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13 AUGUST 2026

Mt Coot-tha Summit Precinct Revitalisation Project

Minor Change Application

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APPLICATION REF

A007090452

MGHOP Pty Ltd



Mt Coot-tha Summit Precinct Revitalisation Project

13 August 2026

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Document history and status

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V2	11/08/26	CC	BW	Final

We acknowledge the Jagera and Turrbal peoples as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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Executive Summary

Applicant	MGHOP Pty Ltd C/- URPS Pty Ltd Contact: Ben Weaver
Proposal	Minor change to an existing development approval A006627950
Site Address	• 1012 Sir Samuel Griffith Drive, Mt Coot-tha • 200 Mt Coot-tha Road, Mt Coot-tha • Road reserve adjoining the Mt Coot-tha Summit Lookout
Lot on Plan	• Lot 1079 on SL5015 • Lot 10 on SP307430 (parent lot) • Road reserve adjoining 200 Mt Coot-tha Road and 1012 Sir Samuel Griffith Drive
Site Area	9,024m ² (approx.)
Zoning	Open Space (Metropolitan) zone
Neighbourhood Plan	Mt Coot-tha neighbourhood plan
Relevant Local Overlays	• Airport environs overlay • Bicycle network overlay • Bushfire overlay • Community purpose network overlay • Heritage overlay • Road hierarchy overlay • Streetscape hierarchy overlay • Community facilities overlay
Relevant State Overlays	• Queensland Heritage Place • Category X, A and B regulated vegetation • Category A or B that is least a regional concern
LGIP	• No future trunk infrastructure identified • Existing trunk and non-trunk park • Existing trunk road (Sir Samuel Griffith Drive)
State Referral Agencies	• Schedule 10, Part 8, Division 2, Subdivision 3, Table 1 – Material change of use and Building works on a Queensland heritage place • Development on or adjoining a Queensland heritage place • Schedule 10, Part 9, Division 4, Subdivision 2 Material Change of Use within 25m of a State-controlled road

Original level of assessment	• Impact assessable
Public notification	• The existing approval required public notification in accordance with section 53 of the Planning Act 2016. Public notification is not required for a minor change.

1. Introduction

On 6 June 2024, a development application (DA) was approved by Brisbane City Council (Council) (Council ref: A006264092) for a Development Permit for:

- a Material change of use for Function Facility, Bar, Food and Drink Outlet, Hotel, Shop and Tourist Attraction; and
- Building work on a state and local heritage place and made assessable under Brisbane City Plan 2014 ('the approval').

The approval was granted over land at 1012 Sir Samuel Griffith Drive, 200 Mt Coot-tha Road, Mt Coot-tha and the adjoining road reserve, formally identified as Lot 1079 on SL5015 and Lot 10 on SP307430 ('the site').

In December 2024, a change application (BCC Ref: A006627950) was approved to modify the approval to accommodate a number of external shade umbrellas on the existing deck structure.

In accordance with Section 78 of the *Planning Act 2016* ('the Act'), this application seeks a minor change to the approval to facilitate minor modifications to the lower levels of the Kiosk building (also known as The Summit Restaurant and Bar).

The application is supported by the following documents:

Attachment A: DA Form and Title Search

Attachment B: Current Development Approval (Decision Notice and Conditions)

Attachment C: Updated Architectural drawings prepared by Hogg & Lamb

Attachment D: Updated Heritage Impact Assessment prepared by AHS

The minor modifications are required to support the approved Function facility use within the Kiosk building and are summarised as follows:

- Reconfiguration and refurbishment of toilets
- Installation of a new accessible (PWD) toilet
- Fitout for bars and back-of-house areas to service the function room
- External terrace bar for the alfresco area of the function facility
- Creation of a new foyer and entrance to the function facility
- New doorway behind the proposed external terrace bar through the existing blockwork (which is not significant heritage fabric);
- New free-standing awning over first floor entrance

As demonstrated in this application, the change:

- is a minor change under Schedule 2 of the Act;
- does not result in *substantially different development* under Schedule 1 of the Development Assessment Rules ('the DA Rules'); and

- continues to comply with the requirements of the Brisbane City Plan 2014 (versions 26 and 35) ('the City Plan') and the Act.

