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APPLICATION REF
A007111239

9 September 2026

The Assessment Manager
Brisbane City Council
PO Box 1434
Brisbane QLD 4001

Dear Sir / Madam,

Minor Change to Development Approval at 281-297 Montague Road, West End QLD 4101 (Council Ref.: A006885806)

In accordance with Section 78 of the *Planning Act 2016* (the '**Planning Act**') and on behalf of *Traders in Purple Pty Ltd* (the '**Applicant**'), we hereby make a request to Brisbane City Council (the '**Council**') to change the current development approval over land at 281-297 Montague Road, West End QLD 4101, formally described as Lot 1 on RP160569 and Lot 1 on RP144959 (the '**site**').

This Minor Change application captures a discrete suite of refinements to Stage 1 of the approved development, which have arisen through further design development and construction efficiency review. The proposed changes are directed toward enabling the efficient and timely delivery of Stage 1, while maintaining the overall intent, form and function of the approved development.

The amendments are limited in scope, minimal in nature and do not substantially alter the approved land use, built form outcomes or planning merits established through the existing approval, as detailed in this letter.

The changes necessitate amendments to the Decision Notice issued by Council on 2 June 2026 (Council Ref.: A006885806). Council is therefore the responsible entity to consider the Minor Change application in this instance.

The following documents accompany and should be read in conjunction with this application:

- **Appendix A** – DA Form 5;
- **Appendix B** – Property Searches and Owner's Consent;
- **Appendix C** – Existing Development Approval (A006885806);

- **Appendix D** – Revised Plans of Development, prepared by *Rothelowman*;
- **Appendix E** – Revised Architectural Design Report, prepared by *Rothelowman*;
- **Appendix F** – Bulk Earthworks Layout Plan, prepared by *MRC Consulting Engineers*;
- **Appendix G** – Traffic Engineering Statement, prepared by *Colliers*;
- **Appendix H** – Operational Waste Management Plan Addendum, prepared by *Colliers*; and
- **Appendix I** – Statement of Landscape Design, prepared by *Urbis*.

1 Site and Background

1.1 Site Details

The site is located within the suburb of West End, an inner-city suburb of Brisbane, approximately 2 kilometres (km) from the Brisbane CBD.

The site is identified as 281–297 Montague Road and has a single frontage to Montague Road. The site also shares a common boundary with Davies Park. The area immediately surrounding the site is characterised as a transitional area featuring both low density and high-rise residential properties, as well as commercial premises, light industrial uses and parkland along the Brisbane River (Maiwar) (refer to **Figure 1**).

Figure 1 – Site Aerial



Source: Nearmap, 2026 (Marked up by Urbis)

Key details of the site are as follows:

Table 1 – Site Details

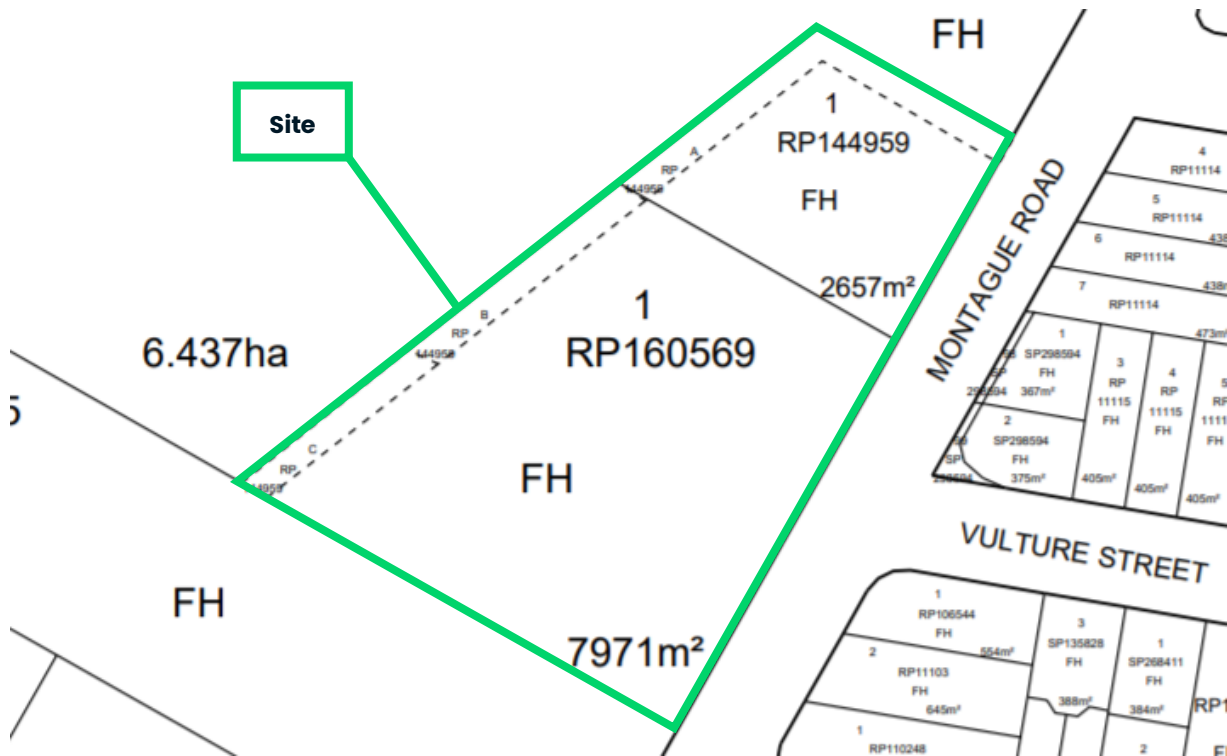
Category	Description
Site Address	281 – 297 Montague Road, West End
Real Property Description	▪ Lot 1 on RP160569 ▪ Lot 1 on RP144959
Site Area	10,628m ²
Landowner	▪ Henroth Investments Pty Ltd; and ▪ Manly Properties Pty Ltd
Local Government	Brisbane City Council
Easements	▪ Easement 601716694 ▪ Easement 601716695 ▪ Easement 602306133
Existing Land Use	Commercial buildings

Property searches are provided in **Appendix B**.

1.2 Cadastral Details

The site comprises two freehold land parcels formally described as Lot 1 on RP160569 and Lot 1 on RP144959. As illustrated in **Figure 2**, the site is irregular in shape with a total site area of 10,628m².

