

MEWING  
PLANNING  
CONSULTANTS

Mewing Planning Consultants  
GPO Box 1506  
Brisbane QLD 4001

0421 780 354  
mewing.com.au

19 November 2025

Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

BCC DS  
RECEIVED  
19-11-2025  
APPLICATION REF  
A006909308

Dear Sir / Madam,

**CHANGE APPLICATION (MINOR CHANGE) PURSUANT TO SECTION 81 OF *PLANNING ACT 2016*, OVER LAND AT 208-220 GIVEN TERRACE, PADDINGTON**

Mewing Planning Consultants act on behalf of P & M V Constructions Pty Ltd (**the Applicant**) in relation to the site at 208-222 Given Terrace, Paddington.

On behalf of the Applicant, and pursuant to section 78 of the *Planning Act 2016* (**the Planning Act**), we hereby submit a Change Application (Minor Change) to change the Development Approval over the site comprising a Development Permit for a Material Change of Use Food and Drink Outlet, Shop, Short-term accommodation and multiple dwelling, and for Building work for Partial demolition to the Commercial Character building (Council Ref: A006603988).

Details of the Change Application, including relevant background information, proposed changes, statutory town planning framework, and statutory town planning assessment, are included in the enclosed Town Planning Assessment prepared by Mewing Planning Consultants. In conjunction with the Town Planning Assessment, the application is supported by the following material:

- **Attachment A** – Existing Development Approval (Council Reference: A006603988);
- **Attachment B** – Revised Architectural Plans, prepared by DAH Architecture;
- **Attachment C** – Revised Landscape Concept Plan, prepared by Arcadia Landscape Architecture;
- **Attachment D** – Heritage Assessment, prepared by Pendergast Architects;
- **Attachment E** – Traffic Assessment, prepared by PTT; and
- **Attachment F** – Waste Assessment, prepared by MRA Environmental.;

Should you have any queries regarding this correspondence, please contact Nicole Boulton on 0403 155 291 or at [nicole.boulton@mewing.com.au](mailto:nicole.boulton@mewing.com.au).

Yours sincerely,

A handwritten signature in black ink that reads "NBoulton". The signature is written in a cursive, flowing style.

Nicole Boulton  
Principal Planner  
**Mewing Planning Consultants**

# Change Application (Minor Change) Town Planning Assessment

208-220 Given Terrace, Paddington

## 1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (**Council**) (the responsible entity) pursuant to section 78 of the *Planning Act 2016* (**Planning Act**).

The Change Application comprises a Minor Change (as defined by Schedule 2 of the Planning Act) and accordingly must be assessed and decided pursuant to section 81 of the Planning Act.

The Change Application (Minor Change) relates to the existing development approval (Council Ref: A006603988) over the site at 208-220 Given Terrace, Paddington (**the site**) for a Development Permit for a Material Change of Use for Food and Drink Outlet, Shop, Short-term Accommodation and Multiple Dwelling, and for Building Work for partial demolition to the Commercial Character building (**Attachment A**).

The Change Application to A006603988 (**Attachment A**) is made in accordance with the requirements for change applications pursuant to section 79 of the Planning Act, as it is made in the approved form and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement of the Change Application.

There are no affected entities for the proposed Change Application. The original development application did not trigger referral to the State Assessment and Referral Agency (**SARA**) or any other referral agency.

In conjunction with this Town Planning Assessment, the application is supported by the following reporting (together with the owners consent and statutory forms):

- Attachment A – Existing Development Approval (Council Reference: A006603988);
- Attachment B – Revised Architectural Plans, prepared by DAH Architecture;
- Attachment C – Revised Landscape Concept Plan, prepared by Arcadia
- Attachment D – Heritage Assessment, prepared by Pendergast Architects;
- Attachment E – Traffic Assessment, prepared by PTT; and
- Attachment F – Waste Assessment, prepared by MRA Environmental.

## 2. Background

### 2.1 Site and Relevant Planning Designations

The subject site is located at 208-220 Given Terrace, Paddington and is formally described as Lots 4 and 5 on RP19592, Lot 3 on RP103747 and Lot 1006 on SL4210. The site is irregular in shape and comprises an area of 2,803m<sup>2</sup>.

Having regard to the Certificate of Title for the site, the current owners of the site are:

- Lot 1006 on SL4210: P & M V Constructions Pty Ltd (A.C.N. 009 773 764);
- Lot 3 on RP103747, Lot 4 on RP19592 and 5 on RP19592: Anton and Nikola Vidakovic.

The site is not affected by any easements or encumbrances.

The site is subject of the *Brisbane City Plan 2014 (the City Plan)*, version 34.00/2025 at the time of lodgement of the Change Application, pursuant to which the following key planning designations apply. The following table also provides a comparison of the provisions applicable at the time of the current approval (City Plan version 29.00/2023)

Table 1 - Town Planning Designations		
	City Plan (v. 34.00/2025) Current Change Application	City Plan (v. 29.00/2023) Current Approval
<b>Zone</b>	District Centre	District Centre
<b>Neighbourhood Plan</b>	Latrobe and Given Terrace Neighbourhood Plan (Centres Precinct)	Latrobe and Given Terrace Neighbourhood Plan (Centres Precinct)
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Airport environs overlay               <ul style="list-style-type: none"> <li>○ OLS – approach and departure limitation surface boundary</li> <li>○ Procedures for air navigation surfaces (PANS)</li> <li>○ BBS zone – Distance from airport 8-13km</li> </ul> </li> <li>• Bicycle network overlay               <ul style="list-style-type: none"> <li>○ Primary Cycle Route – Given Terrace</li> </ul> </li> <li>• Commercial Character Building Overlay (212-220 Given Terrace)</li> <li>• Community purposes network overlay</li> <li>• Critical infrastructure and movement network overlay               <ul style="list-style-type: none"> <li>○ Critical infrastructure and movement planning area sub-category</li> </ul> </li> <li>• Heritage Overlay (208 Given Terrace)</li> </ul>	<ul style="list-style-type: none"> <li>• Airport environs overlay               <ul style="list-style-type: none"> <li>○ OLS – approach and departure limitation surface boundary</li> <li>○ Procedures for air navigation surfaces (PANS)</li> <li>○ BBS zone – Distance from airport 8-13km</li> </ul> </li> <li>• Bicycle network overlay               <ul style="list-style-type: none"> <li>○ Primary Cycle Route – Given Terrace</li> </ul> </li> <li>• Commercial Character Building Overlay (212-220 Given Terrace)</li> <li>• Community purposes network overlay</li> <li>• Critical infrastructure and movement network overlay               <ul style="list-style-type: none"> <li>○ Critical infrastructure and movement planning area sub-category</li> </ul> </li> <li>• Heritage Overlay (208 Given Terrace)</li> </ul>