The relevant town planning provisions have been identified and assessed, and justification for the minor change to the approved plans, are provided throughout the report. Given the ability for the change application to demonstrate compliance with the provisions, Council is requested to approve the proposed changes and that the current decision notice and approval package is reissued to reflect the proposed changes.

2. Existing Approval

On 6 June 2024, a development application (DA) was approved by Brisbane City Council (Council) (Council ref: A006264092) for a Development Permit for:

- a Material change of use for Function Facility, Bar, Food and Drink Outlet, Hotel, Shop and Tourist Attraction; and
- Building work on a state and local heritage place and made assessable under Brisbane City Plan 2014

The approval involves the following two (2) stages, illustrated in Figure 1:

- Stage 1A: uses and works to the existing kiosk building.
- Stage 1B: uses and works to the existing café building.

In December 2024 a minor change was approved that provided for a number of external shade umbrellas on the existing deck structure to the kiosk building (Council Ref: A006627950). No changes were made to the staging, which is illustrated in the approved plan below (Figure1).



Figure 1: Approved Staging Plan (source: Hogg & Lamb Architects 2024)

3. Proposed Change

3.1 Overview

The proposed change involves minor modifications to the lower level and front entrance of the Kiosk building (Stage 1A of the existing approval). The modifications relate to the reconfiguration and fitout of the lower level to support the approved Function Facility and provide additional detail that previously approved. In addition, a light-weight awning over the main entrance on level 1 is proposed. The minor modifications can be summarised as follows:

- reconfiguration and refurbishment of the ground floor toilets;
- installation of a new accessible (PWD) toilet to the ground floor
- fitout for bars and back-of-house areas to service the ground floor function room
- external terrace bar for the ground floor alfresco area of the function facility
- creation of a new foyer and entrance to the ground floor function facility
- new doorway behind the proposed external terrace bar to the function room on the ground floor through the existing blockwork (which is not significant heritage fabric); and
- a new free-standing awning over the main entrance on level 1 together with augmented landscaping.

These modifications and details are considered minor in scope and align with the expectations of the previously approved scope of works. Furthermore, the change does not introduce new impacts or increase the severity of known impacts.

Importantly, the modifications are all within the footprint of the building and do not result in any changes to the approved:

- Building height
- Setbacks; and
- Car parking.

This request is made under Section 78 of the Act and is to be administered, assessed and decided as a 'minor change' in accordance with Section 81 of the Act.

A copy of the revised Architectural Plans is provided under **Attachment C**, with extracts provided below to illustrate the extent of modifications (**Figures 2 and 3** below). **Figure 2** shows the approved fitout plan for the ground floor of the kiosk building, highlighting the limited detail provided for the function room and external terrace components of the building. **Figure 3**, in comparison, elaborates on the level of detail for these areas, proposing alterations and further details for the fitout, whilst leaving the remainder of the ground floor as per the original approved fitout (now implemented).

