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APPLICATION REF
A007086001

07 August 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD

Dear Sir/Madam,

Minor Change to Development Approval at 31 Stevenson Street, Paddington 4064 (Council Reference: A006315767)

In accordance with Section 81 of the *Planning Act 2016* ('Planning Act') and on behalf of *Highline Properties Pty Ltd* (the 'Applicant'), we wish to make a Minor Change to a Development Approval granted over land at 31 Stevenson Street, Paddington ('the site'), formally described as Lot 4 on RP104194.

The Minor Change is made to the most recent approval granted over the site, issued by Council on 29 February 2024 (Council Ref.: A006315767). This Minor Change Application is accompanied by, and should be read in conjunction with, the following material:

- **Attachment A** – DA Form 5;
- **Attachment B** – Property Title Documentation and Signed Owners Consent;
- **Attachment C** – Original Approved Documents (A006315767);
- **Attachment D** – Demolition Approved Documents (A006880648);
- **Attachment E** – Architectural Plans;
- **Attachment F** – Landscape Concept;
- **Attachment G** – Traffic Impact Assessment;
- **Attachment H** – Engineering Services Assessment;
- **Attachment I** – Stormwater Management Plan.

A detailed description of the proposed Minor Change along with the relevant background information has been detailed in the following sections.

1 Site Context

The site is located at 31 Stevenson Street, Paddington, formally described as Lot 4 on RP104194 (refer to **Figure 1** below). The site is currently vacant and has a total area of 2,165m² and benefits from several development approvals which have been detailed in **Section 2** below.

The site is identified within the Character (Infill Housing Precinct) Zone, of the *Brisbane City Plan 2014* and is situated within the Ithaca District Neighbourhood Plan Area (Hillside character precinct).

Figure 1 – Aerial of 31 Stevenson Street, Paddington.



Source: Nearmap, 2026, adapted by Urbis Ltd

2 Existing Approval History

There are two relevant existing approvals over the site which are identified in **Table 1** below.

Most relevantly, approval was granted on 29 February 2024 for a 12 unit townhouse development which also incorporated the partial demolition and adaptive reuse of the existing pre-1947 building, 'the Printery'. The building was to be converted into two of the approved townhouses.

Following commencement of detailed design and pre-construction investigations, a range of structural and constructability constraints were identified in relation to the retention of the existing pre-1947 building. In particular, concerns arose regarding the structural integrity of the retained building.

Further investigations identified issues with the condition of the existing slab and structural elements, including evidence of concrete deterioration, raising consequential concerns regarding building compliance, structural performance and the ability to provide standard construction warranties. Having regard to these matters, the Applicant sought and subsequently obtained development approval for the full demolition of the pre-1947 building under a separate development application (Council Ref: A006880648).

Table 1 - Existing Approvals

Reference Number	Approval Date	Land Use	Description
A006315767	Approved 29 February 2024	Multiple Dwelling	12-townhouse development, incorporating the partial demolition and adaptive reuse of an existing pre-1947 building, which was to be converted into two of the approved townhouses.
A006880648	Approved 28 November 2025	Multiple Dwelling	Demolition of a pre-1947 building on site.

3 Prelodgement Engagement

The Applicant engaged in pre-lodgement discussions with Council in May 2026 (Council ref: A006987540). This prelodgement meeting sought Council's advice in respect of the planning approval pathway as a Minor Change, as well as the design refinements required following the demolition approval having been granted for the Printery in November 2025 (Council ref: A006880648).

Council's prelodgement advice confirmed that the proposed amendments were able to be considered through the Minor Change process. Within the meeting, Council identified some further design considerations to be addressed as part of the change application, including streetscape upgrades along Herbert Street, significant landscape tree protection and minor built form matters.

Following the prelodgement, the design of the development has been further rationalised and Council's feedback has been accommodated accordingly. Each of these key prelodgement meeting matters have been further discussed in the forthcoming sections of this Minor Change letter.