Table 1 - Town Planning Designations		
	City Plan (v. 34.00/2025) Current Change Application	City Plan (v. 29.00/2023) Current Approval
	<ul style="list-style-type: none"> <li>○ Area adjoining heritage sub-category</li> <li>• Industrial Amenity Overlay               <ul style="list-style-type: none"> <li>○ Industrial amenity investigation area sub-category</li> </ul> </li> <li>• Road hierarchy overlay               <ul style="list-style-type: none"> <li>○ Given Terrace - Suburban Road</li> <li>○ Guthrie Street – Neighbourhood Road</li> </ul> </li> <li>• Streetscape hierarchy overlay               <ul style="list-style-type: none"> <li>○ Centre Street Minor – Given Terrace and Guthrie Street</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>○ Area adjoining heritage sub-category</li> <li>• Industrial Amenity Overlay               <ul style="list-style-type: none"> <li>○ Industrial amenity investigation area sub-category</li> </ul> </li> <li>• Road hierarchy overlay               <ul style="list-style-type: none"> <li>○ Given Terrace - Suburban Road</li> <li>○ Guthrie Street – Neighbourhood Road</li> </ul> </li> <li>• Streetscape hierarchy overlay               <ul style="list-style-type: none"> <li>○ Centre Street Minor – Given Terrace and Guthrie Street</li> </ul> </li> </ul>

As identified above, the current planning framework is consistent with that in force at the time of the current approval and the original approval.

## 2.2 Approval Background

### **Short-term Accommodation and Centre Activities – December 2014 (Council Reference: A003627202)**

In December 2014, Brisbane City Council approved a Development Permit for Material Change of Use for Short Term Accommodation and Centre Activities, Preliminary Approval for Carrying out Building Work. This application was not pursued and has not been constructed.

### **Child Care Centre (A005905213) – July 2022**

The Child Care Centre approval over the site was granted by Council by way of a Decision Notice dated 8 July 2022. This application has been subject to a subsequent change application being A006661472, this has been enacted, and the childcare centre is now constructed and operational.

### **Short Term Accommodation, Multiple Dwelling and Centre activities (A006603988)- March 2025**

The relevant approval for this minor change application is A006603988, which was properly made on 10<sup>th</sup> September 2024 and approved on 17<sup>th</sup> March 2025. The approval is for a Development Permit for Building Work for Partial Demolition of a Commercial Character building and a Development Permit for a Material Change of Use for a Multiple Dwelling, Short Term Accommodation, Shop and Food and Drink Outlet.

The approval sought to retain, restore and activate the commercial character buildings along Given Terrace, through the development of a five (5) storey residential building and a four (4) storey short-term accommodation building.



**Figure 1:** Render of the approved development (A006603988) (Source: DAH.A, 2024)

The key components of this approval included:

- Retention of commercial character buildings to accommodate non-residential centre activities;
- Revitalisation of the public realm, including through provision of a laneway ‘Hanlon Laneway’;
- Addition of a five (5) storey residential building (on the eastern portion of the site) and a four (4) storey short-term accommodation building (on the western portion of the site);
- The five (5) storey residential building comprises 12 x three (3) bedroom apartments;
- The Short-term Accommodation use comprises a total of 31 standard hotel-style rooms;
- Communal open space for both the short-term accommodation and multiple dwelling, on the rooftop of each building and
- Indoor recreation bar/function space which operates as an ancillary space to the short-term accommodation, on the rooftop of the short-term accommodation building.



**Figure 2:** Render of the approved development - 208-220 Given Terrace, Paddington 4064 (Source: DAH.A, 2024)

### 3. Proposed Changes

#### 3.1 Overview of Proposed Changes

The proposed changes to the approved development are due to operational requirements of the short-term accommodation use, mixed-use tenancies and overall improvements to site functionality. These changes have arisen due to detailed design and technical inputs relating to construction and delivery, whilst the project has progressed towards construction.

The following section provides a detailed summary of the proposed changes (**Table 2**). Please also refer to the amended Architectural Plans included in **Attachment B**. The following table provides a development summary of the proposed development:

Table 2: Proposal overview		
Component	Details	
Site Area	2,830m <sup>2</sup>	
Dwelling yield	<b>Multiple Dwelling</b>	<b>Short term accommodation</b>
	3 x 3 bedroom units	33 x 1-bedroom units
	1 x 4 bedroom unit	
	2 x 1 bedroom unit	
	12 units total	33 units
Total GFA	<b>Multiple Dwelling:</b> 1,547m <sup>2</sup> <b>Short term accommodation:</b> 1,359m <sup>2</sup> <b>Shop/Food and Drink Outlet:</b> 821m <sup>2</sup>	
Height	4-5 storeys	
Site Cover	1,315m <sup>2</sup> (84%)	
Landscaping	<b>Development area:</b> Total Landscaping = 466.26m <sup>2</sup> (34.70%)  <b>Deep Planting over the site:</b> Deep Planting = 31m <sup>2</sup> (2.4%)  <b>Total Landscaping over the site:</b> Total Landscaping = 477.70m <sup>2</sup> (37.14%)	
Impervious and Pervious Area	<b>Development Area Existing:</b> Impervious Area: 355.60m <sup>2</sup> Pervious Area: 43.73m <sup>2</sup>  <b>Development Area Proposed:</b> Impervious Area: 234.63m <sup>2</sup> Pervious Area: 94.43m <sup>2</sup>	

Refer to **Attachment B – Architectural Development Summary** for additional details.

### **Basement levels**

To improve the overall functionality of the proposed development for future site users and residents various changes have been proposed. The key numerical changes are outlined in **Table 3**.

- Changes to lift and refuse recycling area configuration across both basement levels;
- Basement 1 supports:
  - an additional mixed-use tenancy (available for range of centre activities);
  - anew back-of-house (BOH) facilities for tenancies;
  - an additional hotel lobby; and
  - an additional bicycle parking.