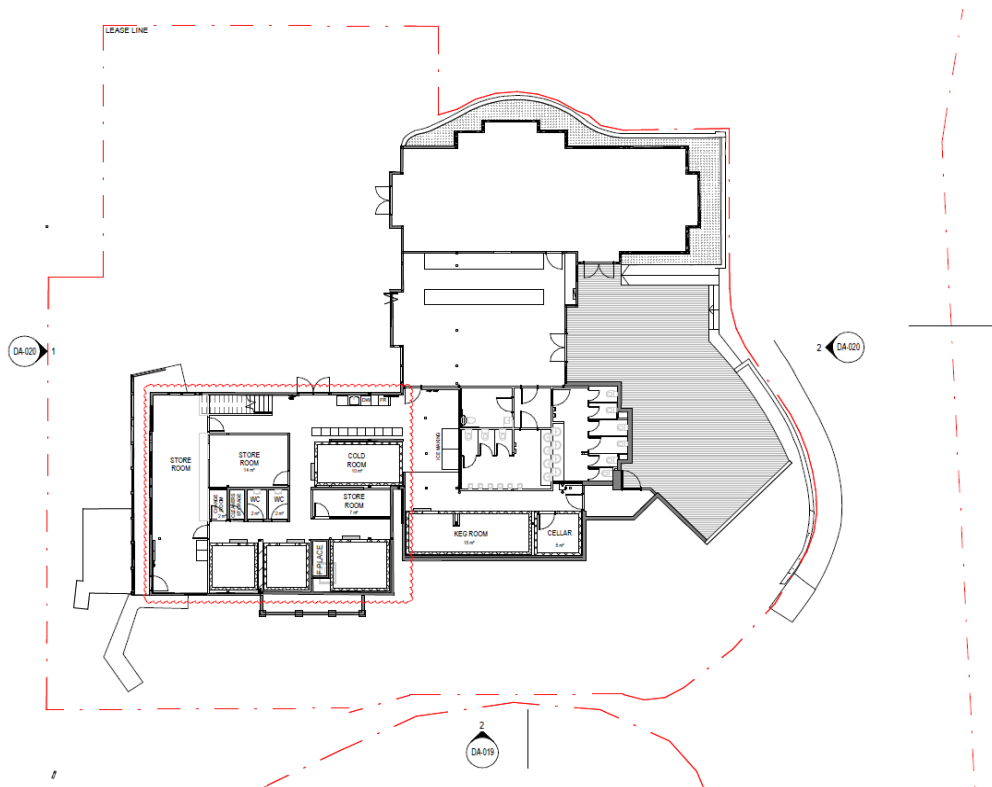


Figure 2: Approved Kiosk Ground Floor Fitout (Hogg and Lamb, 2024)