4 Proposed Changes

The proposed Minor Change primarily seeks to amend the approved development (Council Ref.: A06315767) to reflect the demolition of the former Printery building (Council Ref.: A006880648). Relevantly, these changes are sought in response to the demolition of the pre-1947 Printery building (Council ref: A006880648), noting that there are currently alignment issues between these approvals. Accordingly, Council included an advice condition (Condition 11) which requires that a Change to the original Development Permit for the Multiple Dwelling development was required.

Moreover, the Applicant seeks to maintain the approved development yield through the introduction of two new townhouse units in place of the Printery building. These new townhouses have been designed to complement the existing approved development and to fit generally within the existing building footprint. In addition to these changes, other minor design refinements have also been incorporated, including:

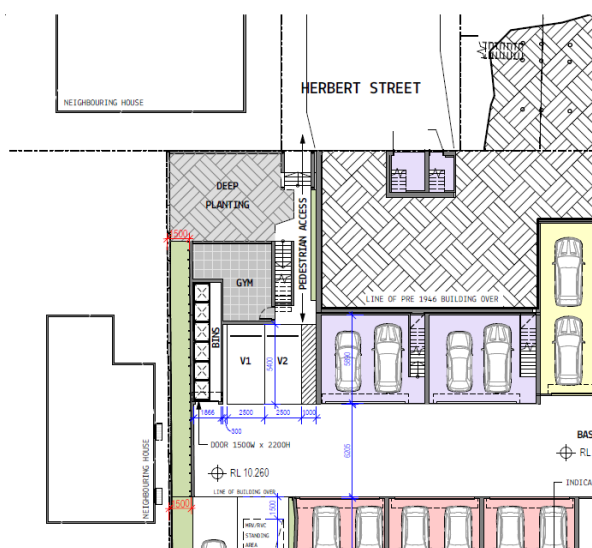
- Modification of the approved Townhouse TH1 design, including removal of the street entry. This has resulted due to padmount transformer (PMT) requirements;
- Minor amendments (increase) to the dimensions of the communal outdoor pool & recreation area;
- Introduction of a 1.25m verge dedication and associated work to Herbert Street and reconfiguration of rear gatehouse as a consequence;

- Reconfiguration of the basement layout to accommodate plant and equipment space and expanded carparking space for TH11 and TH12;
- Optimisation of the bin store layout due to an increase in the available width;
- Amendments to the rooftop terraces, of TH12, TH11, TH10, TH9, TH8 & TH7 to include arbour shade structures;
- Proposed Townhouses

To replace the former Printery building, which was previously approved to be reconfigured into two individual units, the proposed minor change seeks to introduce two townhouses consistent with the approved townhouse product. The overall development yield remains at 12 dwellings, consistent with the current approval. The built form, whilst generally consistent with the approved building envelope, has been rationalised to respond to the removal of the Printery and to deliver a more cohesive architectural outcome across the site.

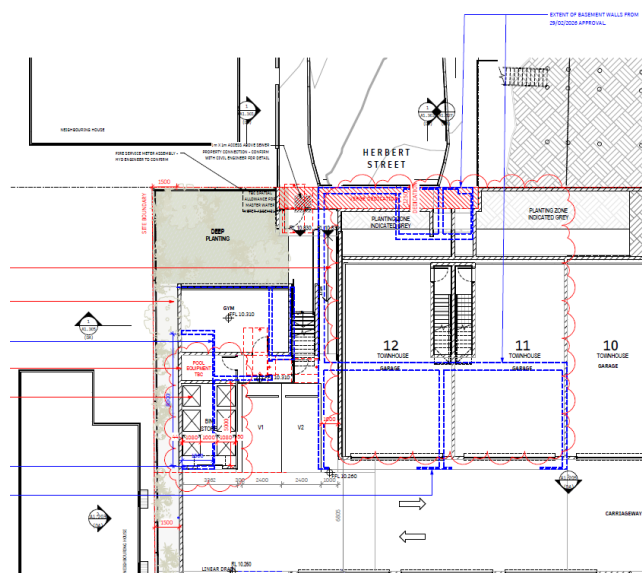
The townhouse configuration has also been amended to respond to the changed site conditions arising from the approved demolition of the former Printery building. As the retained building was previously built to the boundary, the approved adaptive reuse arrangement did not provide the same opportunity or requirement to accommodate the verge dedication now triggered by the new built form, as seen in **Figure 2**. With the demolition approval in place, the two new townhouses have been configured to allow for the required verge dedication along the street frontage, while maintaining a built form outcome that is generally consistent with the scale, rhythm and siting intent of the current approval.