<b>Table 3: Proposed development - Basement Levels</b>		
<b>Component</b>	<b>Approved</b>	<b>Proposed</b>
<b>Basement 1</b>		
Car Parks	14	15
Residential Storage	1 communal services/storage space	1 communal services/storage space; and 8 x new storage spaces
GFA	NA	Tenancy 6: + 70.35m <sup>2</sup>
Landscaping	NA	New landscaping provided adjoining lower ground floor/lobby
Deep Planting	NA	+ 17.59m <sup>2</sup>
<b>Basement 2</b>		
Car Parks	13	14
Residential Storage	0	8 x storage spaces
GFA	NA	NA
Landscaping	NA	NA
Deep Planting	NA	NA

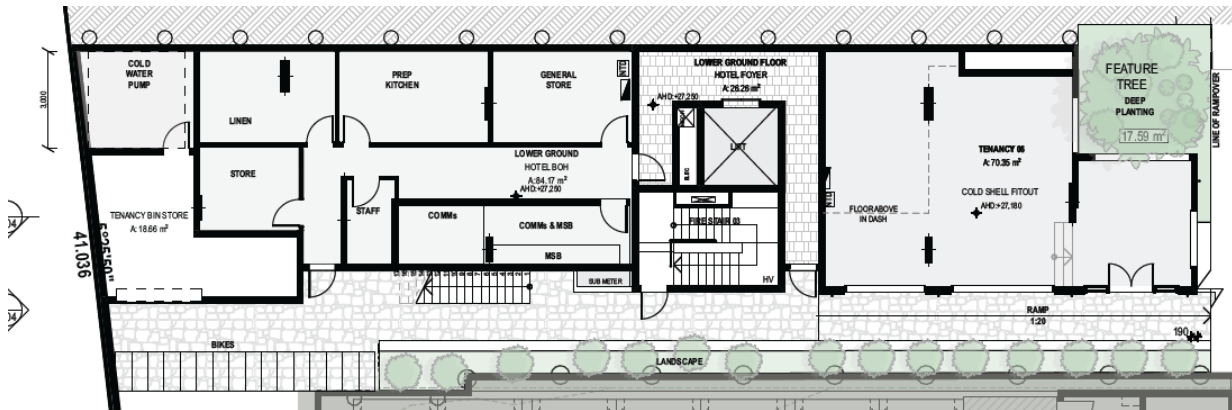


Figure 3: Excerpt of proposed basement 1 plan (Source: DAH. Architecture, 2025)

Additional information regarding the proposed changes to the basements has been provided in **Attachment E – Traffic Assessment** and **Attachment G – Civil Engineering Plans**.

**Ground Floor**

The Ground Floor layout has been amended to better reflect the needs of the future and existing operators of the mixed-use tenancies on site. The primary numerical changes to this component of the development are outlined in **Table 4**. Other changes include:

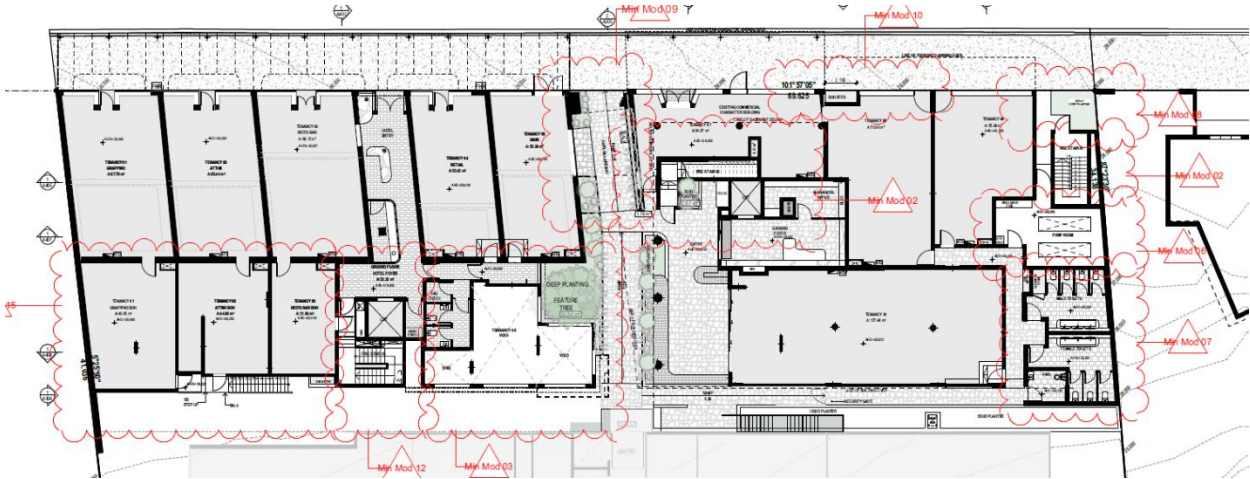
- Widening and configuration changes to publicly accessible laneway;
- Internal configuration changes to the tenancy BOH facilities;
- Amendments to the rear stairs and additional stairs to basements;
- Landscaping arrangements and locations have been amended to allow for widening of the publicly accessible laneway, other layout alterations and due to the removal of the PMT on the frontage (**Figure 5**);
- Internal layout changes to the lobby space, bathrooms and bag check; and
- Removal of the pad mount transformer which was previously located in the north-east corner of the primary frontage, and is now replaced with landscaping.

Refer to **Attachment B - Architectural Plans** and **Figure 4** below for additional details.

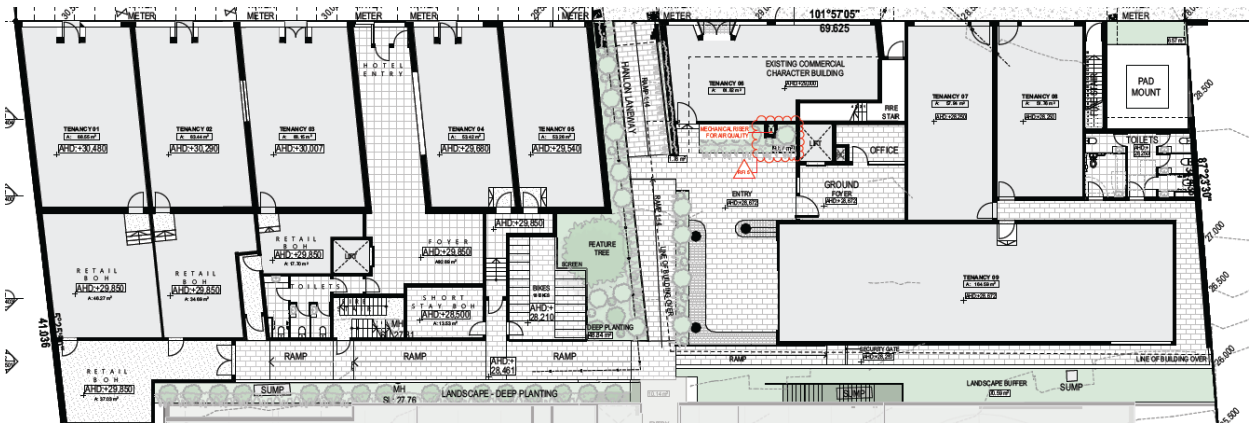
Table 4: Ground Floor proposed changes		
Component	Proposed	Approved
Tenancy Arrangements	Tenancy 1: 114.82m <sup>2</sup> Tenancy 2: 98.13m <sup>2</sup> Tenancy 3: 82.85m <sup>2</sup> Tenancy 4: 53.42m <sup>2</sup> Tenancy 5: 53.26m <sup>2</sup> Tenancy 6: 61.82m <sup>2</sup> Tenancy 7: 57.94m <sup>2</sup> Tenancy 8: 51.76m <sup>2</sup> Tenancy 9: 164.59m <sup>2</sup>	Tenancy 1: 116.83m <sup>2</sup> Tenancy 2: 108.34m <sup>2</sup> Tenancy 3: 99.95m <sup>2</sup> Tenancy 4: 53.42m <sup>2</sup> Tenancy 5: 53.26m <sup>2</sup> Tenancy 6: (new) located on basement 2 Tenancy 7: 54.67m <sup>2</sup> Tenancy 8: 70.88m <sup>2</sup>

