of **Figure 7** and **Figure 8** below)

- Reduction in brick cladding extent.
- Reduction in (non-privacy type) screenings.



Figure 7 – A006657668 Approved north elevation



Figure 8 – Revised north Elevation

South Elevation (refer to the comparison of **Figure 9** and **Figure 10** below)

- Reduction in brick cladding extent.
- Reduction in (non-privacy type) screenings.

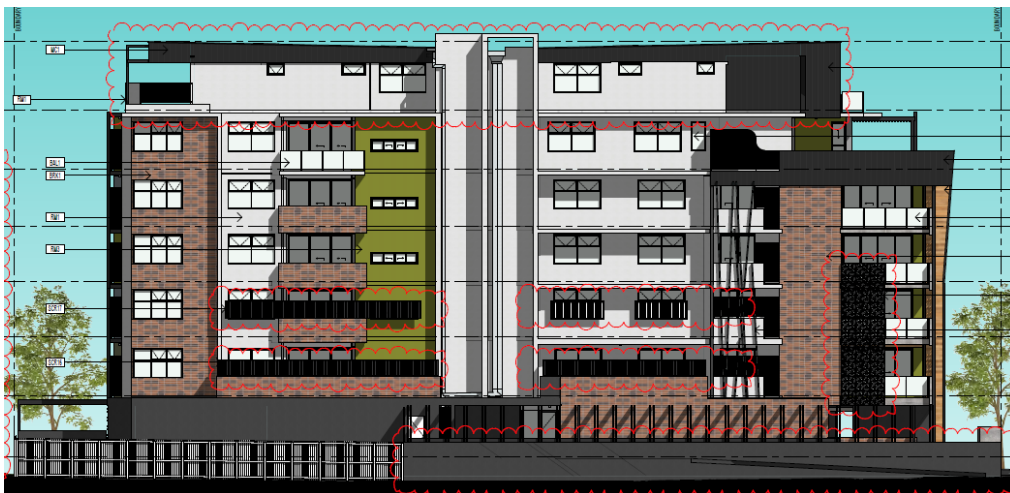


Figure 9 – Approved south elevation



Figure 10 – Revised south elevation

East Elevation

- No discernible changes.
- Gas meter structure removed.

West Elevation (refer to the comparison of **Figure 11** and **Figure 12** below)

- Removal of non-privacy type screening to simplified design.

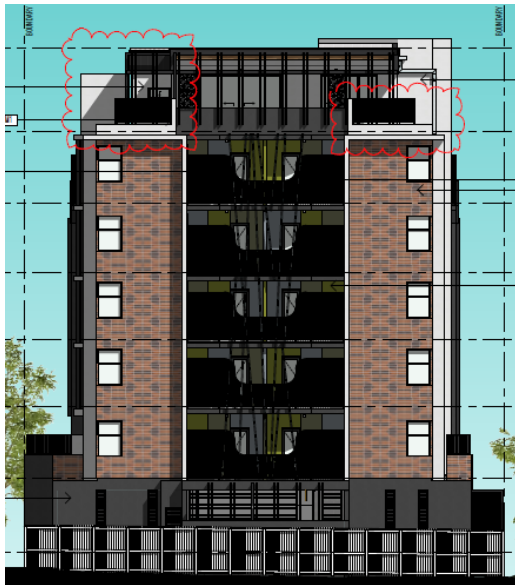


Figure 11 – Approved west elevation



Figure 12 – Revised west elevation

3.2 Car park bays 5 & 6 height clearance

Portion of car parks 5 and 6 have a restricted height clearance of 2.15m at the lowest point due to the constructed ramp support structure (see sketch below). This reduced height does not compromise safety or usability for the specific vehicles utilising these two spaces. Furthermore, a clearance of 2.15m remains fully compliant with the minimum height requirements for private

residential bays under Australian Standard AS 2890.1. Accordingly, it is requested that condition 31 (v) is to be amended to reflect the revised height of these two spaces.