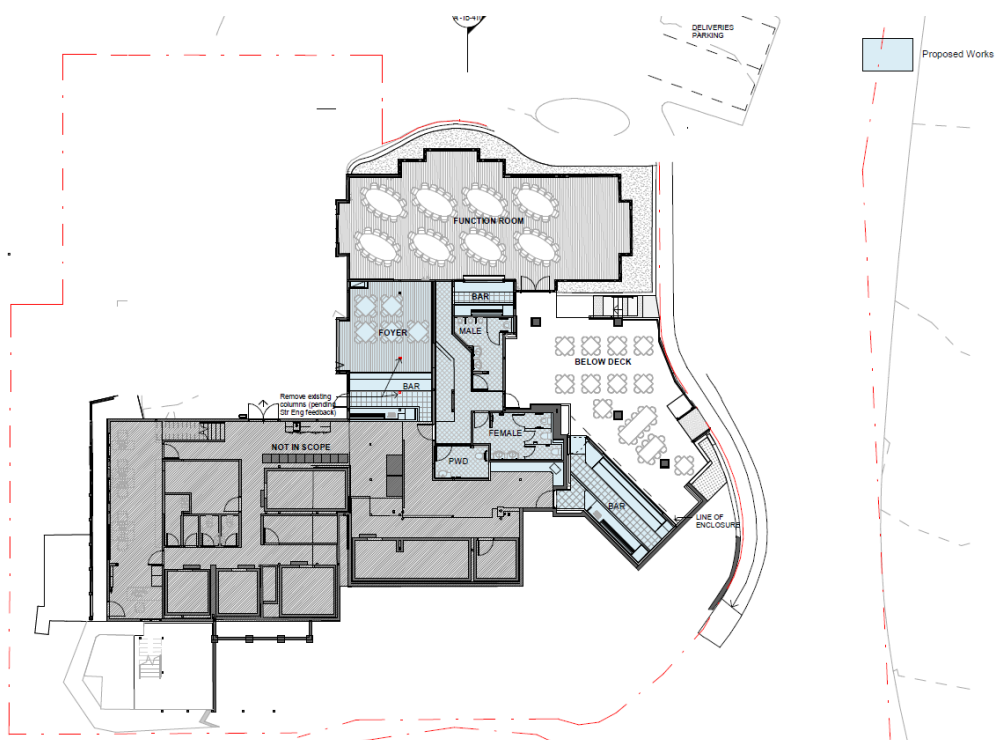


Figure 3: Proposed Kiosk Ground Floor Fitout (Hogg and Lamb, 2026)

3.2 Condition Amendments

3.2.1 Council Conditions

A copy of the existing approval, including conditions, is provided under **Attachment B**.

The conditions of Council's approval which require amendments are identified in **Table 1**. Wording proposed to be removed is identified in ~~striketrough text~~ while new wording is identified in **bold text**.

Table 1: Council Condition Amendments

Existing Condition	Proposed Condition	Justification
Conditions 8, 34, 65 and 78 SARA as concurrence agency has imposed the requirements contained in the letter dated 9 December 2024.	Conditions 8, 34, 65 and 78 SARA as concurrence agency has imposed the requirements contained in the letter dated 9 December 2024 xxx 2026 .	SARA's referral agency response is required to be updated to reflect the revised plans. Council's condition will therefore need to be updated to reflect the data of SARA's revised referral agency response.

3.2.2 SARA Conditions

The conditions of SARA's referral agency response which require amendments are identified in **Table 3**. Wording proposed to be removed is identified in ~~striketrough text~~ while new wording is identified in **bold text**.

Table 2: SARA Condition Amendments

Existing Condition	Proposed Condition	Justification
Conditions 1 and 4 The development must be carried out generally in accordance with the following: • Staging Plan prepared by Hogg and Lamb dated 07-25, referenced DA-005, Rev 6 • Stage 1a – Kiosk GF Fitout prepared by Hogg and Lamb	Conditions 1 and 4 The development must be carried out generally in accordance with the following: • Staging Plan prepared by Hogg and Lamb dated 24-07-25, referenced DA-005, Rev 6 • Demolition – GF Minor Amendment prepared by Hogg	SARA's referral agency response is required to be updated to reflect the revised and additional detailed plans.

Existing Condition	Proposed Condition	Justification
dated 24-07-25, referenced DA-015, Rev 4 • Stage 1a – Kiosk L1 Fitout prepared by Hogg and Lamb dated 24-07-25, referenced DA-016, Rev 2 • Stage 1a – Kiosk Roof prepared by Hogg and Lamb dated 24-07-25, referenced DA-016-1, Rev 1 • Proposed Elev – Kiosk North/South prepared by Hogg and Lamb dated 24-07-25, referenced DA-019, Rev 2 • Proposed Elev – Kiosk East/West prepared by Hogg and Lamb dated 24-07-25, referenced DA-020, Rev 3 • Stage 1b – Proposed Café Ground level prepared by Hogg and Lamb dated 09-11-23, referenced DA-025, Rev 2 • Proposed Elev – Café North/South prepared by Hogg and Lamb dated 09-11-23, referenced DA-035, Rev 1, as amended in red by SARA • Proposed Elev – Café East/West prepared by Hogg and Lamb dated 09-11-23, referenced DA-036, Rev 1	and Lamb dated 09-04-26 referenced A-1B-051 Rev 7 • GA Plan – Ground Floor – Staging Plan prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-200 Rev 9 • Stage 1a – Kiosk GF Fitout prepared by Hogg and Lamb dated 09-11-23 24-07-25, referenced DA-015, Rev 4 • Ground Floor Part 1 Minor Amendment prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-212 Rev 10 • RCP Plan - Ground Floor Part 1 prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-220 Rev 7 • Amenities – Ground Floor prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-600 Rev 5 • GF Male Amenities – Elevations prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-602 Rev 4 • GF Female Amenities – Elevations prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-603 Rev 4 • GF PWD Amenities – Elevations prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-604 Rev 4 • Outdoor Bar Elevations prepared by Hogg and Lamb	