Table 4: Ground Floor proposed changes

Component	Proposed	Approved
	General retail BOH: 37.03m <sup>2</sup>	Tenancy 9: 55.88m <sup>2</sup> Tenancy 10: 137.46m <sup>2</sup>

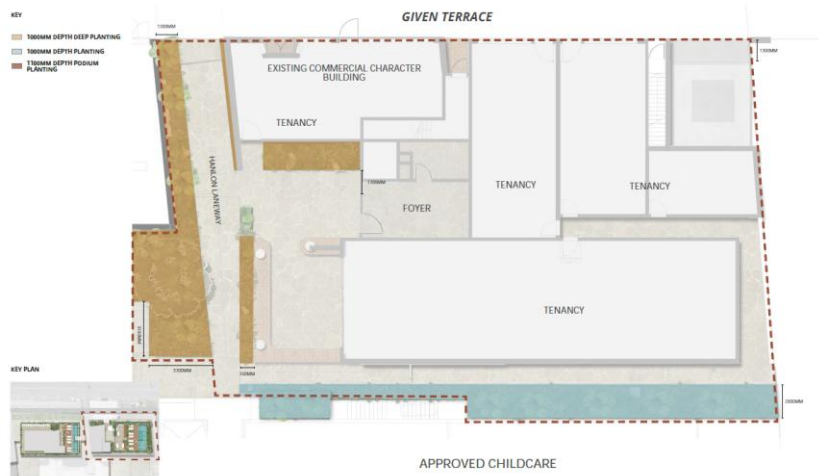


Proposed Ground Floor Layout

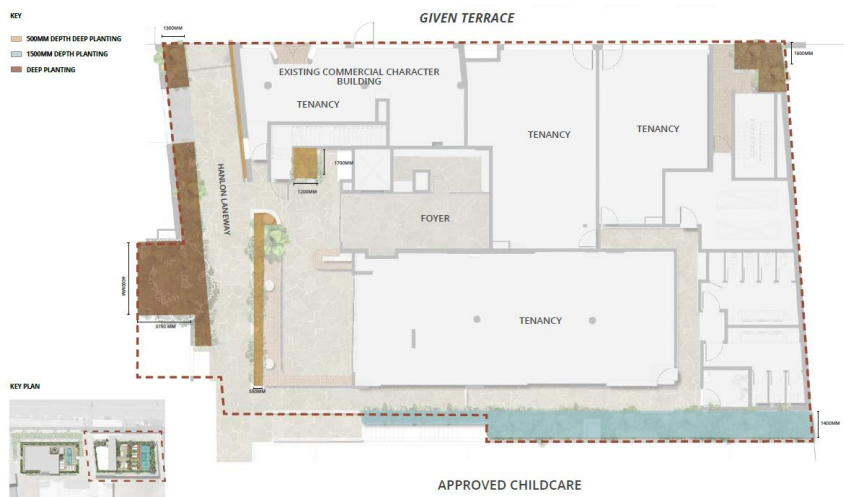


Approved Ground Floor Layout (A006603988)

Figure 4: Comparison of ground floor layout plans (Source: DAH. Architecture, 2024 and 2025)



Approved LCP (A006603988)



Proposed amendments to LCP

Figure 5: Comparison of LCP (Source: Arcadia, 2024 and 2025)

### Level 1 to 3

Changes are proposed to the short-term accommodation use to ensure it can operate most effectively. Changes are also provided to the multiple dwelling use to facilitate a higher level of amenity to future residents. The key numerical changes are outlined in **Table 5**, and other changes include:

#### Level 1

- Amendments to landscaping and planter locations;
- Minor internal layout changes to the hotel rooms; and
- Extension of unit 3 of the multiple dwelling to the north-west noting no additional bedrooms are proposed.

Level 2

- Addition of north-west facing outdoor terrace to house AC/services for the short term accommodation has been provided;
- Amendments to landscaping and planters;
- Internal layout changes for both lift lobbies and associated spaces; and
- Expansion of unit 6 of multiple dwelling to the north-west, noting no additional bedrooms are proposed.

Level 3

- Minor internal layout changes to hotel rooms;
- Internal layout changes for both lift lobbies and associated spaces; and
- Extension of unit 9 of the multiple dwelling to the north-west noting no additional bedrooms are proposed.

<b>Table 5: Proposed Changes- Levels 1-3</b>		
<b>Component</b>	<b>Approved</b>	<b>Proposed</b>
<b>Level 1</b>		
Hotel Rooms	9 hotel rooms	11 hotel rooms
Setbacks	<b>Short term Accommodation</b>	
	<b>Front:</b> Built to Boundary	<b>Front:</b> Built to Boundary with doors provided onto existing frontage balconies.
	<b>Side:</b> Built to Boundary	<b>Side:</b> Built to Boundary
	<b>NA – See approved childcare</b>	
	<b>Multiple Dwelling</b>	
	<b>Front:</b> 3.81 (to wall)	<b>Front:</b> 3.72 (to wall)
	<b>Side:</b> 3m (to balcony)	<b>Side:</b> 2.5m (to balcony)
	<b>NA – See approved childcare</b>	
Additional amenities	Bath, Sauna and Wellness room for short term accommodation use	No amenities for short term accommodation are proposed on this level. Roof top recreation has been retained refer to Attachment B.
<b>Level 2</b>		
Hotel Rooms	11 hotel rooms	11 hotel rooms
Setbacks	<b>Short term Accommodation</b>	
	<b>Front:</b> Built to Boundary	<b>Front:</b> No change
	<b>Side:</b> Built to Boundary	<b>Side:</b> No change
	<b>NA – See approved childcare</b>	
	<b>Multiple Dwelling</b>	
	<b>Front:</b> 2.71m (to balcony)	<b>Front:</b> No change to balcony or wall position
<b>Side:</b> 3m (to balcony)	<b>Side:</b> 2.5m (to balcony)	