Figure 2 – Former Printery Re-Development



Picture 1 – Approved Layout

Source: Myers Ellyett



Picture 2 – Proposed Layout

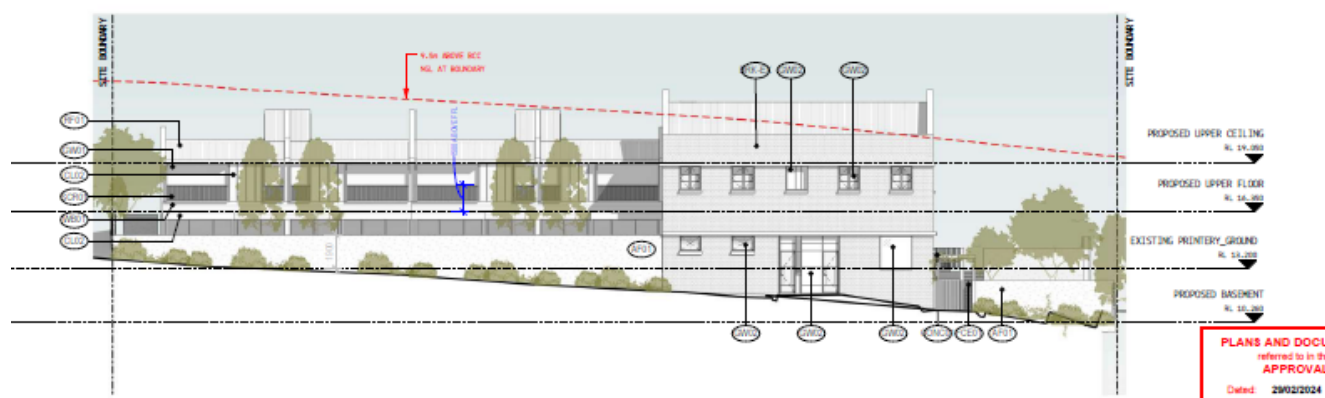
Source: Myers Ellyett

The revised arrangement reflects a necessary design response to the removal of the built-to-boundary Printery building, rather than an intensification or material change to the approved development. The two

replacement townhouses continue to perform the same role within the approved 12-dwelling scheme, with the configuration adjusted to reconcile the new frontage condition, verge dedication requirements, increased setbacks, additional landscaping and contemporary construction requirements within the approved development framework.

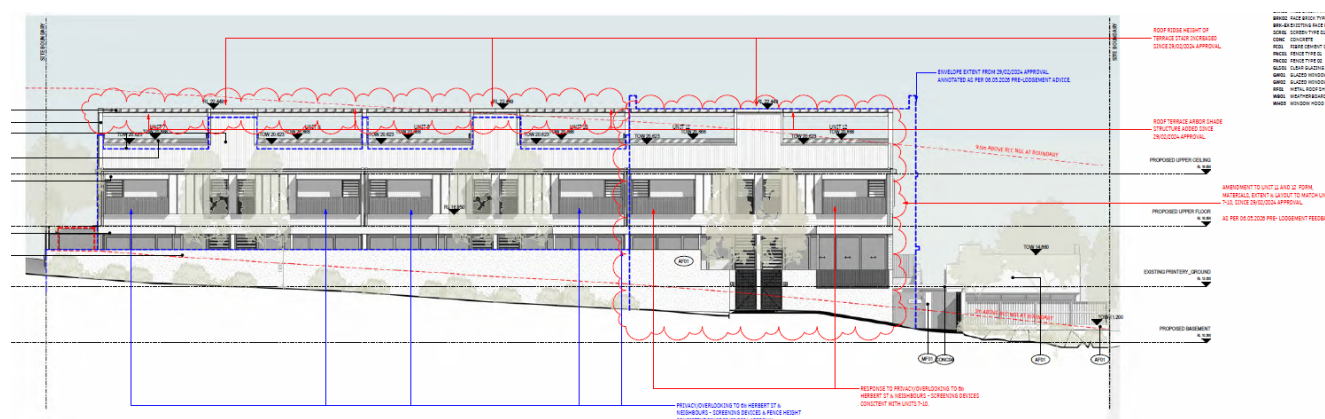
As illustrated in **Figure 3**, the proposed eastern elevation has been updated to reflect the replacement of the former Printery building with two purpose-designed townhouses. The revised elevation presents a more regularised townhouse form, with contemporary façade articulation, openings and roof forms that align with the broader architectural language of the approved development. While the detailed expression of this part of the development has changed, the overall height, scale and massing remain generally consistent with the approved eastern elevation and continue to sit within the established built form parameters of the current approval.