Figure 2 – Cadastral Map

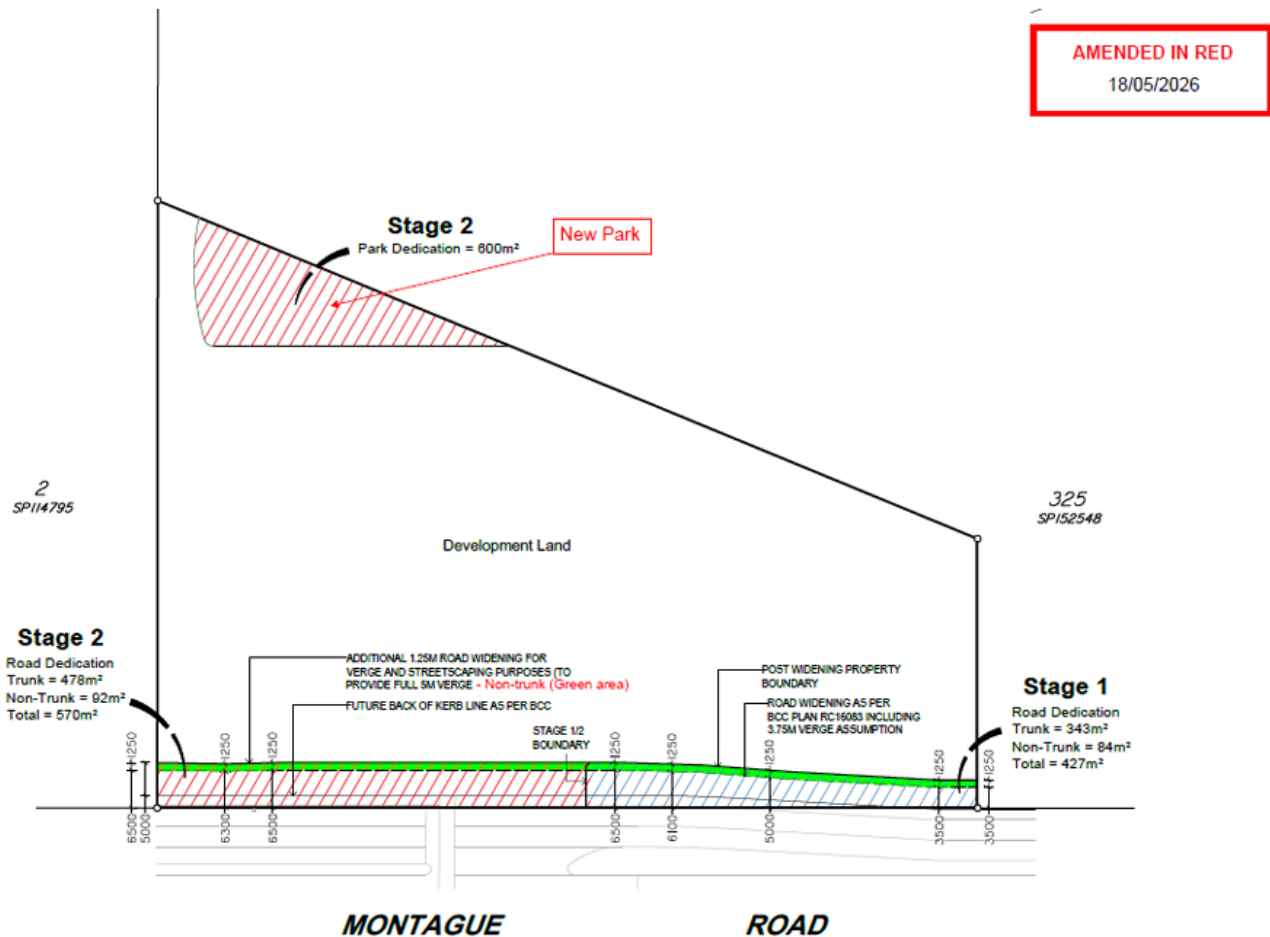


Source: Queensland Government

The current development approval over the site (detailed further in Section 2.2) includes the delivery of the following land dedications, listed below and illustrated in **Figure 3**:

- A 600m² area of land that is to be **dedicated to Council for the expansion of Davies Park**; and
- A 997m² area of land that is to be **dedicated to Council for widening of Montague Road**.

Figure 3 – Approved Land Dedication Plan



Source: Brisbane City Council

The existing approval has an associated Infrastructure Agreement (IA) that sets out the obligations involved with delivering this infrastructure. To support and expedite the process for dedication of this land, the Applicant has recently lodged a Development Application to Reconfigure a Lot, intended to create land parcels that align with the dedication areas required under the IA (Council Ref.: A007073803).

1.3 Contaminated Land

A search of the Contaminated Land Register and Environmental Management Register confirmed that Lot 1 on RP160569 and Lot 1 on RP144959 are not listed as contaminated.

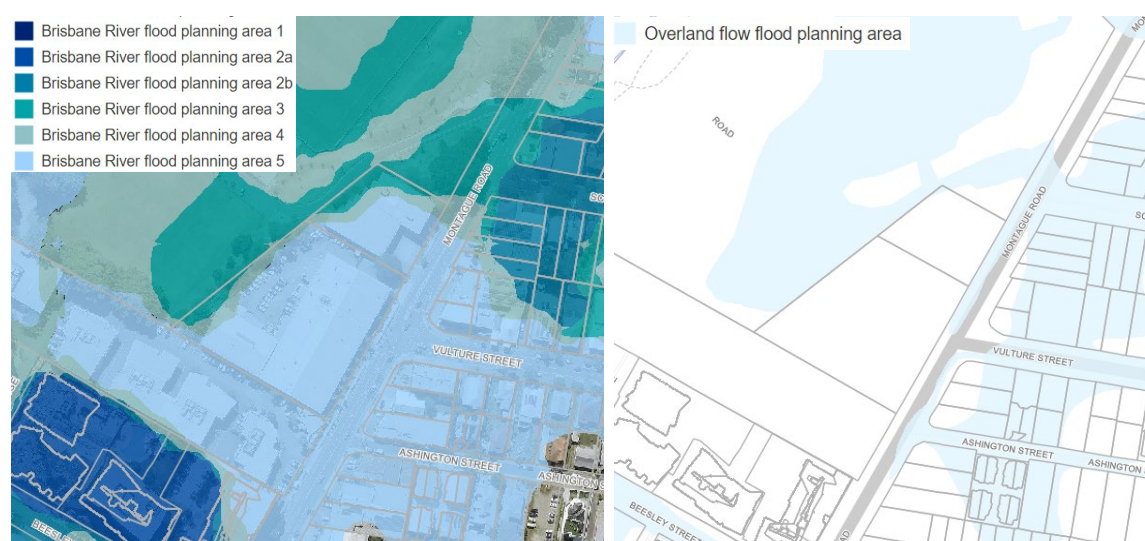
Please refer to the relevant searches attached at **Appendix B**.

1.4 Flooding

As shown in **Figure 4**, the site is included in the Brisbane River flood planning area overlay, with the majority of the site impacted by Area 5, and the northern and eastern boundaries impacted in part by Areas 4 and 3.

Additionally, the site is marginally affected by overland flow in the Northern corner of the property. The proposed changes do not impact the assessment undertaken by the Flood Risk Assessment supporting the current approval over the site. As such, no additional Flood Risk Assessment is required as part of this development application.

Figure 4 – BCC Flood Mapping Extracts



Source: Brisbane City Council

1.5 Adjoining Heritage

Both lots are identified as an area adjoining a local heritage place, being Davies Park. A Heritage Impact Statement prepared by *Urbis* in October 2025 was submitted in support of the existing approval and concluded that the approved residential-led redevelopment would not result in any material impact on the heritage significance of Davies Park.

The proposed changes do not alter the established relationship between the development and the adjoining heritage place or introduce any new heritage impacts requiring further assessment. Accordingly, the heritage matters previously considered through the existing approval have not been revisited as part of this application, and no additional Heritage Impact Statement has been prepared.

2 Approval History

The site benefits from several development approvals that have progressively established its suitability for high-density, residential-led mixed use redevelopment (see Section 2.1).

While these approvals form part of the broader planning history of the site, the approval of most relevance to this application is the recent Other Change approval granted by Council on 2 June 2026, detailed in Section 2.1. This approval establishes the current approved development format for the site and is the approval now proposed to be changed as part of this application. This application seeks a Minor Change to the approved development, limited to Stage 1 (Tower 1) of the site.

2.1 Relevant Development Approval

On 2 June 2026, Council approved an Other Change to an existing development approval for Development Permits for Building Works, Operational Works and a Material Change of use for Multiple Dwelling, Shop, Food and Drink Outlet and Park uses over the site (Council Ref.: A006885806).