<b>Table 5: Proposed Changes- Levels 1-3</b>		
<b>Component</b>	<b>Approved</b>	<b>Proposed</b>
	<b>NA – See approved childcare</b>	
Additional amenities	No change	
<b>Level 3</b>		
Hotel Rooms	11 hotel rooms	11 hotel rooms
Setbacks	<b>Short term Accommodation</b>	
	<b>Front:</b> Built to Boundary	<b>Front:</b> No change
	<b>Side:</b> Built to Boundary	<b>Side:</b> No change
	<b>NA – See approved childcare</b>	
	<b>Multiple Dwelling</b>	
	<b>Front:</b> 2.71m (to balcony)	<b>Front:</b> No change to balcony or wall position
	<b>Side:</b> 3m (to balcony)	<b>Side:</b> 2.5m (to balcony)
	<b>NA – See approved childcare</b>	
Additional amenities	No change	

Additional information regarding the proposed changes can be found in **Attachment B – Architectural Plans**, **Attachment C – Landscape Concept Plans** and **Attachment D – Heritage Assessment**.

#### Level 4

The key numerical changes are outlined in **Table 6**. The other proposed changes include:

- Amendments to short-term accommodation pool design;
- Amendments to short-term accommodation lift lobby;
- Reorientation of some rooftop amenities for the short-term accommodation use;
- Amendments to frontage and rooftop planting; and
- Minor layout changes to apartments (within multiple dwelling component), noting no new bedrooms are proposed.

<b>Table 6: Proposed Changes- Level 4</b>		
<b>Component</b>	<b>Approved</b>	<b>Proposed</b>
<b>Level 4</b>		
Setbacks	<b>Short term Accommodation</b>	
	<b>Front:</b> Built to Boundary	<b>Front:</b> No change
	<b>Side:</b> Built to Boundary	<b>Side:</b> No change
	<b>NA – See approved childcare</b>	
	<b>Multiple Dwelling</b>	

Table 6: Proposed Changes- Level 4		
Component	Approved	Proposed
	Front: 2.71 (wall)	Front: No change
	Side: 3m (to balcony)	Side: 2.5m (to balcony)
	NA – See approved childcare	
Additional amenities	Rooftop recreation area including: pool, function/bar, lift lobby and outdoor terrace	Rooftop recreation area activities remain consistent, minor layout changes are proposed Refer to <b>Attachment B</b> .

Refer to **Attachment B – Architectural Plans** and **Figure 6** below for additional details.



**Figure 6: Comparison of Level 4 Architectural Plans, (Source: DAH.Architecture, 2024 & 2025)**

### Roof top

The changes to the roof top level primarily relate to the multiple dwelling component of the development and aim to provide an increased level of amenity for future residents. The following changes are proposed, refer to key numerical changes in **Table 7**.

- Changes to lift lobby and other internal areas.

Table 7: Proposed changes- Rooftop		
Component	Approved	Proposed
<b>Rooftop</b>		
Building height (Short term accommodation)	AHD47,000	AHD 47,840 – lower than the maximum building height of the multiple dwelling which is not subject to changes.
Setbacks	<b>Short term Accommodation</b>	
	<b>Front:</b> Built to Boundary	<b>Front:</b> No change
	<b>Side:</b> Built to Boundary	<b>Side:</b> No change
	NA – See approved childcare	
	<b>Multiple Dwelling</b>	
	<b>Front:</b> 2.71 (wall)	<b>Front:</b> No change
	<b>Side:</b> 3m (to wall)	<b>Side:</b> 2.5m
	NA – See approved childcare	
Additional amenities	Rooftop recreation area including: pool, terrace area and BBQ area.	Addition of a sauna and bathroom in outdoor recreation areas. Changes to rooftop planting; and an increase in general pool area, due to removal of spa. Refer to <b>Attachment B</b> .

Additional information regarding the proposed changes can be found in **Attachment B – Architectural Plans, Attachment C – Landscape Concept Plans** and **Attachment D – Heritage Assessment**.

### 3.2 Changes to Approved Drawings and Documents

It is recommended that the following changes are made to the approved drawings and documents (existing documents to be removed in strikethrough, and replacement documents in **red**). Only the documents subject of change are identified below; all other approved documents are unchanged.

**Table 8: Changes to Approved Drawings and Documents**

Drawing or Document	Number	Plan Date
Environmental Noise Assessment	24BRA00156 R01_3 (Amended In Red 24-FEB-2025)	25-OCT-2024 (Received)
<del>Basement 2</del>	<del>SD213 Issue B</del>	<del>25-OCT-2024 (Received)</del>
<b>Basement 2</b>	<b>SD213 Issue C</b>	<b>30.09.2025</b>
<del>Basement 1</del>	<del>SD214 Issue B</del>	<del>25-OCT-2024 (Received)</del>
<b>Basement 1</b>	<b>SD214 Issue C</b>	<b>30.09.2025</b>
<del>Ground</del>	<del>SD214 Issue B</del>	<del>25-OCT-2024 (Received)</del>
<b>Ground</b>	<b>SD215 Issue C</b>	<b>30.09.2025</b>
<del>First</del>	<del>SD215 Issue B</del>	<del>25-OCT-2024 (Received)</del>

Drawing or Document	Number	Plan Date
<b>First</b>	<b>SD216 Issue C</b>	<b>30.09.2025</b>
Second	SD216 Issue B	25-OCT-2024 (Received)
<b>Second</b>	<b>SD217 Issue C</b>	<b>30.09.2025</b>
Third	SD217 Issue B	25-OCT-2024 (Received)
<b>Third</b>	<b>SD218 Issue C</b>	<b>30.09.2025</b>
Fourth	SD218 Issue B	25-OCT-2024 (Received)
<b>Fourth</b>	<b>SD218 Issue C</b>	<b>30.09.2025</b>
Roof	SD219 Issue B	25-OCT-2024 (Received)
<b>Roof</b>	<b>SD220 Issue C</b>	<b>30.09.2025</b>
Proposed Site Plan	SD101 Issue A	02-SEP-2024 (Received)
Demolition Ground	SD207 Issue A	02-SEP-2024 (Received)
<b>Demolition Ground</b>	<b>SD207 Issue C</b>	<b>30.09.2025</b>
Demolition First	SD208 Issue A	02-SEP-2024 (Received)
<b>Demolition First</b>	<b>SD208 Issue C</b>	<b>30.09.2025</b>
Demolition Roof	SD209 Issue A	02-SEP-2024 (Received)
<b>Demolition Roof</b>	<b>SD209 Issue C</b>	<b>30.09.2025</b>
Demolition Elevations	SD210 Issue A	02-SEP-2024 (Received)
<b>Demolition Elevations (1)</b>	<b>SD210 Issue C</b>	<b>30.09.2025</b>
Demolition Elevations	SD211 Issue A	02-SEP-2024 (Received)
<b>Demolition Elevations (2)</b>	<b>SD211 Issue C</b>	<b>30.09.2025</b>
Demolition Elevations	SD212 Issue A	02-SEP-2024 (Received)
<b>Demolition Elevations</b>	<b>SD212 Issue C</b>	<b>30.09.2025</b>
Sections	SD400 Issue A	02-SEP-2024 (Received)
<b>Sections (1)</b>	<b>SD400 Issue C</b>	<b>30.09.2025</b>