Existing Condition	Proposed Condition	Justification
	dated 09-04-26 referenced A-1B-611 Rev 6 • Outdoor Bar Section prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-612 Rev 4 • Function Room Elevations 1 prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-631 Rev 4 • Function Room Elevations 2 prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-632 Rev 4 • Function Room Bar prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-633 Rev 5 • Internal Foyer Elevations prepared by Hogg and Lamb dated 09-04-26 referenced A-1B-641 Rev 4 • Kiosk Entry prepared by Hogg and Lamb dated 04-12-24 referenced SK241202-01 Rev 1 • Kiosk Entry prepared by Hogg and Lamb dated 04-12-24 referenced SK241202-02 Rev 1 • Kiosk Entry prepared by Hogg and Lamb dated 04-12-24 referenced SK241202-03 Rev 1 • Stage 1a – Kiosk L1 Fitout prepared by Hogg and Lamb dated 24-07-25, referenced DA-016, Rev 2	

Existing Condition	Proposed Condition	Justification
	• Stage 1a – Kiosk Roof prepared by Hogg and Lamb dated 24-07-25, referenced DA-016-1, Rev 1 • Proposed Elev – Kiosk North/South prepared by Hogg and Lamb dated 24-07-25, referenced DA-019, Rev 2 • Proposed Elev – Kiosk East/West prepared by Hogg and Lamb dated 24-07-25, referenced DA-020, Rev 3 • Stage 1b – Proposed Café Ground level prepared by Hogg and Lamb dated 09-11-23, referenced DA-025, Rev 2 • Proposed Elev – Cafe North/South prepared by Hogg and Lamb dated 09-11-23, referenced DA-035, Rev 1, as amended in red by SARA • Proposed Elev – Cafe East/West prepared by Hogg and Lamb dated 09-11-23, referenced DA-036, Rev 1 • Demolition Plan - Kiosk – GF Office prepared by Hogg and Lamb dated 14-11-24, referenced DA-036, Rev 1 as amended in red by SARA	

3.3 Approved Drawings and Documents

The approved drawings and documents conditioned as part of the change application are outlined in **Table 3** below. As a result of this change application, the table of approved documents will be required to be updated to reflect the amended plans and documents. Plans proposed to be removed have been identified in ~~strike through text~~ while new plans are identified in **bold text**.

Table 3: Approved Drawings and Documents

Drawing or Document	Number	Plan Date
Demolition Plan – Kiosk – GF Office	D-150 Rev 8 (Amended in Red 10-DEC-2024)	18-NOV-2024 (Received)
Demolition – GF Minor Amendment	A-1B-051 Rev 7	09-APR-2026
GA Plan – Ground Floor – Staging Plan	A-1B-200 Rev 9	09-APR-2026
Staging Plan	DA-005 Rev 6	03-OCT-2024 (Received)
Stage 1a – Kiosk GF Fitout	DA-015 Rev 4	03-OCT-2024 (Received)
Ground Floor Part 1 Minor Amendment	A-1B-212 Rev 10	09-APR-2026
RCP Plan - Ground Floor Part 1	A-1B-220 Rev 7	09-APR-2026
Amenities – Ground Floor	A-1B-600 Rev 5	09-APR-2026
GF Male Amenities – Elevations	A-1B-602 Rev 4	09-APR-2026
GF Female Amenities – Elevations	A-1B-603 Rev 4	09-APR-2026
GF PWD Amenities – Elevations	A-1B-604 Rev 4	09-APR-2026