Figure 3 – Eastern Elevations



Picture 3 – Approved Eastern Elevation

Source: Myers Ellyett, Approved Plans (A009315767)



Picture 4 – Proposed Eastern Elevation

Source: Myers Ellyett, Attachment F

4.1 Roof Design

It is also noted that the design of the rooftop terraces has been reconsidered, with an open arbour structure introduced to provide shade and architectural interest to the rooftop terraces. The arbour's are lightweight, open structures and do not materially alter the scale, bulk or height of the approved built form. Accordingly, the inclusion of the arbour represents a minor architectural refinement rather than a substantive change to the development.

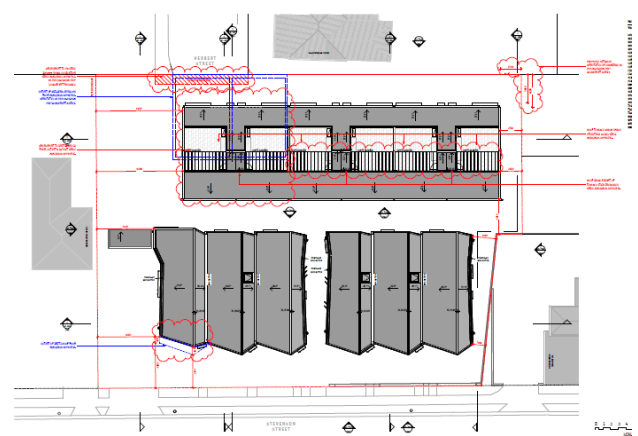
For clarity, extracts of the relevant floor plans for this level are provided below (**Figure 4**).