Drawing or Document	Number	Plan Date
Sections	SD401 Issue A	02-SEP-2024 (Received)
<b>Sections (2)</b>	<b>SD401 Issue C</b>	<b>30.09.2025</b>
Sections	SD402 Issue A	02-SEP-2024 (Received)
<b>Sections (3)</b>	<b>SD402 Issue C</b>	<b>30.09.2025</b>
Sections	SD403 Issue A	02-SEP-2024 (Received)
<b>Sections</b>	<b>SD403 Issue C</b>	<b>30.09.2025</b>
Sections	SD404 Issue A	02-SEP-2024 (Received)
<b>Sections (4)</b>	<b>SD404 Issue C</b>	<b>30.09.2025</b>
Sections	SD405 Issue A	02-SEP-2024 (Received)
<b>Sections</b>	<b>SD405 Issue C</b>	<b>30.09.2025</b>
Elevations	SD500 Issue A	02-SEP-2024 (Received)
<b>Elevations (1)</b>	<b>SD500 Issue C</b>	<b>30.09.2025</b>
Elevations	SD501 Issue A	02-SEP-2024 (Received)
<b>Elevations (2)</b>	<b>SD501 Issue C</b>	<b>30.09.2025</b>
Elevations	SD502 Issue A	02-SEP-2024 (Received)
<b>Elevations</b>	<b>SD502 Issue C</b>	<b>30.09.2025</b>
Irrigation Concept and Water Usage Report	LA-IR-DOC-024-047-01	25-OCT-2024 (Received)
<del>Landscape Concept Plan</del>	<del>B24-247 Rev G</del>	<del>25-OCT-2024 (Received)</del>
<b>Landscape Concept Plan</b>	<b>B 24-247 Rev H</b>	<b>03.10.2025</b>

### 3.2.1 Changes to Conditions of Approval

Consequential to the proposed changes identified above, the application proposes the following changes to conditions (elements to be removed in strikethrough, and replacements in **red**) (**Table 9**).

Table 9: Changes to Conditions	
Condition	Reason for Change
<p><b>17) Hours of Operation</b>  Hours of operation for the approved development must be in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Level Four (4) indoor and outdoor food and drink outlets to between 4:00PM and 11:00PM</li> <li>- Level Four (4) communal recreation areas and Rooftop Level communal recreation areas to between 6:00AM and 10:00PM</li> <li>- Centre Activities at Ground Level to between 6:00AM and 10:00PM</li> <li><b>- Centre Activities at Basement 1 Level to between 6:00AM and 10:00PM</b></li> <li>- Deliveries to and from the development to between 6:00AM and 10:00PM</li> </ul>	<p>As a consequence of:</p> <p>Changes to the existing layout of the centre activities, an additional tenancy is now located on the basement level.</p> <p>There is an additional tenancy now located on the basement level 1, which was not previously covered by the hours of operation condition.</p> <p>The addition of the identified wording will ensure that Tenancy 6 will operate consistently with the tenancies on the upper levels of the development.</p>
<p><b>34) Landscape the site – Container planting for rooftop gardens and/or green walls</b>  Landscape the site through the provision of container planting in accordance with the requirements of this condition.</p> <p><b>34(a) Prepare Detailed Container Planting Design for self-certification</b>  Prepare a Detailed Container Planting Design for all container planting identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared and certified by suitably qualified professionals and must comply with the relevant Brisbane planning scheme codes. In addition to the above, the design must include the following:</p> <ul style="list-style-type: none"> <li>- Shade and aspect studies including:</li> <li>- Sunshade modelling for 9am, noon and 3pm on June 21, September 22 and December 21;</li> <li>- Wind report measuring m/s for the container planting location/s;</li> <li>- Detailed estimates of required weekly water consumption for irrigation for each calendar month by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation</li> <li>- a dedicated rainwater irrigation tank with green wall drainage return and overflow connected to the stormwater system;</li> <li>- a reticulated drip irrigation system with stand-alone power supply and smart-tech central control and alert;</li> <li>- waterproofing;</li> <li>- adequate fascia protection and drip tray depth to minimize drips onto the footpath or surrounding properties;</li> <li>- for planter boxes:</li> <li>- adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters unless otherwise endorsed by Development Services must be trees 1200mm; large shrubs and palms; 800mm; small shrubs and groundcovers; <del>600mm</del>; <b>500mm</b>;</li> <li>- a plant schedule that demonstrates planting appropriate to container type, size and location, - considering orientation, shading and wind direction;</li> <li>- for vegetation supported by trellises and screens:</li> <li>- design to ensure at least 50% coverage of the trellis or screen area with living plants;</li> <li>for green walls (proprietary items):</li> <li>- construction and planting design to ensure 100% coverage of the wall with</li> </ul>	<p>As a consequence of:</p> <p>Changes to the internal layout of the lobby and publicly accessible laneway, there are a small number of planters which are 500mm deep rather than 600mm. This is a negligible change in depth and is only related to a small number of planters on the ground floor.</p> <p>500mm is sufficient to achieve well growing planting.</p> <p>Additionally, 500mm of podium topsoil mix will create Anaerobic soil conditions.</p>

