

REVISED MINOR CHANGE APPLICATION

Planning Assessment Report, City Plan Code Response and SDAP State Code 1 Response

Site: 153 Mt Gravatt-Capalaba Road, Upper Mount Gravatt QLD 4122

Land: Lot 2 on RP152331 - 1,855 m²

Original approval: A005002335 - Carry Out Building Work and Material Change of Use - Multiple dwelling

Current currency period: Midnight on 21 September 2027 (Council written confirmation A006658388 dated 10 January 2025)

Approved scheme: 39 apartments: 3 at ground level and 9 apartments on each of Levels 1-4

Revised scheme: 32 two-bedroom apartments: 8 apartments on each of Levels 1-4

Ground floor: Temporary ancillary project sales, display and administration office

Applicant: MBDesignstudio Pty Ltd

Prepared by: MBDesignstudio Pty Ltd

Date: 25 July 2026

PART A - PLANNING ASSESSMENT REPORT

Executive summary

This report supports a change application to Brisbane City Council concerning development approval A005002335 for a 39-unit multiple dwelling development at 153 Mt Gravatt-Capalaba Road. Brisbane City Council written advice A006658388 dated 10 January 2025 confirms that, after the applicable ministerial COVID-event extensions, the currency period for A005002335 ends at midnight on 21 September 2027. The approval therefore remains current at the date of this report. The approved design is retained as to its primary multiple dwelling use, land, general height, basement access arrangement and deep-planting framework, but the apartment floor plates are redesigned to resolve significant buildability, circulation and apartment-planning inefficiencies.

The ground-floor three apartments are removed and Levels 1-4 are reduced from nine to eight apartments per floor. The resulting proposal contains 32 larger two-bedroom apartments. The ground floor is used temporarily as the developer's project sales, display and administration office during construction and apartment sales. It is subordinate to the residential project, is not a permanent independent office use and will cease and convert to a Council-approved residential or communal use after the sales period.

The change reduces dwelling yield by seven units (17.9%), eliminates inefficient corridors, rationalises vertical circulation and provides larger balconies and more usable apartment layouts. Revision 9 now includes the existing site plan, proposed site plan, revised floor plans and four elevations across sheets TP01-TP12. Before lodgement, the drawing data tables must be corrected to replace the obsolete 39-dwelling and apartment-mix information, and sections with final RLs must confirm height, setbacks, overlooking, facade articulation, traffic, parking, acoustic performance, stormwater and State-controlled-road impacts.

1. Application and land details

Matter	Details
Address	153 Mt Gravatt-Capalaba Road, Upper Mount Gravatt QLD 4122
Lot and plan	Lot 2 on RP152331
Site area	1,855 m ²
Local authority	Brisbane City Council
Zone	Medium density residential zone
Neighbourhood plan	Mt Gravatt Corridor Neighbourhood Plan
Original approval	A005002335 - approved 2019 for Carry Out Building Work and Material Change of Use - 39 multiple dwellings
Change application	Minor change under sections 78, 79 and 81 of the Planning Act 2016
State interest	Frontage to Mt Gravatt-Capalaba Road, a State-controlled road; affected-entity/referral requirements to be confirmed
Plans assessed	MBDesignstudio Revision 9 dated 22 July 2026 - 12 sheets (TP01-TP12)
Currency period	Midnight on 21 September 2027, confirmed by Brisbane City Council written advice A006658388 dated 10 January 2025.

2. Site and surrounding development

The site is on the southern side of Mt Gravatt-Capalaba Road. The surrounding area contains detached dwellings, townhouses and apartment buildings, with commercial and community services located along Mt Gravatt-Capalaba Road and Logan Road. Westfield Mt Gravatt is within approximately 900 metres walking distance, Principal centre zoned land

is approximately 450 metres away and high-frequency bus services and the South-East Busway are accessible from the locality.

The earlier site assessment records a fall from approximately RL39.85 near the front north-eastern corner to approximately RL36.00 toward the south-western rear. The site is affected by an overland-flow flood planning area and fronts an arterial State-controlled road. Existing and proposed sewer, stormwater detention, landscape and access arrangements require coordination with the revised architectural design.

3. Approval and application history

Council written advice A006658388 dated 10 January 2025 confirms that the original currency period ending 21 September 2025 was extended by three ministerial notices made for declared COVID-19 applicable events: six months to 21 March 2026, a further six months to 21 September 2026, and a further 12 months to midnight on 21 September 2027. The approval remains current, subject to the statutory lapse provisions and any further formal decision affecting the approval.