In general terms, this approval authorises the residential-led mixed use redevelopment of the site for three towers across two stages of construction. The approved development delivers:

- Three residential towers accommodating a total of 403 dwellings, with building heights ranging between 16 and 19 storeys;
- Ground floor retail and centre activities supporting activation to Montague Road, Davies Lanes and the central public realm;
- Basement and podium car parking to support the residential and non-residential uses;
- A publicly assessable ground plane, including a strengthened pedestrian connection between Montague Road, Vulture Street and Davies Park;
- A 600m² area of land to be dedicated to Council for the expansion of Davies Park;
- A 997m² area of land to be dedicated to Council for the widening of Montague Road; and
- A staged delivery framework to support construction of Tower 1 as Stage 1 and Towers 2 and 3 as Stage 2.

Figure 5 below provides an extract of the approved development viewed from Davies Park.

Figure 5 – Perspective from Davies Park



Source: Rothelowman

The approved development represents a refinement of the earlier development approval granted by Council on 23 December 2023 (Council Ref.: A005608649). In particular, it redistributes the approved built form from two towers into three more slender towers, while retaining the core public benefits and infrastructure contributions secured under the previous approval (see **Figure 6**).

The design of the approved development is underpinned by a series of key planning and urban design principles that were established through the previous assessment process and refined through the most recent Other Change approval. These include:

- Strengthening the physical and visual connection between Vulture Street, Montague Road and Davies Park;
- Delivering a permeable and activated ground plane that supports public movement through the site;
- Maintaining significant land dedications for Davies Park expansion and Montague Road widening;
- Providing a high-quality subtropical design response supported by deep planting, rooftop greenery and shaded public spaces;

- Accommodating additional housing in a highly accessible inner-city location; and
- Supporting a staged construction methodology that enables orderly delivery of the approved development.

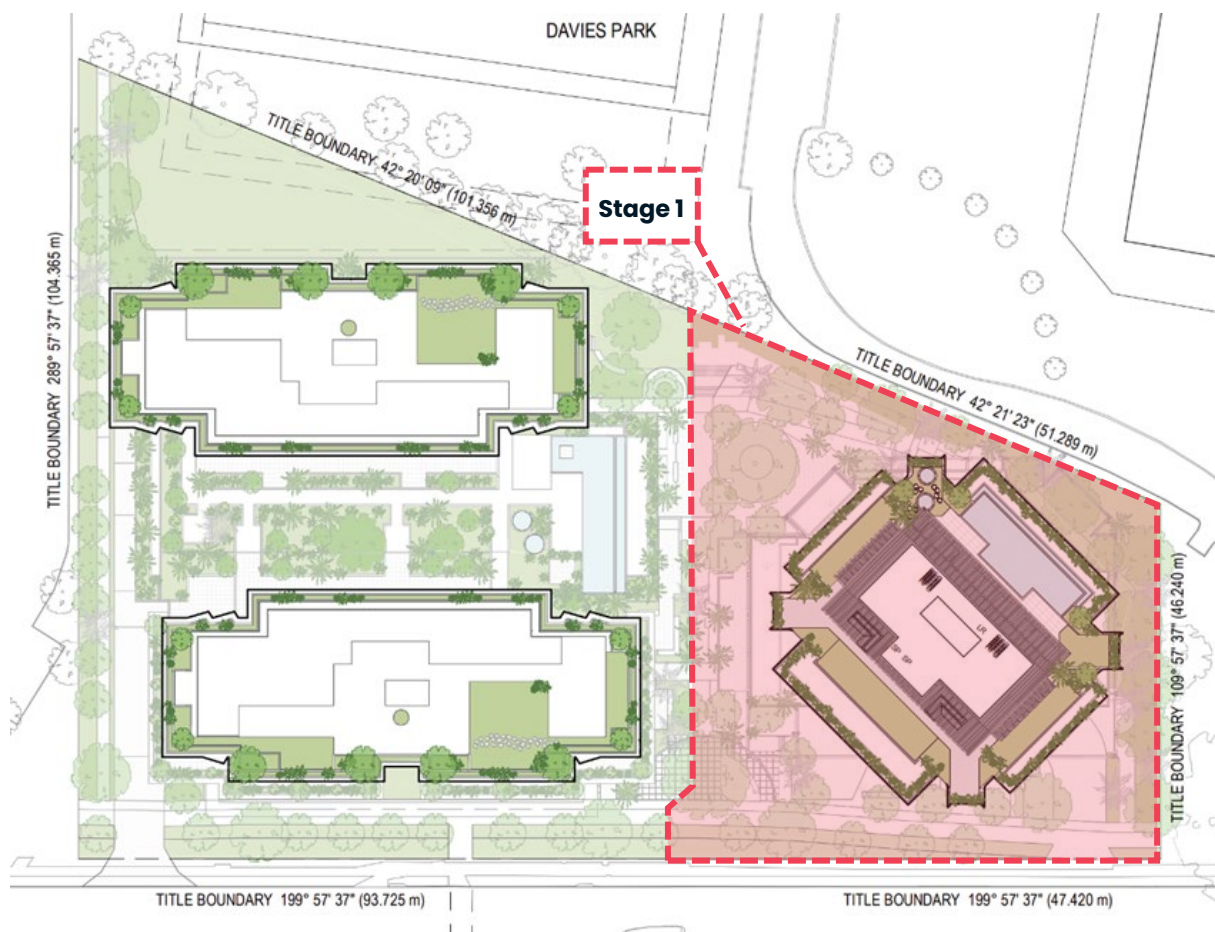
The approval reinforces the site's capacity to accommodate substantial residential-led mixed use redevelopment where supported by high-quality built form, generous public realm outcomes, and meaningful community infrastructure contributions.

Since the issuing of the most recent approval, the Applicant has continued to progress detailed design for the development. This process has identified a series of refinements to improve the functionality, efficiency and delivery of the approved development, particularly in relation to Stage 1 (Tower 1). These refinements now form the basis of this Minor Change application.

For the purposes of this letter, the approval granted by Council on 2 June 2026 (Council Ref.: A006885806) is referred to as the 'existing approval' or the 'approved development'.

Further detail regarding the proposed changes to Stage 1 of this approval is provided in **Section 3** below.

Figure 6 – Site Plan (Approved)



Source: Rothelowman

3 Proposed Changes

This change application seeks a Minor Change to the approved development (Council Ref.: A006885806), limited to Stage 1 (Tower 1) of the site, in accordance with Sections 78 and 81 of the Planning Act. The proposed changes reflect a short series of refinements identified by the Applicant to improve the functionality, efficiency and delivery of Stage 1, and are intended to expedite its construction. The changes do not extend to Stage 2, which continues to be progressed separately through concurrent detailed design.

The proposed changes remain consistent with the design objectives established under the approved development, including an activated and permeable ground plane, strong pedestrian connectivity between Montague Road and Davies Park, a substantial public realm contribution, and a landscaped, high-quality residential outcome. The changes proposed do not alter these outcomes but instead reflect the continued refinement of the approved design through the detailed design process.

3.1 Overview of Proposed Changes

The proposed changes to Stage 1 are summarised as follows:

- Increase in maximum building height from 19 technical storeys to 21 technical storeys;
- Increase in overall number of units from 403 to 405, remaining below the previously approved yield for the site in 2017 (Council Ref.: A004356933);
- Revised layouts for ground floor tenancies based on retail design investigations;
- Increase in width for the cross-block link (Davies Lane) from 2m to 2.4m;
- Refined car parking and basement layouts and modified site access arrangements, to improve efficiency;
- Configuration of site access arrangements has been modified for layout efficiency;
- Minor reduction in deep planting from 1,874m² (20.72% of site excluding dedications) to 1,752m² (19.37% of site excluding dedications);
- Continued progression of materiality and architectural detailing;
- Other minor design refinements arising from the detailed design exercises.