**Table 9: Changes to Conditions**

Condition	Reason for Change
<p><i>living plants;</i></p> <ul style="list-style-type: none"> <li>- a panel system that utilizes inert (non-soil), non-biodegradable media that creates at least 98% rootable surface area, not comprised of soil/ particulate-based pot or module systems;</li> <li>- a plant schedule completed by a specialist green wall designer that demonstrates planting appropriate to container type, size and location, considering orientation, shading and wind direction;</li> <li>- structural design by an RPEQ to ensure that the saturated weight of container planting is suitable for the building;</li> <li>- a 12-month establishment period maintenance program for planting;</li> <li>- an ongoing annual maintenance program including clearly defined access plan.</li> </ul>	
<p><b>51) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></p> <p><i>Construct and maintain 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></p> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>ii. Manoeuvring on site for a RCV, MRV and for the loading and unloading of vehicle(s);</i></li> <li><i>iii. Parking on the site for:</i> <ul style="list-style-type: none"> <li>· <del>46</del> <b>17</b> Short Term accommodation spaces</li> <li>· <del>46</del> <b>17</b> Resident/tenant spaces</li> <li>· 26 Food and Drink use spaces</li> <li>· 1 Parking spaces for people with disabilities</li> <li>· 21 Childcare spaces (as per <del>A005905213</del> <b>A00661472</b>)</li> <li>· 2 Motorcycle spaces (as per <del>A005905213</del> <b>A00661472</b>)</li> </ul> </li> <li><i>and for the loading and unloading of vehicle(s) within the site.</i></li> <li><i>iv. Provide and maintain 30 secure bicycle parking spaces.</i></li> <li><i>v. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).</i></li> <li><i>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.</i></li> <li><i>vii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</i></li> <li><i>viii. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.</i></li> </ul> <p><b>PROOF OF FULFILMENT</b></p> <p><i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</i></p> <p><i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.</i></p>	<p>As a consequence of:</p> <p>Changes to the layouts of the basements have resulted in additional parking spaces for both the Short Term Accommodation Use and the Multiple Dwelling Use.</p> <p>Therefore, the proposed change to the condition reflects the additional parking spaces provided by this change application.</p> <p>Additionally, a minor change has been undertaken in relation to the approved childcare. As such the most recent and relevant approval has been included to ensure accuracy across the site.</p>

### 3.2.2 Additional Condition Compliance

As required by the approved conditions, an amended Building Management Statement will be provided to ensure it reflects the most up to date information pending the changes proposed herein.

### 3.2.3 Changes to Infrastructure Charges Notices

The proposal includes an increase in the number of short-term accommodation rooms by two (2) and creates additional GFA for a centre activities tenancy. As such the proposed development will be subject to the existing ICN (**Table 8**) and an additional amount for the extra rooms and gross floor area which is subject to the *Brisbane Infrastructure Charges Resolution (No. 14) 2025 (Table 10)*.

**Current adopted charges (A006603988):**

<b>Table 10: Applied adopted charge (AC) and total charge (AC x ED)</b>				
<b>Category</b>	<b>Demand Unit</b>	<b>Extra Demand (ED)</b>	<b>Applied Adopted Charge \$/unit (AC) Note [2]</b>	<b>Charge \$ (AC x ED)</b>
<b>BCC Networks</b>				
Multiple dwelling - 3 or more bedroom dwelling	Dwelling	10	\$17,034.48	\$170,344.80
Short-term accommodation - Bedroom that is not within a suite	Bedroom	31	\$6,083.72	\$188,595.32
Food and drink outlet	GFA (m <sup>2</sup> )	-56	\$175.21	(\$9,811.76)
Dwelling house – 3 or more bedroom dwelling	Dwelling	-1	\$17,034.48	(\$17,034.48)
Multiple dwelling – 1 or 2 bedroom dwelling	Dwelling	-3	\$12,167.49	(\$36,502.47)
Indoor sport and recreation (court areas)	GFA (m <sup>2</sup> )	-194	\$18.20	(\$3,530.80)
Health care service	GFA (m <sup>2</sup> )	-64.75	\$126.54	(\$8,193.46)
Stormwater impervious area	Impervious Area (m <sup>2</sup> )	-664	\$12.16	(\$8,074.24)
<b>Total Charge</b>				<b>\$275,792.91</b>

**Table 11: Additional charges as per Brisbane Infrastructure Charges Resolution (No. 14) 2025**

Category	Demand Unit	Additional units provided by the Minor Change	Applied Adopted Charge \$/unit (AC) Note [2]	Charge \$ (AC x ED)
<b>BCC Networks</b>				
Short-term accommodation - Bedroom that is not within a suite	Bedroom	2	\$6,437.92	\$12,875.84
Food and drink outlet	GFA (m <sup>2</sup> )	70.35m <sup>2</sup>	\$185.42	(\$13,044.297)
<b>Total Additional Charge</b>				\$25,920.14

## 4. Statutory Town Planning Framework

This section of our Town Planning Assessment identifies the applicable components of the statutory town planning framework relating to a Change Application, specifically for a Minor Change to an existing development approval, and their relevance to the changes proposed by the Applicant.

Chapter 3, Part 5, Subdivision 2 of the Planning Act sets out the procedure for making a change application. In particular, section 78 states:

- (1) A person may make an application (a change application) to change a development approval.
- (2) A change application must be made to the responsible entity.

Section 78A identifies who the responsible entity for a change application:

- (1) The responsible entity for a change application is—
  - (a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency’s response for the development application or another change application for the approval—the referral agency; or
  - (b) otherwise—the assessment manager. ...”

We understand that Brisbane City Council, as the assessment manager for the original application to which the approval relates, is the responsible entity in this instance for the purposes of section 78(3) of the Planning Act.

A change application under section 78 of the Planning Act may be for a ‘minor change’, which is defined in schedule 2 of the Planning Act as follows:

*minor change means a change that—*

- (a) for a development application—
  - (i) does not result in substantially different development; and
  - (ii) if the application, including the change, were made when the change is made—would not cause—
    - (A) the inclusion of prohibited development in the application; or
    - (B) referral to a referral agency if there were no referral agencies for the development application; or
    - (C) referral to extra referral agencies; 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; or
- (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.”

Schedule 1 of the Development Assessment Rules sets out the circumstances in which a minor change would not result in substantially different development.

Section 81 of the Planning Act prescribes the matters which the responsible entity must have regard to in assessing the request as follows:

- (1) This section applies to a change application for a minor change to a development approval.
- (2) When assessing the change application, the responsible entity must consider—
  - (a) the information the applicant included with the application; and
  - (b) if the responsible entity is the assessment manager and submissions were properly made about the development application—the submissions; and
  - (c) any pre-request response notice or response notice given in relation to the change application; and
  - (d) all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and
  - (e) another matter that the responsible entity considers relevant.
- (3) For subsection (2)(d), the responsible entity—
  - (a) must assess against, or have regard to, the matters that applied when the development application was made; and
  - (b) may assess against, or have regard to, the matters that applied when the change application was made.”

An assessment of the proposed changes against the ‘minor change’ definition, Schedule 1 of the Development Assessment Rules (substantially different development criteria) and Section 81 of the Planning Act is included below as part of this town planning assessment.

## 5. Minor Change Statutory Assessment

### 5.1 Assessment against Minor Change Criteria

The following table provides an assessment against the minor change criteria as identified in the definition for minor change stated in Schedule 2 of the Planning Act.