Figure 4 – Rooftop Terrace Comparison



Picture 5 – Approved

Source: Myers Ellyett



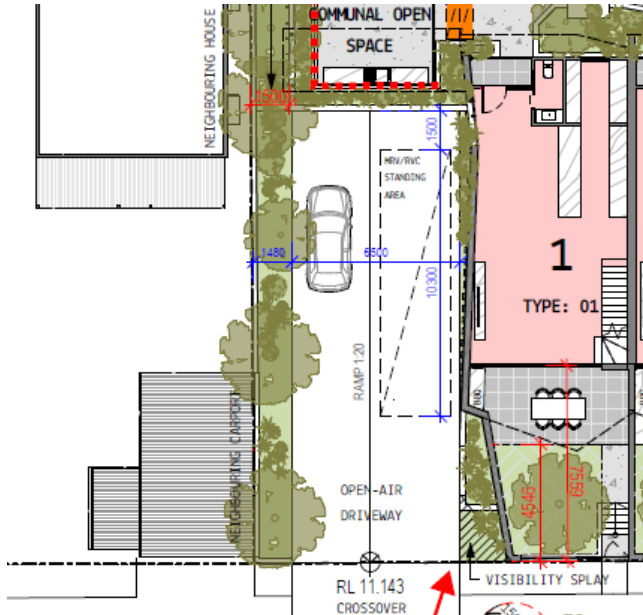
Picture 6 – Proposed

Source: Myers Ellyett

4.2 Pad Mounted Transformer

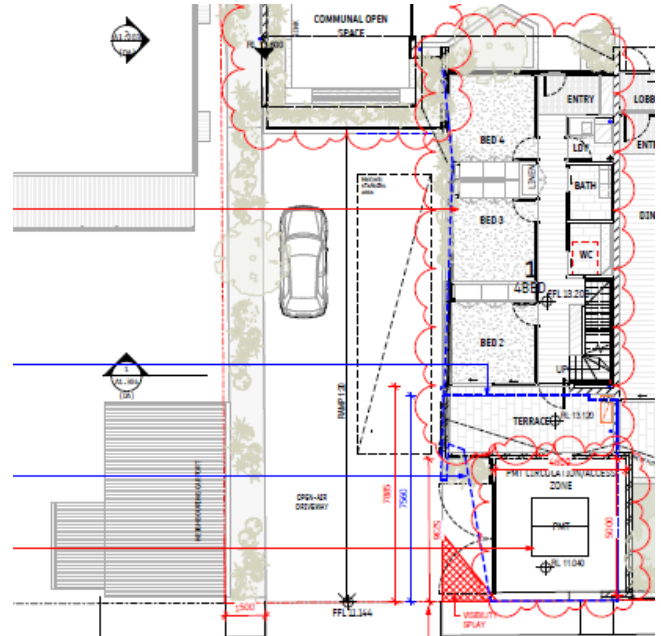
A pad mounted transformer (PMT) has been incorporated into the revised architectural plans to support the servicing requirements of the development. As shown in **Figure 5**, the proposed transformer is identified in the updated plan package and has been resolved as part of the detailed servicing design for the site. The inclusion of this infrastructure is a minor operational refinement that supports the delivery of the approved development and does not alter the approved land use, dwelling yield, built form scale or overall planning intent of the approval.

Figure 5 – Proposed Pad Mounted Transformer



Picture 7 – Approved Plans

Source: Myers Ellyett



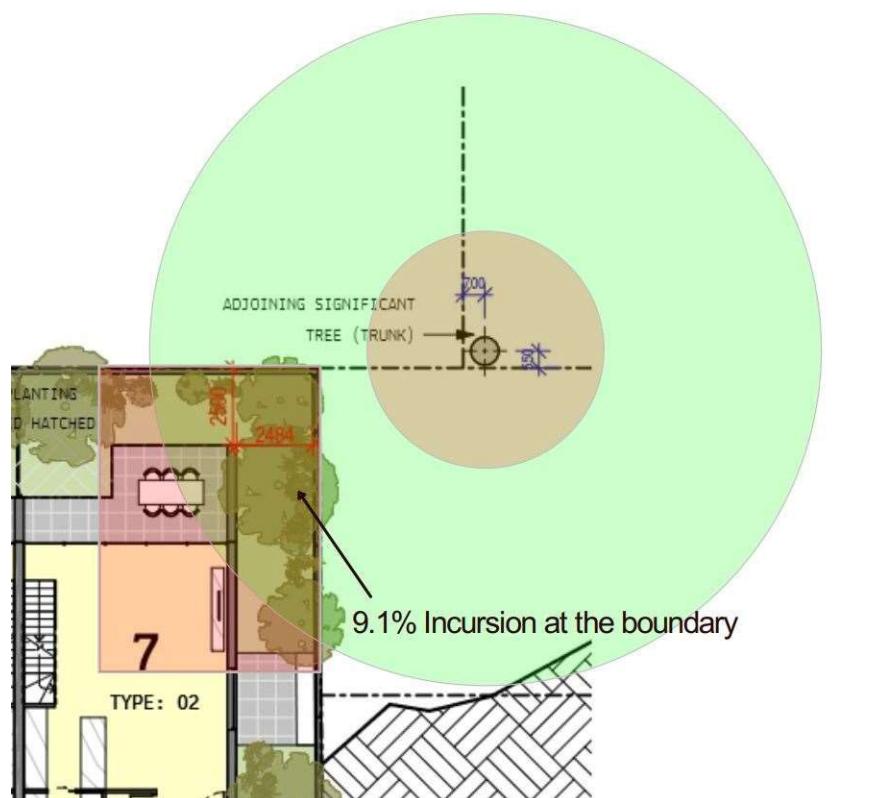
Picture 8 Proposed Pad Mounted Transformer

Source: Myers Ellyett

4.3 Significant Landscape Tree

It is noted that the site adjoins a site to the south-east which contains a Significant Landscape Tree. The arborist report prepared for the originating Development Application (prepared by Arbor Operations) confirmed that the tree is a semi-mature Silky Oak (*Grevillea robusta*). The tree is understood to be located approximately 5.4m from the existing building. The arborist conducted an assessment and determined that the approved development was partially located within the Tree Protection Zone Intrusion Plan, refer **Figure 6** below.