Drawing or Document	Number	Plan Date
Outdoor Bar Elevations	A-1B-611 Rev 6	09-APR-2026
Outdoor Bar Section	A-1B-612 Rev 4	09-APR-2026
Ground Floor Part 1 Minor Amendment	A-1B-212 Rev 10	09-APR-2026
Function Room Elevations 1	A-1B-631 Rev 4	09-APR-2026
Function Room Elevations 2	A-1B-632 Rev 4	09-APR-2026
Function Room Bar	A-1B-633 Rev 5	09-APR-2026
Internal Foyer Elevations	A-1B-641 Rev 4	09-APR-2026
Kiosk Entry	SK241202-01 Rev 1	04-DEC-2024
Kiosk Entry	SK241202-02 Rev 1	04-DEC-2024
Kiosk Entry	SK241202-03 Rev 1	04-DEC-2024
Stage 1a – Kiosk L1 Fitout	DA-016 Rev 2	03-OCT-2024 (Received)
Stage 1a – Kiosk Roof	DA-016-1 Rev 1	03-OCT-2024 (Received)
Proposed Elev – Kiosk North/South	DA-019 Rev 2	03-OCT-2024 (Received)
Proposed Elev – Kiosk East/West	DA-020 Rev 3	03-OCT-2024 (Received)
Environmental Noise Level Impact Assessment	R24014.docx/D3860/Rev.1/16.08.24	03-OCT-2024 (Received)
Stage 1b – Proposed Café Ground Level	DA-025 Rev 2	17-NOV-2023 (Received)

Drawing or Document	Number	Plan Date
Proposed Elev – Kiosk North/South	DA-035 Rev 1	17-NOV-2023 (Received)
Proposed Elev – Café East/West	DA-036 Rev 1	17-NOV-2023 (Received)
Existing Refuse Storage Collection Plan – Overview	DA-110 Rev 2	09-FEB-2024
Existing Refuse Storage Collection Plan - Focused	DA-111 Rev 2	09-FEB-2024

4. Minor Change Assessment

An assessment of the proposal against the relevant planning legislation below demonstrates that the proposal constitutes a minor change.

4.1 Planning Act 2016

This change application is made under Section 78 of the Act for a 'minor change'. Schedule 2 of the Act provides criteria for determining whether a change is a minor change. The criteria and comments are included in **Table 3** below.

Table 4: Minor Change Under the Planning Act 2016

Criteria	Comment
Minor change means a change that - b) for a development approval -	
i. would not result in substantially different development; and	The proposal, including the proposed changes, does not result in substantially different development. See response in Table 5 below.
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	The proposal including proposed changes does not include prohibited development.
B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Referral was submitted to the State Referral and Assessment Agency (SARA) for the original application.
C. referral to extra referral agencies, other than the chief executive; or	The proposal does not require referral to extra referral agencies.
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	The proposal does not involve additional matters that the original application and referral to SARA did not address.

Criteria	Comment
E. <i>public notification if public notification was not required for the development application</i>	Public notification was required for the original application.

Source: *Planning Act 2016*

4.2 Development Assessment Rules

Table 5 below identifies the criteria for 'substantially different development' as defined in Schedule 1 of the Development Assessment Rules (DA Rules) (version 3.0), pursuant to section 68 of the Act.

Table 5: Substantially Different Development Under the DA Rules

Criteria	Comment
A change may be considered to result in a substantially different development if any of the following apply to the proposed change:	
a) involves a new use; or	Complies The proposal does not involve a new use. The proposed minor change maintains the same land uses consistent with the existing approval, being Function facility, Tourist attraction, Hotel, Food and drink outlet, Bar. The key changes relate to the enhancement of amenities and facilities associated with the function room (Function facility) use on the lower level of the Kiosk building. At the time of the original development application, the design of the fitout had not been advanced such that the approved plans contained little detail for that part of the lower level of the building. The updated drawings provide further detail that elaborate on the plans and uses previously approved.
b) results in the application applying to a new parcel of land; or	Complies The proposal does not result in the application applying to a new parcel of land. The proposal continues to apply over the land to which the original development application and approval applies being 1012 Sir Samuel Griffith Drive and 200 Mt Coot-tha Road, Mt Coot-tha.
c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies The proposed changes to the development approval will not dramatically change the built form in terms of the bulk, scale and appearance. The proposed design changes are all contained within the existing envelope of the Kiosk building.