Table 2 below details key proposed changes to the approved development.

Table 2 – Key Changes Comparison

Key Elements	Approved	Proposed
Building Height	▪ Tower 1 – 19 storeys	▪ Tower 1 – 21 storeys
Dwellings	Total 403 , comprising:	Total 405 , comprising:
▪ One-bedroom	▪ 46	▪ 46
▪ Two-bedroom	▪ 238	▪ 244

▪ Three-bedroom	▪ 119	▪ 115
▪ Townhouses	▪ 5 (also included in 3-bed count)	▪ 5 (also included in 3-bed count)
Tower Site Cover	39.50%	39.57%
Communal Open Space	8,814m ²	8,994m²
Car parking	Total 723 , comprising:	Total 735 , comprising:
▪ Residential	▪ 678	▪ 690
▪ Residential visitor	▪ 29	▪ 22
▪ Retail/Commercial	▪ -	▪ 8
▪ Motorcycle	▪ 16 (included in total)	▪ 15 (included in total)
Bicycle parking	Total 512 , comprising:	Total 507 , comprising:
▪ Residential	▪ 403	▪ 405
▪ Residential visitor	▪ 109	▪ 102
▪ Retail visitor	▪ -	▪ -
Deep planting	1,874m ²	1,752m²
Retail Gross Floor Area (GFA)	558m ²	592m²

The proposed changes are fully detailed in the Architectural Plans prepared by *Rothelowman* in **Appendix D**.

The Architectural Design Report prepared by *Rothelowman* in **Appendix E** also documents the proposed changes and associated design drivers for the proposal.

Further details of the proposed development are outlined in the following sub-sections.

3.2 Architectural Design and Built Form

Led by *Rothelowman*, the architectural vision for the development responds to the site's prominent location in West End and adjoining Davies Park. Importantly, the changed development continues to embody subtropical design principles. The design leverages this position to connect Montague Road with the river corridor, creating an exciting precinct that is urban in scale yet grounded in landscape.

The proposed changes have arisen through the detailed design process undertaken since the recent approval over the site. The changes are minor in nature comprising refinements to improve functionality, feasibility and delivery, while maintaining consistency with the intent and outcomes of the approved development.

Ground Plane and Davies Lane

The approved development established a highly activated and permeable ground plane, anchored by a new publicly accessible open space that strengthens the relationships of the site to Montague Road, Vulture Street and Davies Park. The revised proposal reflects this intent, with refinements made to improve the presentation and overall experience of the proposed ground plane as follows:

- **Enhancing arrival sequence** – refinement of Davies Lane to further facilitate pedestrian permeability and visibility into the site through to Davies Park (see **Figure 7**), in line with proposed changes to staging boundaries (detailed further in **Section 3.3**). The proposed pedestrian pathway (Davies Lane) has marginally increased from 2m to 2.4m in width. Minor amendments are proposed to seating areas and plaza spaces along this corridor to foster further connection to the public realm, exploration and reflection. Additional bicycle parking is also proposed at the entrance to the site via Montague Road, further promoting active transport modalities for residents and visitors to the site.

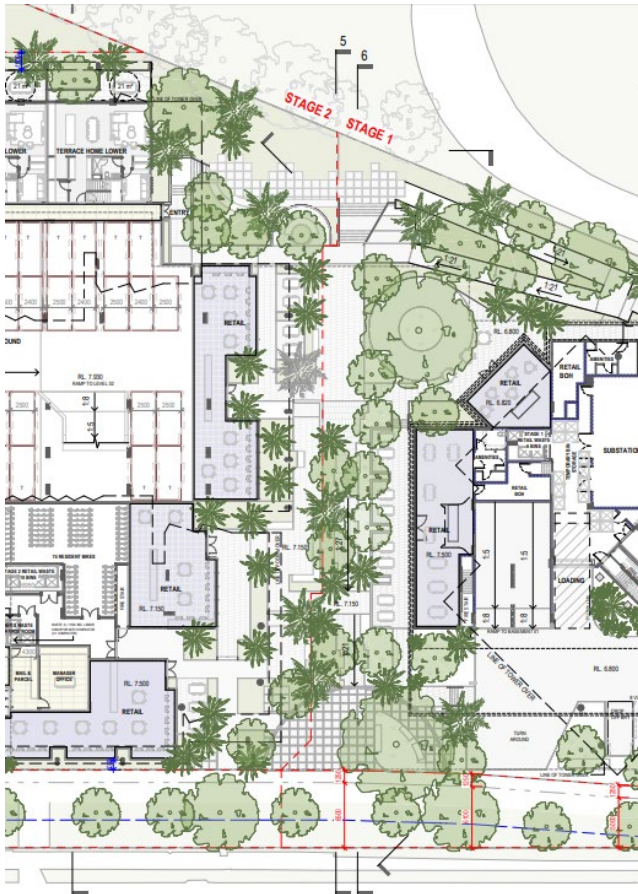
Figure 7 – Revised Ground Plane



Source: Rothelowman

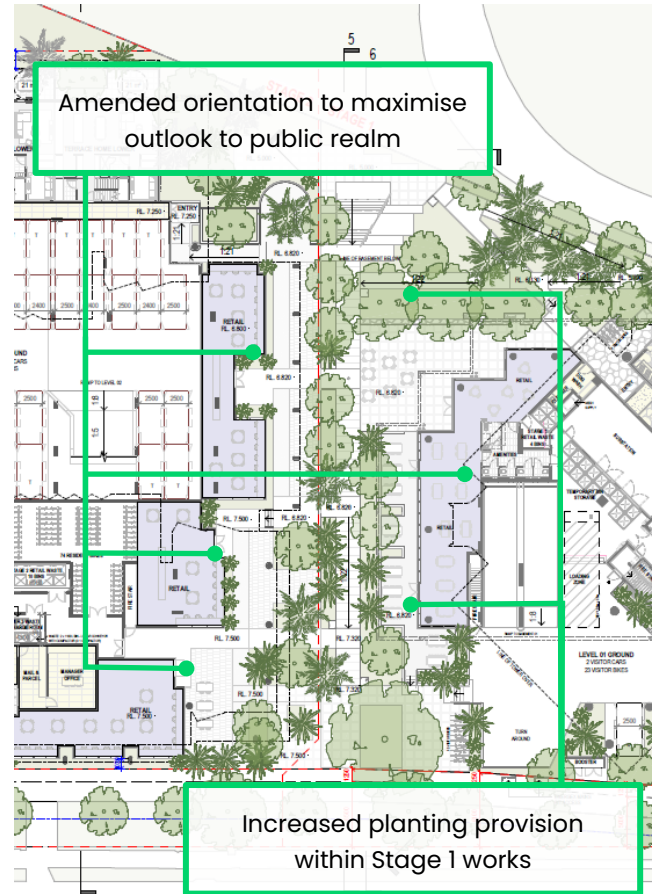
- **Maximising connectivity and landscape character** – the retail tenancies, outdoor activation areas and associated amenities forming the approved ground plane are reconfigured to further orient active uses and vibrancy towards Davies Lane and the civic area which interfaces with Davies Park (see **Figure 8**).

Figure 8 – Overall Ground Plane



Picture 1 – Approved Scheme

Source: Rothelowman



Picture 2 – Proposed Scheme

Source: Rothelowman

To further offer a pocket of respite and soften the urban streetscape, increased planting is incorporated within Stage 1 works, ensuring the proposed tree-lined promenade sleeved by retail and immersed in subtropical planning, delivers permeability through the site while extending the life and energy of the high street into the precinct.