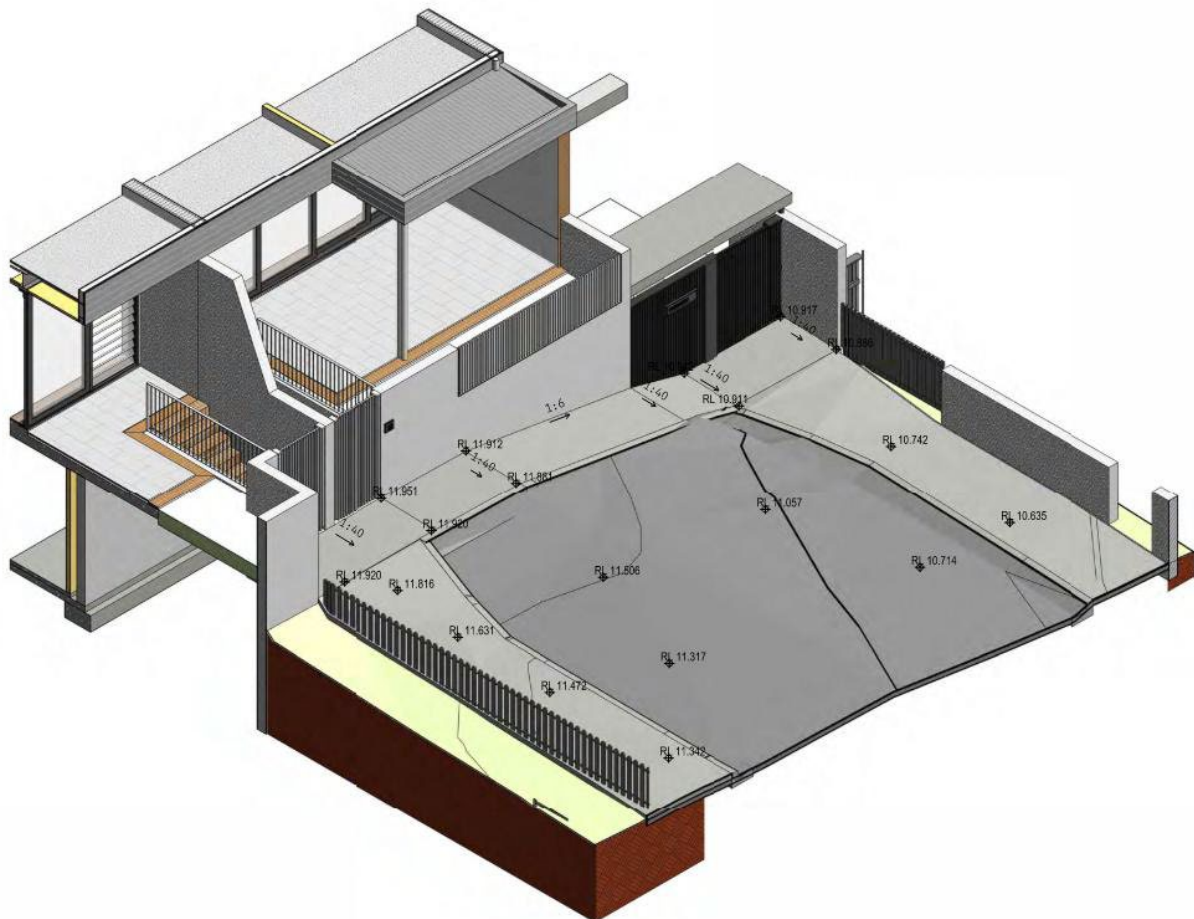
Figure 6 – Excerpt of Arborist Report prepared in support of original Development Application



Source: Arbor Operations

Proposed amendments to the approved development appropriately take the TPZ associated with the Silky Oak into consideration. The revised scheme does not seek to add any additional built form within the TPZ and the elements of Unit 7 which are located within the TPZ remain in accordance with what was originally approved by Council. An excerpt of the proposed ground floor plan is provided below as **Figure 7** which demonstrates no further encroachment into the TPZ.