Criteria	Comment
d) changes the ability of the proposed development to operate as intended; or	Complies The proposal including proposed changes, does not change the ability of the proposed development to operate as intended. The development continues to operate as a hospitality venue and function facility.
e) removes a component that is integral to the operation of the development; or	Complies The proposed minor change does not remove a component of the approved development that is integral to the operation of the development.
f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies The changes do not intensify the uses on site, and therefore will not cause an increase in traffic. The new and refurbished amenities and bar facilities will serve the existing function facility – a component included in the original development approval.
g) introduces new impacts or increases the severity of known impacts; or	Complies The proposed changes will not introduce new impacts or increase the severity of known impacts. As stated in Attachment D in the updated Heritage Impact Assessment, the proposed design changes do not give rise to new impacts or increase the severity of known impacts that were previously assessed. The minor changes are confined to works to non-heritage fabric.
h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies The proposed change does not remove an incentive or offset component that would have balanced a negative impact of the development.
i) impacts on infrastructure provisions.	Complies No changes are proposed to the GFA. The lower level of the kiosk retains the previously approved 477m² of GFA, with the alfresco dining area of 125m². As such, there will be no impact on the provision of infrastructure.

Source: DA Rules

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. Planning Assessment

Table 6 below provided an assessment against section 81 of the Act.

Table 6: Assessment Against Section 81 of the Act

Matters	Comment
Matters that must be considered by the responsible entity	
(2)(a) <i>the information the applicant included with the application; and</i>	It is requested that Council consider all information and matters included in this change application.
(2)(b) <i>any properly made submissions about the development application that was approved</i>	The original development application was impact assessable and public notification was undertaken in accordance with section 17 and Schedule 3 of the Development Assessment Rules from 28 November 2023 to 19 December 2023. Several submissions were received, most of which related to the 'Lumina' development. The matters raised in the properly made submissions related to predominantly to noise and traffic impacts. The proposal is for minor adjustments and further design details for the function facility within the existing kiosk building.
(2)(c) <i>any pre-request response notice or response notice given in relation to the change application.</i>	Not applicable, no pre-request response notice or response notice was given in relation to this change application.
(2)(d) <i>if the responsible entity is, under section 78A(3), the Minister – all matters the Minister would or may assess against of have regard to, if the change application were a development application called in by the Minister.</i>	Not applicable. The responsible entity is the assessment manager, being Council.
(2)(e) <i>if the responsible entity is, under section 78A(4), the chief executive—all matters the chief executive would or may assess against or have regard to, if the change application were a development application declared to be an application for State facilitated development under section 106D; and</i>	Not applicable. The responsible entity is the assessment manager, being Council.
(2)(f) <i>if paragraphs (d) and (e) do not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application.</i>	See Sections 5.1 and 5.2 for an assessment against the relevant provisions of the planning scheme.

Matters	Comment
(2)(g) <i>another matter that the responsible entity considers relevant.</i>	
(3) <i>Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d), (e) or (f), consider-</i>	
(a) <i>statutory instrument; or</i>	
(b) <i>another document applied, adopted or incorporated (with or without changes) in a statutory instrument.</i>	
(4) <i>The statutory instrument, or other document, as in effect when the development application for the development approval was properly made.</i>	
Matters that may be given weight to	
(5)(a) <i>the statutory instrument or other document as in effect when the change application was made.</i>	See Sections 5.1 and 5.2 for an assessment against the relevant provisions of the planning scheme.
(5)(b) <i>if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided— the amended or replacement instrument or document.</i>	It is not expected that a new statutory instrument will come into effect after lodgement of this Change Application.
(5)(c) <i>another statutory instrument</i>	
(i) <i>that comes into effect after the change application is made but before it is decided; and</i> (ii) <i>and that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.</i>	

Source: Planning Act 2016

5.1 Brisbane City Plan 2014 v26

Under section 81(4) of the Act the responsible entity must consider the planning scheme, as in effect when the original DA for the approval was properly made. The DA was lodged on 8 May 2023 and assessed against the relevant provisions of version 26 of Brisbane City Plan 2014 (effective from 10 March 2023).