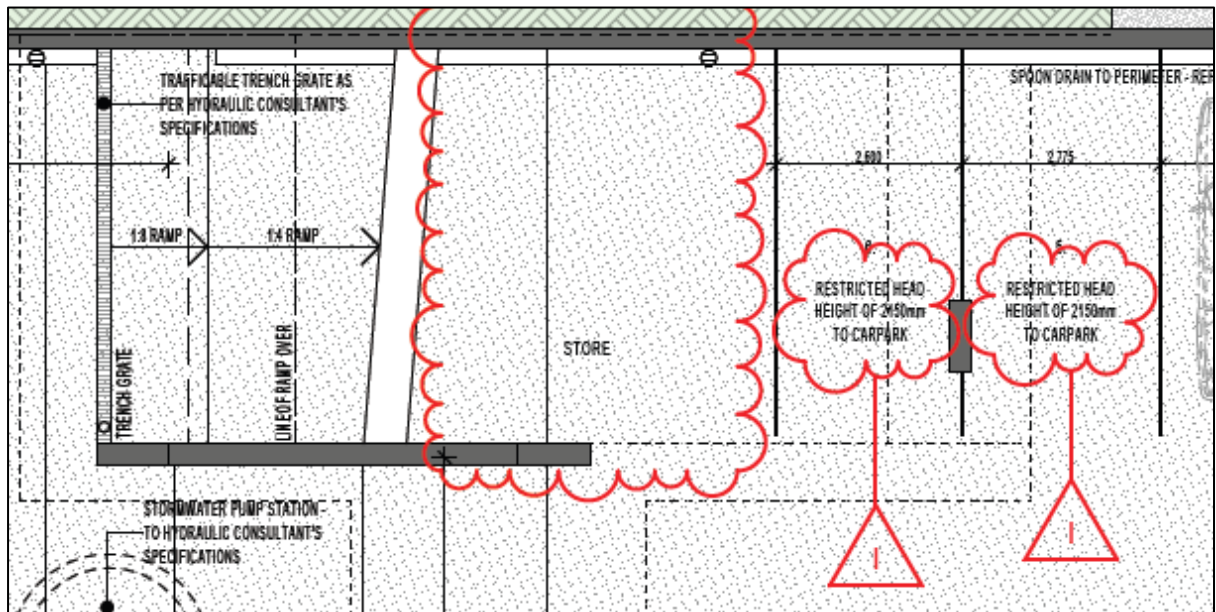


Figure 13 – Bay 5 & 6 notated at 2150mm

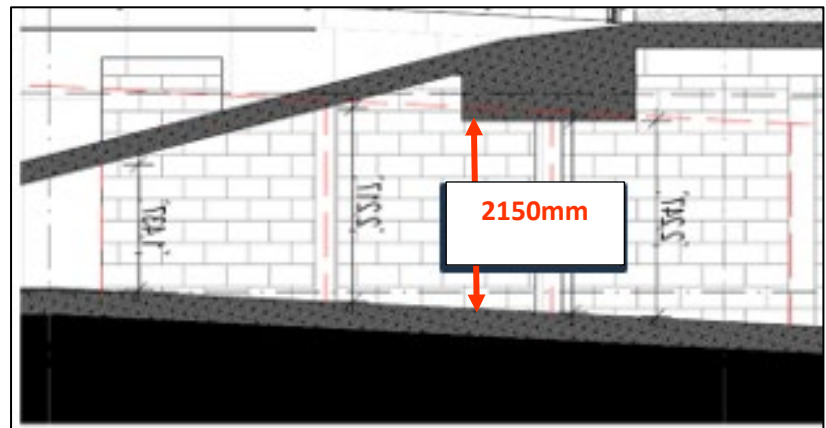


Figure 14 – Cross section

4 Approval Package

4.1 Drawings and Documents

With reference to the ‘Drawings or Documents’ schedule of the existing approval, we ask that this is updated to:

- Replace the *Architectural Plans* with those attached (**Appendix A**).

A complete list of numbers to be amended is provided in **Appendix D** (.doc format) as required.

4.2 Conditions

Further to discussion in **Section 3.2** above, condition 31 (v) is required to be amended to reflect the minor change to the height for car bays 5 & 6.

Condition 31) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking	
Proposed Wording of Condition	Construct access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following: i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. ii. Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s). iii. Parking on the site for 33 resident/tenant cars 5 visitor cars and for the loading and unloading of vehicle(s) within the site v. A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities, other than as marked on plans for bays 5 & 6. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc). vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site....

A complete list of conditions (and revised wording) to be amended is provided in **Appendix D** (.doc format) as required.

4.3 Infrastructure Charges Notice

The proposed changes do not alter the unit number or the unit mix. As such, an amended infrastructure charges notice is not required.

5. Minor Change Assessment

5.1 Assessment of ‘Minor Change’

With this minor change application made with regards to Section 81/81A of the *Planning Act 2016*, as previously discussed in **Section 2** above, Schedule 2 defines a ‘minor change’ for a development approval as follows:

(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, 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 application against, or had regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*

We are of the opinion that the proposed changes constitute a **minor change** application and **not** a ‘change other than minor’ application for the following reasons:

- 1) *The proposal does not result in a substantially different development.*

RESPONSE: Discussion against the ‘substantially different development’ criteria is provided in **Section 5.2** below.

- 2) *The proposal does not result in the inclusion of prohibited development.*

As outlined above, the proposed development remains as per the approved uses (Multiple Dwellings). This does not constitute prohibited development under the current legislation.

- 3) *The proposal does not trigger referral to any new referral agencies.*

The original development application did not trigger referral to any advice agencies or concurrence agencies in accordance with the *Sustainable Planning Act 2009* and the proposed changes do not trigger any new referrals.