Figure 8 – Proposed Herbert Street verge dedication



Source: Morgan Consulting Engineers

Specifically, a 1.25m-wide verge will be dedicated, which will be improved by upgrades to the pavement, footpath, kerb and channel. Not only will the proposed works improve the streetscape outcome, but these are also expected to improve stormwater management. The design of the land dedication and the proposed improvements has been undertaken in accordance with the outcomes sought within the Planning Scheme. Further detail can be found in **Attachment H**.

5 Proposed Changes to Approved Drawings and Documents

The following section outlines the proposed changes to the approved plans and specifications, and conditions.

5.1 Changes to Approved Plans and Specifications

The Minor Change seeks Council's approval to incorporate the revised Architectural Plans and specialist reports. The list of the revised plans, associated reports is provided below.

All other approved reports and documents in the original approval are to remain unchanged.

Document Title	Date	Revision
Architectural Plans – Complete package	Various	
Statement of Landscape Design Intent – Complete package	30 July 2026	-
Traffic Engineering Assessment – Complete package	05 August 2026	-
Engineering Services Assessment – Complete package	04 August 2026	2
Stormwater Management Plan – Complete package	04 August 2026	2

5.2 Changes to Approved Conditions

This Minor Change seeks amendment to the following condition. The requested changes are made through the application of strike-throughs and bolding below.

Condition #	Condition	Timing
Condition as approved		
38	Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, and the approved ' Concept Drainage Plan ', reference ' 23063/SK10 Revision C ' (as amended in red 08/02/2024); ensuring that the works are connected to a lawful point of discharge.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
Requested change		
38	Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance with the relevant Brisbane	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to

Planning Scheme Codes, and the approved 'Concept Drainage Plan', reference '23063/SK10 Revision ~~CD~~ (as amended in red 08/02/2024); ensuring that the works are connected to a lawful point of discharge.

commencement of use, whichever comes first

Rationale

A revised Stormwater Management Plan has been prepared which accommodates the proposed changes. The SMP includes a new version of the Concept Drainage Plan which required inclusion.

In addition, considering that the demolition of the Printery building (building in the Traditional Building Character overlay) has been assessed and approved in a subsequent approval, it is requested that condition(s) 56-74 are also removed for completeness.

To the extent that Council deem it necessary to amend any of the conditions of approval, the Applicant welcomes any discussions in this regard.

6 Assessment of Minor Change

6.1 Schedule 2 Assessment Criteria

Schedule 2 of the *Planning Act 2016*, outlines the definition of a minor change for a development approval (see below).

Schedule 2 – minor change means 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; 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.

The proposed changes as outlined above have been assessed against the criteria contained within the definition, as set out in the following sections.

6.1.1 Substantially Different Development

In respect to part (b)(i) of the definition of ‘Minor Change’ and what constitutes a substantially different development, it is appropriate to have regard to the *Development Assessment Rules*, Schedule 1, which sets out the substantially different development ‘test’. An assessment of the proposed changes against the substantially different development criteria in the *Development Assessment Rules* is included in the **Table 2** below.

Table 2 – Substantially Different Development Criteria and Response

Criteria	Response
Involves a new use.	The approved use remains a Multiple Dwelling comprising of 12 townhouses. The proposed amendments relate to built-form, demolition of the former Printery building (approved by Council), and associated architectural refinements which are generally within the approved building envelope. There is no introduction of an additional land use, no change to the defined use class, and no alteration to the underlying planning intent of the approval. Accordingly, the proposed changes do not give rise to a new use and do not trigger this limb of the substantially different development test.
Results in the application applying to a new parcel of land.	The development remains confined to 31 Stevenson Street, Paddington, formally described as Lot 4 on RP104194. No additional land has been incorporated into the development site, no boundaries are proposed to be altered, and the Minor Change does not extend the approval to any adjoining or separately described lot.
Dramatically changes the built form in terms of scale, bulk and appearance.	The proposed Minor Change does not dramatically change the built form in terms of scale, bulk or appearance. While the Printery building has been removed, this has occurred in accordance with the approval granted by Council and will be replaced with two proposed townhouses. These two new townhouses complement the broader architectural design language of the approved development and sit generally within the approved building envelope. The approved development yield remains unchanged at 12 dwellings. The overall height, number of storeys, site cover and general massing envelope remain entirely consistent with the existing approval. The amendments primarily involve the rationalisation of the architectural response to reflect the full demolition approval, together with minor