At the time the following codes applied to the assessment of the DA:

- Open space (Metropolitan) zone code
- Mt Coot-tha neighbourhood plan code
- Airport environs overlay code
- Biodiversity areas overlay code
- Bushfire overlay code
- Community purposes network overlay code
- Heritage overlay code
- Road hierarchy overlay code
- Streetscape hierarchy overlay code
- Community facilities overlay code
- Centre or mixed use code
- Park code
- Filling and excavation code
- Infrastructure design code
- Outdoor lighting code
- Landscape work code
- Stormwater code
- Transport, access, parking and servicing code

Although the proposal continues to comply with the above codes, an additional assessment against specific provisions of key codes has been included below to assist Council in its assessment.

The updated Heritage Impact Assessment included at **Attachment C** contains an assessment of the proposed changes against the provisions of the Heritage overlay code. It concludes that the proposed development, including the change, continues to comply with the relevant provisions of the code.

Table 7 below provides an updated assessment against the provisions of the Centre or Mixed Use code, insofar as relevant to the proposed change.

Table 7: Assessment Against Centre or Mixed Use Code

Performance Outcome	Acceptable Outcome	Comment
P035 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	A035.1 Development includes ventilation in and around a building through strong sectional and façade articulation, breezeways, open courtyards and landscaped areas. A035.2 Development includes weather protection and sun shading to: a. all pedestrian entries; b. shopfronts; c. publicly accessible pedestrian connections; d. external doors and windows to habitable rooms; e. outdoor spaces intended for cafe or restaurant use. A035.3 Development: a. incorporates deep recesses, eaves and sunshading devices on the north-facing building facades; b. is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	Complies with Acceptable Outcomes The proposed change includes a minor modification to the first floor entrance to incorporate weather protection and sun-sharding to the pedestrian entry. This inclusion supports the user comfort and utility of the heritage venue as an important hospitality destination, whilst respecting the heritage fabric of the building (refer to updated Heritage Impact Assessment at Attachment C).

5.2 Brisbane City Plan 2014 v35

Under section 81(5) of the Act the responsible entity may consider the planning scheme in effect when the change application is made. At the time this change application is made version 35 of the planning scheme is in effect and if the change was lodged as a new DA, the original assessment benchmarks would still apply and the proposed change does not result in any changes to the original assessment. Indeed, no new performance outcomes are introduced.

6. Conclusion and Recommendations

This planning report has assessed the changes proposed to the approved development for the Mt Coot-tha Summit precinct. It has demonstrated that the proposal can be assessed pursuant to Schedule 2 of the Act as a minor change and satisfied the relevant assessment criteria prescribed under Section 81 of the Act.

This application seeks a minor change to the approval to implement adjustments to the previously approved fitout of the Kiosk building and minor additions in response to further design development. The proposed changes are minor and, overall, do not alter the functionality or bulk and scale of the approved development. Furthermore, the proposed changes have been assessed through an updated Heritage Impact Assessment and found to have no impact on the cultural heritage significance of the heritage place.

It is requested that Council approves the Change Application and issues an amended approval, with the approved drawings, documents and conditions updated as per the recommendations in this report, within the appropriate timeframes.

ATTACHMENT A – DA FORMS AND TITLE SEARCH

ATTACHMENT B – CURRENT DA

ATTACHMENT C – UPDATED ARCHITECTURAL DRAWINGS

ATTACHMENT D – UPDATED HERITAGE IMPACT ASSESSMENT

Brisbane

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