- **Expanding the civic plaza** – the heart of the site remains the plaza – conceived as the social centre of the development, illustrated in **Figure 9**. Framed by retail tenancies that have occupying a combined Gross Floor Area (GFA) of approximately 592m², the plaza provides a generous, publicly accessible civic centre that strengthens connections between Montague Road and Davies Park.

Figure 9 – Proposed Amendments to Civic Plaza



Source: Rothelowman

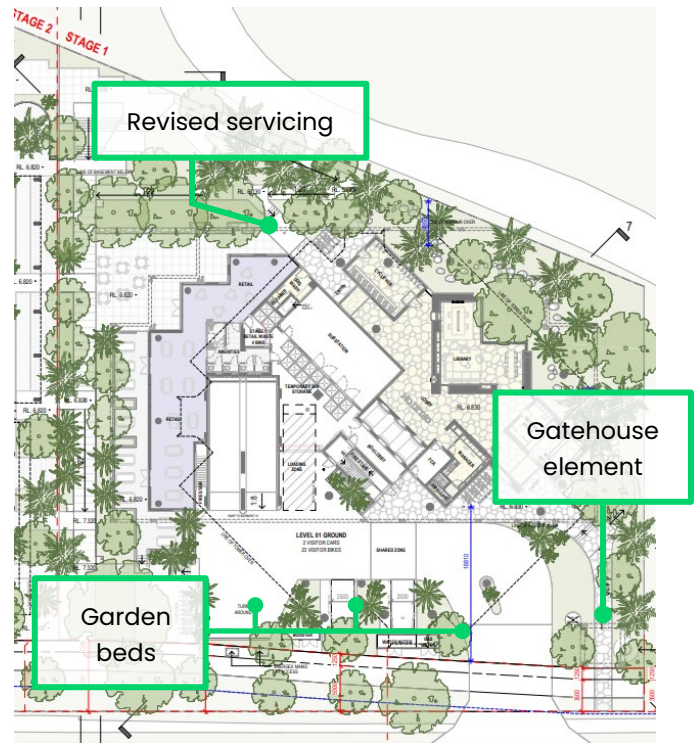
- **Improving access arrangements and security** – increased landscaping, including garden spaces are proposed at the vehicular access points via Montague Road, improving legibility and establishing a clear identity for the development within the streetscape (see **Figure 10**). A gatehouse element has been added for Stage 1, providing a welcoming entrance that connects the street to the lobby of Stage 1.

Figure 10 – Vehicular access arrangement (Stage 1)



Picture 3 – Approved scheme

Source: Rothelowman



Picture 4 – Proposed scheme

Source: Rothelowman

- **Enhanced interface to Davies Park** – refinements to the harbour layout provide increased architectural expression, fenestration and structural elements at a human scale, maintaining a visually pleasing interface with the public realm at the park boundary (refer to **Figure 11**). Similarly, residential communal facilities are oriented with a strong northern outlook to Davies Park for improved functionality and amenity.

Figure 11 – Interface to Davies Park



Picture 5 – Approved Scheme

Source: Rothelowman



Picture 6 – Proposed Scheme

Source: Rothelowman



Picture 7 – Proposed Scheme

Source: Rothelowman

Tower Form

The detailed design process has yielded improvements to the tower elements of the development, including progression of materiality and architectural detailing. The bulk and scale of the towers remain generally unchanged, with only minor tweaks to the height of Tower 1. Tower site cover increases marginally from 39.50% to 39.57% of the site area.

Key updates to the tower components of the development are outlined below.

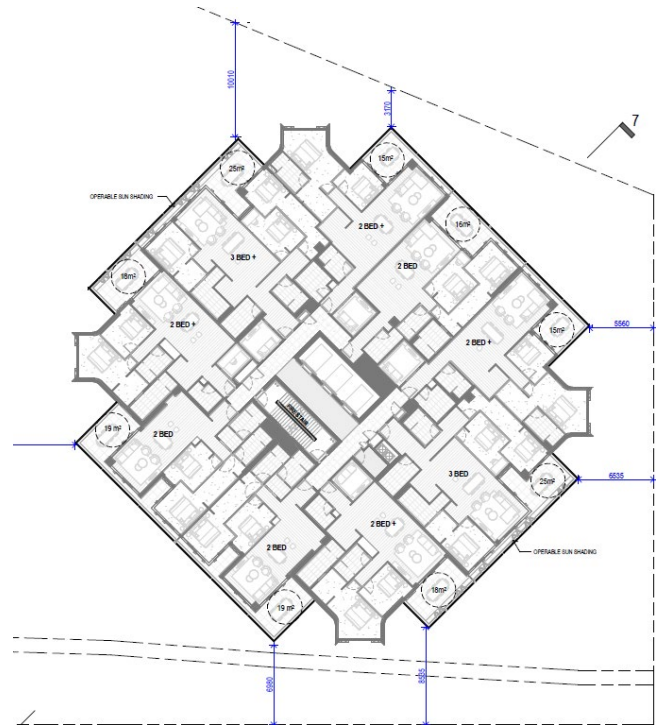
- **Refining internal layouts:** As a result of the detailed design process, minor amendments are proposed to the internal unit layouts of typical floorplates within the towers, as shown in **Figure 12** below (refer to **Appendix D – Revised Plans of Development**).

Figure 12 – Typical Floorplate



Picture 8 – Approved scheme

Source: Rothelowman

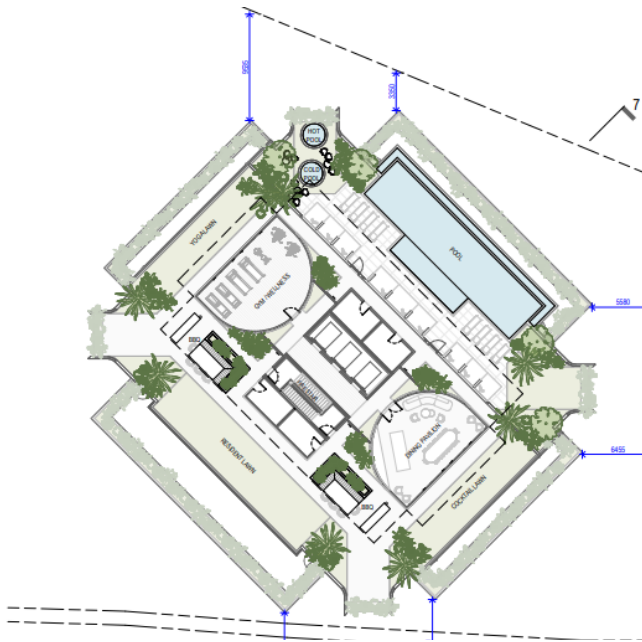


Picture 9 – Proposed scheme

Source: Rothelowman

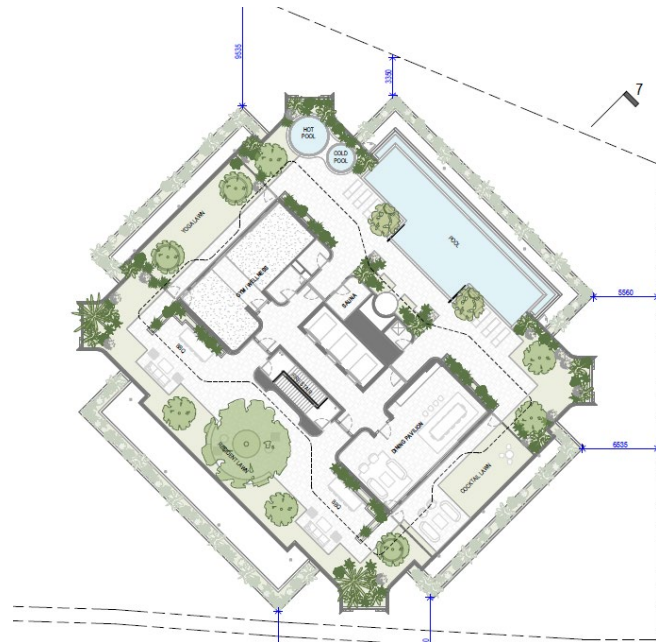
- Redesigning rooftop facilities:** Additional consideration has been given to further develop the rooftop recreation spaces, ensuring the intent to deliver a “piece of the park” into the skyline is delivered. The landscape character established by the development is extended vertically, maintaining a landmark presence within the precinct through increased rooftop landscaping, including provision of additional open lawn areas and substantial tree planting. **Figure 13** below provides a comparison of the approved and proposed rooftop design (refer to **Appendix D – Revised Plans of Development**).