Table 12: Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer to <b>Table 13</b> .
Would not cause the inclusion of prohibited development	The proposed changes do not introduce or involve any prohibited development.
Would not cause referral to a referral agency if there were no referral agencies for the development application	The original development application did not trigger referral to the State Assessment and Referral Agency. The proposed changes would not cause referral to a new referral agency.
Would not cause referral to extra referral agencies	
Would not cause a referral agency to assess the application against matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against when the application was made	
Would not cause public notification if public notification was not required for the development application	The original application was subject to code assessment and therefore did not require public notification to be carried out for the development application. The proposed changes do not trigger impact assessment and therefore does not require public notification to be undertaken.

The following table provides an assessment against the guidelines for substantially different development as identified in Schedule 1 of the Development Assessment Rules.

Table 13: Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	This application maintains the same land use (Multiple Dwelling and Centre activities) as that approved and does not involve a new use.
Does not result in the application applying to a new parcel of land	This application continues to apply over the land to which the original application and approval applies.
Does not dramatically change the built form in terms of bulk, scale and appearance	This application will not dramatically change the built form of the development, as no significant changes to the built form are proposed. While the overall building height of the short-term accommodation building is proposed to slightly increase (840mm), the extent of change is minimal and not perceptible, and this portion of the proposal is still shorter than the multiple dwelling component as relevant to the overall visual construct of the development outcome. Therefore, the minor increase in building height does not change the maximum building height of the overall built form.  Additionally, the side setback to the local heritage place is proposed to be reduced by 0.5m, which relates only to the lightweight balcony applied to

Table 13: Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
	the façade (providing for improved residential amenity). As outlined in the Heritage statement provided by Pendergast Architects, the proposed changes do not increase the bulk, scale or appearance of the proposal in any significant manner. Refer to <b>Attachment D</b> .
Does not change the ability of the approved development to operate as intended	The proposed changes within this application will not change the ability of the approved development, being Multiple Dwelling and Centre Activities, to operate as intended.  The internal layout changes including additional storage, changes to recreation areas, changes in planting and increase in unit areas, all designed provide a higher level of functionality for future users of the site.  Refer to <b>Attachment C</b> .
Does not remove a component that is integral to the operation of the development	The proposed changes will not remove a component of the approved development that is integral to the operation of the approved multiple dwelling and centre activities development.  As outlined above, the minor amendments to the plans primarily relate to increased amenity outcomes for future residents of the Multiple Dwelling and increased functionality for the mixed-use component.  Refer to <b>Attachment C</b> .
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	The proposed changes will not significantly impact on the traffic flow and the transport network. The proposal provides an additional two (2) car parking spaces, which given the additional retail use and short-term accommodation rooms, is considered appropriate and sufficiently caters to the demands of the proposal. Refer to <b>Attachment E</b> .  Additionally, the revised traffic assessment confirms that the proposed changes will result in a slight increase to traffic generation from the site, however, the surrounding road network has sufficient capacity to support the minor uplift proposed. Refer to <b>Attachment E</b> .
Does not introduce new impacts or increase the severity of known impacts	Two (2) additional car parking spaces are to be provided by the change. PTT has confirmed that this provision is appropriate given the other proposed changes and does not create any additional impacts. Additionally, the increase in GFA and short term accommodation rooms increases traffic generation slightly however, as stated above, is not anticipated to create additional impacts on the road network. Refer to <b>Attachment E</b> .  The proposed changes to side setback and balconies to the local heritage place are also not anticipated to create additional off-site impacts. As confirmed by Pendergast Architects, the changes will not create any additional impacts on the local heritage place. Please Refer to <b>Attachment D</b> .
Does not remove and incentive or offset component that would have balanced a negative impact of the development	We are not aware of any “incentive” or “offset component” having been considered by Brisbane City Council in their assessment of the original development application. According to our assessment, the approved development achieved compliance with the relevant assessment benchmarks of the applicable planning framework.
Does not impact on infrastructure provisions	The proposed changes result in negligible uplift in capacity on site and therefore will not adversely impact on infrastructure provisions.

As identified in the above table, the proposed development satisfies the criteria for a minor change in Schedule 2 of the Planning Act, including the guidelines for substantially different development.

## 5.2 Assessment against Applicable Planning Framework

Section 81(2)(d) and (3) of the Planning Act provides the matters to which Brisbane City Council must have regard to in assessing this application. This includes the information included with the application, any properly made submissions about the application, all matters that responsible entity would or may assess against or have regard to if the change application were a development application, and any matter that the responsible entity considers relevant.

The responsible entity must assess against, or have regard to, the matters that applied when the development application was made. The responsible entity may assess against, or have regard to, the matters that applied when the change application was made.

The original application (**A006603988**) was approved on 18<sup>th</sup> March 2025 and was assessed and decided under the legislative framework of the *Planning Act 2016*, with the *Brisbane City Plan 2014* (version 29.00/2023) providing the relevant planning scheme provisions. The legislative framework remains consistent and in force at the time of this change, with the change in version to the City Plan of limited consequence. As set out in Table 1 above there has been no change in designations between the planning framework applicable to the current approval and the planning framework applicable to this planning application. A review of the primary codes and the neighbourhood plan code have confirmed that there have been no substantive changes to the provisions that apply to the development of the site.

The following provides key observations in respect of a town planning assessment for the proposed development, inclusive of the changes.

- The proposed changes to the development will not alter the approved development's compliance with the town planning framework applicable at the time of the current approval or the matters that apply at the time this change application is made.
- The original application was assessed against the applicable provisions of the District Centre Zone Code, Latrobe and Given Terrace Neighbourhood Plan Code, Centre or Mixed-Use Code, Multiple Dwelling Code, Short-term Accommodation Code, overlay codes and other development codes. The assessment remains consistent at the time of this change application, and applicable provisions of the relevant codes also remain substantively consistent.
- The traffic engineers, PTT, have provided written confirmation that the number of car parks and carp park design is suitable and safe for its context and complies with the Traffic, Access, Parking and Servicing Code.
- The waste engineers, MRA Environmental have provided written confirmation that the reconfigured refuse room is sufficient to accommodate the minimum number of bins required for all development on the site.
- The revised heritage assessment, prepared by Pendergast Architects, confirms that the changes remain compliant with the relevant provisions of the planning scheme and create no additional impacts on the local heritage place.

## **6. Summary**

This Town Planning Assessment in respect of the proposed Change Application (Minor Change) (Council Ref: A006603988) over the site at 208-220 Given Terrace, Paddington, has assessed the proposed changes having regard to the relevant statutory town planning framework for a Change Application.

This Town Planning Assessment concludes that the proposed change application satisfies the relevant statutory town planning framework pursuant to the *Planning Act 2016*.

We recommend that the Change Application be approved, with the amended drawings and documents, conditions and infrastructure charges notice updated as described throughout this assessment.