	refinements to entries, circulation elements and communal facilities. From a streetscape and urban design perspective, the revised built form maintains a comparable scale and presentation to Stevenson Street and Herbert Street. Accordingly, the amendment does not dramatically change the development in terms of scale, bulk or appearance.
Changes the ability of the proposed development to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	The approved use remains a 12-dwelling Multiple Dwelling development and the fundamental operational characteristics of the scheme. Importantly, the changes do not alter the development's functional layout in a way that would compromise access, servicing, resident amenity or overall site performance. Rather, the revisions streamline the design and improve constructability while maintaining the approved operational framework. Accordingly, this limb of the substantially different development test is not triggered.
Removes a component that is integral to the operation of the development.	The proposed Minor Change does not remove a component that is integral to the operation of the development. While the Printery building will be fully demolished as per Council approval, the structure was not integral to the ongoing functional operation of the approved Multiple Dwelling development. The essential operational components including the 12 dwelling yield, basement parking, vehicle access, communal open space, services infrastructure and waste management arrangements remain in place and continue to function as originally intended. The proposed changes do not eliminate a critical element necessary for the development to operate. Rather, it refines the architectural response while preserving the approved development's core structure and functionality.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed Minor Change does not significantly impact traffic flow or the surrounding transport network. The approved development comprises 12 townhouses, and the proposed amendments do not alter the dwelling yield or introduce any additional land use that would increase vehicle trip generation. Access arrangements, crossover locations and basement parking provision remain consistent with the existing approval.

Introduces new impacts or increases the severity of known impacts.	The proposed Minor Change does not introduce new impacts, nor does it increase the severity of known impacts. The development remains a 12-dwelling Multiple Dwelling with no increase in height, yield or intensity beyond that already approved. The impacts previously assessed, including amenity, traffic, servicing, overlooking, overshadowing and streetscape character, remain comparable or improved to those contemplated under the existing approval. To the extent any refinements have occurred, these relate to internal configuration and improved constructability rather than intensification.
Removes an incentive or offset component that would have balanced a negative impact of the development.	The proposed Minor Change does not remove an incentive or offset component that balanced a negative impact of the development.
Impacts on infrastructure provision.	The proposed Minor Change does not impact infrastructure provision. There is no increase in dwelling yield, intensity or demand beyond that already approved.

6.1.2 Prohibited Development

In respect to part (b)(ii)(A) of the definition of Minor Change, the proposed Minor Change will not introduce or involve any prohibited development.

6.1.3 Referral

There will be no new or additional referral agencies as a result of the change.

6.1.4 Category of Assessment

In respect to parts (B)(ii)(E) of the definition of Minor Change, the original application was subject to Impact Assessment. The application if remade with the proposed changes, would also be subject to Code assessment.

In this respect, the proposed changes do not change the level of assessment of the original application.

6.1.5 Notifying Affected Entities

There are no affected entities associated with this Minor Change.

7 Application Fee

In accordance with Brisbane City Councils' Schedule of Fees and Charges 2026/2027 a Minor Change attracts a fee of \$4,800. The fee will be paid following use and receipt of Council's fee quote.

8 Conclusion

As outlined in this letter, the proposed changes are Minor Changes and do not reflect 'substantially different development' as described by the *Planning Act 2016* and *Development Assessment Rules*.

We trust the supplied documentation is sufficient for Council to undertake an assessment of this proposal. If you have any questions please don't hesitate to contact Liam Martin (**Associate Director**), Adam Donaldson (**Senior Consultant**) or the undersigned on (07) 3007 3800.

Yours sincerely,

A handwritten signature in dark ink that reads "Douglas".

Penny Douglas
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