Figure 13 – Rooftop Plan



Picture 10 – Approved scheme

Source: Rothelowman



Picture 11 – Proposed scheme

Source: Rothelowman

- **Amended building height:** The revised rooftop design to accommodate additional residential storage result in changes to the technical storey count to Tower 1. Specifically, Tower 1 increases from 19 to 21 technical storeys, with no change to its approved RL building height. **Figure 14** illustrates the approved and proposed building height.

Figure 14 – Tower Section



Picture 12 – Approved scheme

Source: Rothelowman



Picture 13 – Proposed scheme

Source: Rothelowman

- **Additional architectural detailing:** The architectural detailing is further refined to enhance the overall clarity and quality of building expression. The proposed materials and finishes are detailed within **Appendix D – Revised Plans of Development**.

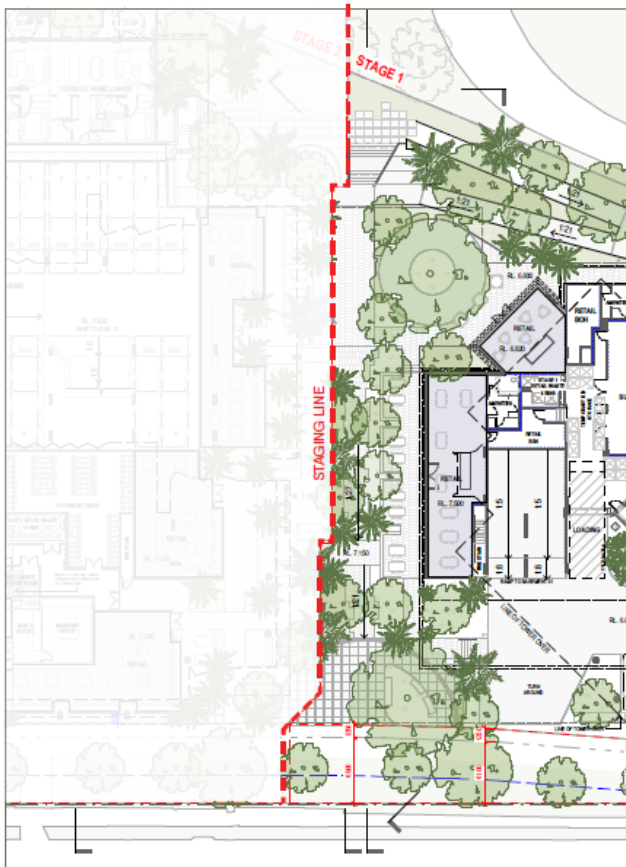
Overall, the form, scale, and presentation of the towers remain generally consistent with the approved development. Please refer to the Revised Architectural Design Report prepared by *Rothelowman* at **Appendix E** for further information on the design updates made to the towers.

3.3 Staging

The development continues to be delivered in two stages, as illustrated in **Figure 15** below. The proposed changes in this regard include the realignment of the staging boundary line, to create a more linear, clearly discernible and orderly boundary than the arrangement previously approved. This change further ensures additional landscape provision is delivered within Stage 1 works.

- **Stage 1:** Comprised of Tower 1 with 157 residential apartments and rooftop residential amenities, including a gym, pool, dining pavilion, yoga space, cocktail terrace and resident lawns. This stage also delivers the full basement car parking, establishing the base for the wider development. It will deliver significant public realm improvements, deep planting zones, and pedestrian connections through to Davies Park, enabling early activation of the site and an immediate community interface.
- **Stage 2:** Comprised of Tower 2 and 3, delivering 248 residences alongside podium-top resident facilities. Tower 2 also maintains a rooftop communal area featuring barbeque areas, a dining pavilion, and lawns.

Figure 15 – Staging Boundary



Picture 14 – Approved Scheme

Source: Rothelowman



Picture 15 – Proposed Scheme

Source: Rothelowman

The proposed staging is responsive to the construction requirements of the development. Scaffolding and hoarding zones for Stage 2 of the development have been incorporated into the staging line to ensure that construction for Stage 2 can be executed in a safe, efficient and timely manner. During construction of Stage 2, a very small portion of Davies Land and the verge will be temporarily closed to provide for a construction

access point. This will be resolved as part of the final Construction Management Plan for Stage 2 and does not form a part of this application.

3.4 Revised Specialist Reporting

The following specialist reports have been revised in support of the proposed minor change and are included herewith:

- **Appendix D** – Revised Plans of Development, prepared by *Rothelowman*;
- **Appendix E** – Revised Architectural Design Report, prepared by *Rothelowman*;
- **Appendix F** – Bulk Earthworks Layout Plan, prepared by *MRC Consulting Engineers*;
- **Appendix G** – Traffic Engineering Statement, prepared by *Colliers*;
- **Appendix H** – Operational Waste Management Plan Addendum, prepared by *Colliers*; and
- **Appendix I** – Statement of Landscape Design, prepared by *Urbis*.

A summary of the key findings of each of the technical reports is provided below.

3.4.1 Bulk Earthworks Layout Plan

A Bulk Earthworks Layout Plan has been prepared by *MRC Consulting Engineers*, demonstrating the extent of cut and fill required to facilitate delivery of Stage 1 of the proposed development. Refer to **Appendix F** for further information.

3.4.2 Traffic Engineering Statement

A Traffic Engineering Statement has been provided by *Colliers*. A summary of the key findings include:

- The revised development scheme increases the yield by two residential units and 34m² of retail GFA, with the approved car parking, servicing and access arrangements generally retained;
- Car parking, bicycle parking and access provisions remain compliant with Council's requirements under the TAPS PSP, with a minor widening of the northern (Stage 1) crossover to 9m; and
- Traffic generation is expected to remain unchanged during the weekday AM peak, with a negligible increase of 2 vehicles per hour during the weekday PM peak, remaining below that assessed under the 2023 approval.

The revised development scheme is not anticipated to result in any additional external traffic impacts on the surrounding road network. Please refer to **Appendix G** for further information.

3.4.3 Operational Waste Management Plan Addendum

An Operational Waste Management Plan Addendum, at **Appendix H**, has been provided by *Colliers*. A summary of the key findings include:

- The minor change results in a small increase in residential refuse generation and a corresponding decrease in non-residential refuse generation, with no impact on the design of refuse storage areas or collection frequency;

- The total number of bins required remains unchanged from the original approval, with a 3-bin linear conveyor rotation system now preferred to reduce building management intervention;
- Refuse storage and access arrangements are amended slightly but remain largely consistent with the original approval, retaining both a chute discharge room and temporary bin presentation area; and
- Refuse transfer and RCV servicing arrangements remain unchanged from the original approval.

The waste management strategy remains largely unchanged and consistent with the original approval.