4) *The proposal does not trigger additional public notification.*

The proposed changes do not introduce any new components or uses that would require additional public notification. In accordance with Section 82 of the *Planning Act 2016*, A minor change does not trigger additional public notification.

5.2 Assessment of ‘Substantially Different Development’

With reference to Schedule 1 of the DA Rules, it is noted an assessment manager may determine a change to a development approval where “*amongst other criteria – a minor change is a change that would not result in a ‘substantially different’ development*”.

Section 4 outlines what may be considered to result in a substantially different development. Discussion against each point is provided as follows:

(a) *Involves a new use; or*

RESPONSE: The development remains as per the approved use – ie Multiple Dwelling.

(b) *Results in the application applying to a new parcel of land; or*

RESPONSE: No additional parcels of land are proposed to be included.

(c) *Dramatically changes the built form in terms of scale, bulk and appearance; or*

RESPONSE: As noted above, changes are generally to the internal layout with negligible impacts to design of the building in terms of design scale, bulk and appearance.

(d) *Changes the ability of the proposed development to operate as intended; or*

RESPONSE: As previously discussed, the proposed use remains unchanged, and the building remains mixed use. The amendments do not affect the development operation as ‘Multiple Dwelling’.

(e) *Removes a component that is integral to the operation of the development; or*

RESPONSE: The proposed change does not “remove” any components of the development that are integral to the operation. As outlined within this report, the building remains provided with appropriate vehicular access, servicing arrangement, pedestrian access, private open space, communal open space etc.

(f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

RESPONSE: The proposed changes do not alter the approved density or traffic generation. The number of crossovers and their location remain unchanged. Sufficient car parking spaces are provided onsite for residents and visitors. As such, the proposed changes do not “significantly impact” the overall traffic flow and transport network.

(g) Introduces new impacts or increase the severity of known impacts; or

RESPONSE: It is not considered that the abovementioned changes introduce a new impact or increases the severity of a known impact.

(h) Removes an incentive or offset component that would have balanced a negative impact of the development; or

RESPONSE: The development is not considered to have remove an incentive or offset component.

(i) Impacts on infrastructure provisions.

RESPONSE: The proposed changes do not alter the unit number or unit mix. In this regard, the proposed change is not considered to have a negative impact on infrastructure provisions.

5.2 Grounds for Request

With reference to Section 81(2) of the *Planning Act 2016*, the following grounds for request of the minor change are noted:

- The proposed development’s compliance with the relevant provisions of the *Planning Scheme* applicable at the time the original application was made will not be affected by the amendments proposed;
- The proposed changes do not result in a substantially different development which would prejudice compliance against the performance criteria of the Multiple Dwelling Code applicable at the time;
- The proposal is not considered to generate any issues from a planning point of view that would warrant the refusal of the requested changes.
- The category of assessment remains unchanged.

- The proposed changes are not considered to frustrate any properly made submissions received during the original public notification period. The issues identified in the submissions have been dealt with by the materials provided by the Applicant to support the Development Application (and subsequent change applications), or conditions of the Development Approval. The proposed changes are ameliorative (to the internal layout) and cosmetic (to the external facade) in nature. It does not affect the development bulk, scale, density, traffic generation or overall design language to generate additional grounds for submissions.
- No additional public notification is required.
- It does not require referral to any new concurrence or advice agencies.

6. Extension of Time

As previously outlined above, the subject site contains an existing approval with a currency period until the 02nd of October 2026 (refer to the Court Order 2630 of 2026 attached in **Appendix C**). The applicant is therefore also seeking an extension to the relevant period, pursuant to Section 86 of the Planning Act 2016 for the current approval over the abovementioned site.

Evident from this letter, construction is well advanced with completion due in 2028. It is considered that an increased extension to the currency period is warranted in this instance to enable completion of construction, plans registrations and commencement of use. As such, in accordance with 86(2)(a) of the Planning Act 2016 this letter acts as written notice to request an extension to the currency period up to and including the **29th of December 2028**.

7. Conclusion

This application is made in respect of a ‘minor change’ and ‘extension application’ pursuant to Section 81 and Section 86 of the Planning Act 2016. Reference to the drawings, documents and conditions should be updated further to the discussion above and relevant appendices. To this end, we are of the opinion that the proposed changes:

- do not result in a substantially different development;
- does not change the level of assessment;
- remain compliant with the performance criteria of City Plan 2014 with no additional or new performance outcomes against the applicable benchmarks not considered as part of the original approval;
- do not generate any issues from a planning point of view that would warrant the refusal of the requested changes; and
- warrant the requested extension to the approval period for the applicant to complete construction and commencement of use.

In all circumstances we consider this development to comply with the permissible change criteria and as such deserve Council’s favourable consideration.