3.4.4 Statement of Landscape Design

The landscape design has been prepared by *Urbis* and is detailed within the Statement of Landscape Design Intent at **Appendix I**. The revised design continues to reflect the subtropical, landscape-led character established under the approved development, with refinements to Davies Lane (widened from 2m to 2.4m), the civic plaza, and landscaping at the Montague Road access points to improve pedestrian permeability, activation and streetscape legibility.

These changes remain consistent with the landscape character and public realm outcomes established under the approved development. Further detail is provided at **Appendix I**.

3.5 Proposed Changes to the Approved Development

The following section outlines the proposed changes to the approval package. Specifically, text ~~struck through in red~~ indicates wording to be deleted and text underlined in blue indicates proposed amendments.

3.5.1 Drawings and Documents

Table 3 sets out the amendments required to the list of approved drawings and documents to reflect the proposed changes and ensure any approval issued acknowledges the correct plans.

Table 3 – Proposed Amendments to Approved List of Drawings and Documents

Drawing or Document	Number	Plan Date
Plan of Proposed Dedications <u>DEDICATIONS PLAN</u>	240760_003_PRO-Issue C (Amended In Red 18-MAY-2026) <u>224259 – DA06.07 REV C</u>	18-MAY-2026 (Received) <u>03-SEP-2026</u>
Public Access Areas	SK01 (Amended In Red 22-APR-2026)	06-MAR-2026 (Received)
DEVELOPMENT SUMMARY	224259 – DA00.01 REV B <u>C</u> (Amended In Red 20-MAY-2026)	20-MAY-2026 (Received) <u>03-SEP-2026</u>
DEMOLITION PLAN	224259 – DA00.05 REV B <u>C</u>	13-JAN-2025 (Received) <u>03-SEP-2026</u>
PROPOSED SITE PLAN	224259 – DA00.06 REV B <u>C</u>	13-JAN-2025 (Received)

		03-SEP-2026
BASEMENT 02 FLOOR PLAN	224259 - DA01.01 REV B C	13-JAN-2025 (Received) 03-SEP-2026
BASEMENT 01 FLOOR PLAN	224259 - DA01.02 REV B (Amended in Red 20-MAY-2026) C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 1 (GROUND) FLOOR PLAN	224259 - DA01.03 REV C (Amended in Red 20-MAY-2026)	05-MAR-2026 (Received) 03-SEP-2026
MEZZANINE FLOOR PLAN	224259 - DA01.04 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 02 FLOOR PLAN	224259 - DA01.05 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 03 FLOOR PLAN	224259 - DA01.06 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 04 FLOOR PLAN	224259 - DA01.07 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 05 FLOOR PLAN	224259 - DA01.08 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 06 FLOOR PLAN	224259 - DA01.09 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 07 - 12 14 FLOOR PLAN	224259 - DA01.11 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 13 - 14 FLOOR PLAN	224259 - DA01.13 REV B	13-JAN-2025 (Received)
LEVEL 15 FLOOR PLAN	224259 - DA01. 20 18 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 16 - 17 FLOOR PLAN	224259 - DA01. 21 19 REV B C	13-JAN-2025 (Received) 03-SEP-2026
LEVEL 18 FLOOR PLAN	224259 - DA01. 22 21 REV B C	13-JAN-2025 (Received)

		03-SEP-2026
LEVEL 19 FLOOR PLAN	224259 - DA01.22 REV C	03-SEP-2026
TOWER 1 ROOFTOP METER ROOM	224259 - DA01.23 REV B C	13-JAN-2025 (Received) 03-SEP-2026
TOWER 1 ROOFTOP TERRACE PLAN	224259 - DA01.24 REV B C	13-JAN-2025 (Received) 03-SEP-2026
TOWER 1 ROOFTOP ROOF PLAN	224259 - DA01.25 REV B C	13-JAN-2025 (Received) 03-SEP-2026
OVERALL ELEVATION -EAST	224259 - DA02.01 REV B C	13-JAN-2025 (Received) 03-SEP-2026
OVERALL ELEVATION -SOUTH	224259 - DA02.02 REV B C	13-JAN-2025 (Received) 03-SEP-2026
OVERALL ELEVATION -WEST	224259 - DA02.03 REV B C	13-JAN-2025 (Received) 03-SEP-2026
OVERALL ELEVATION -NORTH	224259 - DA02.04 REV B C	13-JAN-2025 (Received) 03-SEP-2026
STAGE 1 ELEVATION -EAST & WEST	224259 - DA02.05 REV B C	13-JAN-2025 (Received) 03-SEP-2026
STAGE 1 ELEVATION -SOUTH & NORTH	224259 - DA02.06 REV B C	13-JAN-2025 (Received) 03-SEP-2026
STAGE 2 ELEVATION -EAST & WEST INTERNAL	224259 - DA02.07 REV B C	13-JAN-2025 (Received) 03-SEP-2026
STAGE 2 ELEVATION -NORTH & SOUTH	224259 - DA02.08 REV B C	13-JAN-2025 (Received) 03-SEP-2026
STAGE 1 FACADE ELEVATION	224259 - DA02.10 REV B	13-JAN-2025 (Received)
STAGE 1 FACADE ELEVATION	224259 - DA02.11 REV B	13-JAN-2025 (Received)
STAGE 1 FACADE ELEVATION	224259 - DA02.12 REV B	13-JAN-2025 (Received)

STAGE 1 FACADE ELEVATION	224259 - DA02.13 REV B	13-JAN-2025 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.14 REV B	13-JAN-2025 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.15 REV B	13-JAN-2025 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.16 REV B	13-JAN-2025 (Received)
Statement of Landscape Design Intent	260109 Rev E B (Amended In Red 17-MAR-2026)	06-MAR-2026 (Received) 04-SEP-2026
Stormwater Quality Management Plan	J25142 Rev E (Amended In Red 24-MAR-2026)	17-OCT-2025 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.17 REV B	13-JAN-2026 (Received)
STAGE 2 FACADE SECTION	224259 - DA02.18 REV B	13-JAN-2026 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.19 REV B	13-JAN-2026 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.20 REV B	13-JAN-2026 (Received)
STAGE 2 FACADE SECTION	224259 - DA02.21 REV B	13-JAN-2026 (Received)
STAGE 2 FACADE ELEVATION	224259 - DA02.22 REV B	13-JAN-2026 (Received)
SECTION 01	224259 - DA03.01 REV B C	13-JAN-2025 (Received) 03-SEP-2026
SECTION 02	224259 - DA03.03 REV B C	13-JAN-2025 (Received) 03-SEP-2026
SECTION 03	224259 - DA03.04 REV B C	13-JAN-2025 (Received) 03-SEP-2026
SECTION 04	224259 - DA03.05 REV B C	13-JAN-2025 (Received) 03-SEP-2026
SECTION 05 & 06	224259 - DA03.06 REV B C	13-JAN-2025 (Received) 03-SEP-2026
SECTION 07	224259 - DA03.08 REV B C	13-JAN-2025 (Received) 03-SEP-2026

SECTION 08	224259 - DA03.09 REV B C	13-JAN-2025 (Received) 03-SEP-2026
STAGE 1 - LEVEL 1 (GROUND) FLOOR PLAN	224259 - DA05.01 REV A B	13-JAN-2026 (Received) 03-SEP-2026
STAGE 1 - OVERALL SECTION	224259 - DA05.02 REV A B	13-JAN-2026 (Received) 03-SEP-2026
DEEP PLANTING PLAN	224259 - DA06.01 REV B C	13-JAN-2026 (Received) 03-SEP-2026
LANDSCAPING PLAN	224259 - DA06.02 REV B C	13-JAN-2026 (Received) 03-SEP-2026
SITE COVERAGE PLAN	224259 - DA06.03 REV B C	13-JAN-2026 (Received) 03-SEP-2026
COMMUNAL OPEN SPACE PLAN	224259 - DA06.04 REV B C	13-JAN-2026 (Received) 03-SEP-2026
ROOFTOP GARDEN CODE	224259 - DA06.06 REV B C	13-JAN-2026 (Received) 03-SEP-2026
Section 6 - Noise Impact Report	20250694.1/1310A/R3/BC REV 3 (Amended In Red 24-MAR-2026)	17-OCT-2025 (Received)
ROAD WIDENING PLAN	RC16083 ISSUE 1	24-AUG-2020 (Received)

3.5.2 Conditions of Approval

It is recommended that conditions of the Development permit be amended to reflect the proposed changes to references and dates to align with the most recent iteration of drawings. No further changes to conditions are proposed.

3.6 Infrastructure Agreement Amendments

The existing approval for the site is the subject of an IA between the owner of the land and Council. This IA provides a mechanism for the abovementioned expansion of Davies Park and dedication of Montague Road to be carried out. Attached to this IA are the Infrastructure Charges Notices (ICNs) for each stage of the development.

The IA will require administrative updates to reference the iteration of the development currently proposed. More specifically, the IA will need to be updated to reference this development application/approval as well

as the updated quantum of development for the site (i.e. number and mix of dwellings as well as Centre Activity floor space).

No changes to the principles or special conditions of the IA are proposed as part of this application. The changes proposed to the IA are purely administrative and are proposed to ensure the agreement aligns with the specifications and references of this development applications/ approval.

4 Assessment of Minor Change

Consideration has been given to the relevant matters for assessing a minor change as prescribed by the Planning Act, having regard to the definition of a Minor Change in Schedule 2, the assessment criteria in Section 81, as well as the 'substantially different development' test prescribed in the Development Assessment Rules (**DA Rules**).

4.1 Minor Change Criteria

Schedule 2 of the Planning Act outlines the definition of a Minor Change for a development approval as follows:

Minor change means a change that –

...

(b) for a development approval –

(i) would not result in substantially different development; and

(ii) if a development application for the development, including the change, were made when the change application is made would not cause –

- (A) The inclusion of prohibited development in the application;
- (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.

The proposed changes meet each of the criteria stated in this definition, as demonstrated by Sections 4.2 to 4.5 below.

4.2 Substantially Different Development

In respect to part (b)(i) of the definition of a Minor Change and what constitutes substantially different development, it is appropriate to have regard to Schedule 1 of the DA Rules, which set out the substantially different development guidelines. An assessment of the proposed changes against these criteria is provided in **Table 4** below.

Table 4 – Substantially Different Development Assessment

Guideline Criteria	Response
(a) <i>Involves a new use</i>	The proposed changes do not involve a new use.
(b) <i>Results in the application applying to a new parcel of land</i>	The proposal does not involve the inclusion of a new land parcel.
(c) <i>Dramatically changes the built form in terms of scale, bulk and appearance</i>	The proposed changes do not dramatically change the built form of the development in terms of scale, bulk or appearance. While Tower 1 increases from 19 to 21 technical storeys, this change arises solely from the revised classification of rooftop levels associated with the inclusion of additional residential storage, rather than any increase in the building's overall height. Importantly, the approved RL building height of Tower 1 remains unchanged. Similarly, tower site cover increases only marginally, from 39.50% to 39.57% of the site area, representing a negligible change to the building footprint. The proposed changes otherwise comprise refinements to internal unit layouts, rooftop landscaping, materiality and architectural detailing, each of which reflects the continued progression of the approved design through the detailed design process rather than a departure from it. The bulk, scale and overall built form outcome established under the approved development, including the tower siting, height profile and architectural character, remain substantially unchanged. Accordingly, the proposed changes are not considered to dramatically change the scale, bulk or appearance of the approved built form.
(d) <i>Changes the ability of the proposed development to operate as intended</i>	The proposal does not change the ability of the development to operate as intended. The approved uses, and their general location, form and scale remain unchanged.

<i>(e) Removes a component that is integral to the operation of the development</i>	The proposal does not remove a component that is integral to the operation of the development.
<i>(f) Significantly impacts on traffic flow and the transport networks, such as increasing traffic to the site</i>	The proposed increase to car parking spaces is marginal and not anticipated to have a broader impact on the surrounding road network. This is further detailed in Appendix G – Traffic Engineering Statement.
<i>(g) Introduces new impacts or increase the severity of known impacts</i>	The proposed revisions will not result in the increased severity of any known impacts associated with the approved development and are not anticipated to introduce new impacts.
<i>(h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –</i> <i>Introduces new social impacts or increase the severity of known social impacts</i>	The approved development is not prescribed by the Planning Regulation as requiring social impact assessment.
<i>(i) Removes an incentive or offset component that would have balanced a negative impact of the development</i>	The proposed changes do not remove an incentive or offset component that would have balanced a negative impact of the development.
<i>(j) Impacts on infrastructure provisions</i>	The proposed changes are not anticipated to impact infrastructure provisions associated with the approved development. While the proposal includes a minor increase in dwelling yield from 403 to 405 units, the addition is very minor in the context of the overall development and is not expected to result in any material increase in demand on existing infrastructure networks.

4.3 Prohibited Development

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

4.4 Referral Agencies

In respect to Parts (b)(ii)(B), (C) and (D) of the definition of Minor Change, the original application was not referred to the State Assessment and Referral Agency (**SARA**). If the original development application were to be made, at the time this change application is made, the development would not require referral.

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

The above demonstrates that the proposed changes comply with the criteria stated in Parts(b)(ii)(B), (C) and (D) of the Minor Change definition.

4.5 Public Notification

Public notification was required for the original application, with three properly made submissions received (Council Ref.: A006885806). According to the assessment of the original application, the approved development achieved compliance with the applicable performance outcomes of the relevant codes of *Brisbane City Plan 2014* and did not result in conflict with the Planning Scheme, which required the demonstration of relevant matters to justify a decision to approve the development.

Notably, the proposed changes do not involve any matters raised in those submissions. The development, inclusive of the proposed changes would still require public notification if submitted today. Given the minor scale of the proposed changes, it is not considered that new submissions would be received in relation to any of the proposed changes. With regard to Part E of the definition of a Minor Change, this is not a relevant matter in determining the scale of the proposed change.

5 Application Fee

Council's *Development Assessment and Compliance Fees 2026–27* identify the applicable fee for a Minor Change application as **\$4,800** as follows:

Making a change application (s78 and 79 PA) to make a minor change (s81 PA) to a development approval (includes changing/cancelling conditions).

The relevant fee will be paid by the Applicant upon receipt of Council's fee quote.

6 Pre-Request Response Notices

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

7 Affected Entities

There are no affected entities associated with the proposed Minor Change.

8 Conclusion

The proposed changes fulfil the criteria of a Minor Change as defined in Schedule 2 of the Planning Act, and do not result in a substantially different development, as outlined in Schedule 1 of the DA Rules.

Having regard to the role of the proposed changes in supporting construction feasibility and the timely delivery of Stage 1, the Applicant respectfully requests that Council progress its assessment of this Minor Change application in an efficient manner.

We trust that the supplied documentation is sufficient in order for Council to undertake an assessment of this request. If you have any questions, please do not hesitate to contact **Sam Robinson** (Associate Director), **Karan Rao** (Senior Consultant) or **Rauha Firaq** (Consultant) on (07) 3007 3800.

Yours sincerely,

A handwritten signature in dark ink, appearing to be "Ben Lyons", with a stylized, sweeping underline.

Ben Lyons
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