Year / reference	History	Relevance
2015 - A004072038	Approval over this site and adjoining land for a staged 64-unit multiple dwelling development.	Did not proceed following ownership changes to adjoining land.
2019 - A005002335	Approval over the subject site for 39 multiple dwellings.	Approval now proposed to be changed.
2020 - A005394713	One-into-two reconfiguration approval, later cancelled at the owner's request.	Included State-controlled-road access assessment.
2024 - A006448335	New one-into-two reconfiguration application.	The uploaded prior reports relate to this ROL application, not the present apartment change.
2025 - A006658388	Council written information confirming the effect of the ministerial extensions made for declared COVID-19 applicable events.	Confirms the currency period for A005002335 ends at midnight on 21 September 2027.

4. Planning scheme context

The previous 2024 report identified the Medium density residential zone and Mt Gravatt Corridor Neighbourhood Plan, together with the following mapped overlays. These must be refreshed in City Plan Online immediately before lodgement.

Overlay	Mapped consideration
Active frontage in residential zones	Relevant frontage treatment and pedestrian interface.
Airport environs	PANS and airport-distance subcategories.
Bicycle network	Local/secondary cycle route considerations.
Community purposes network	Mapped planning area considerations.
Dwelling house character	Mapped overlay; relevance to assessable development to be confirmed.
Flood	Overland-flow flood planning area.
Industrial amenity	Investigation subcategory identified in earlier report.
Road hierarchy	Mt Gravatt-Capalaba Road - arterial road.
Transport air quality	Corridor exposure considerations.
Transport noise corridor	QDC MP4.4 and State-controlled-road noise categories.

5. Approved and proposed development

Element	Approved	Revision 9	Change
Dwelling yield	39	32	Reduction of 7 dwellings / 17.9%.
Ground floor	3 apartments plus access/service areas	Temporary project sales/display/administration office plus access/service areas	Ancillary temporary use with cessation and conversion.
Levels 1-4	9 apartments per floor	8 two-bedroom apartments per floor	Larger and more regular apartment layouts.
Apartment mix	11 x 1-bedroom; 28 x 2-bedroom	32 x 2-bedroom	Removes one-bedroom stock.
Apartment areas	Typical upper unit schedule about 88 m ² internal plus 12 m ² balcony	About 78.8-84.1 m ² internal plus 14.4-19.1 m ² balcony; 97.2-101.7 m ² combined	Definitions and arithmetic to be checked.
Parking	52 spaces	52 spaces shown retained	Allocation and demand must be recalculated.
Bicycle parking	49 spaces	49 spaces shown retained	Schedule must be revised for 32 dwellings and temporary office.
Deep planting	242 m ² / 13%	R9 areas total 242 m ²	Appears unchanged.
Height	5 storeys	Intended unchanged	R9 elevations indicate no intended increase; confirm by sections and final RLs.
GFA	3,321 m ²	Not stated	Recalculate total and by use.
Site cover	55% tower only	Not stated	Recalculate.
Elevations	Approved facade/opening pattern	To change with windows and balconies	R9 includes four elevations on TP11-TP12; add sections and final RLs.

6. Description and justification of the change

6.1 Buildability and circulation

The approved floor plan contains long common corridors and an impractical relationship between apartment entrances, lifts and stairs. This consumes valuable floor area, increases construction and maintenance cost, weakens wayfinding and does not translate efficiently into a coordinated structural and services grid. The revised plan consolidates circulation around a central core and directs a greater proportion of each floor plate to usable apartment space.

6.2 Apartment functionality and amenity

Eight apartments per floor allows more regular room proportions, improved furnishability and a clearer relationship between living areas, bedrooms and balconies. The revised balconies are generally larger than the approved 12 m² balconies. The design is expected to improve daylight access, natural ventilation opportunities and private outdoor living, subject to final orientation, window and screening documentation.

6.3 Reduced development intensity

The seven-dwelling reduction decreases residential population, waste generation, service demand and resident traffic compared with the approved scheme. The temporary sales office introduces limited daytime staff and visitor trips, but these are project-related and time-limited. A traffic addendum must demonstrate that the combined demand does not materially worsen the approved outcome.

6.4 Temporary project sales office

The ground-floor premises is intended solely for the developer's marketing, display, purchaser consultation and administration of apartments within this development. It will not be independently leased or used as a general office. The use will cease upon completion of apartment sales or within a nominated period after practical completion,

whichever occurs first. The space will then be converted in accordance with a Council-approved post-sales residential or communal-use plan.

7. Minor-change assessment

Because A005002335 remains in force until midnight on 21 September 2027, Council may assess the proposed amendments as a change application under sections 78, 79 and 81 of the Planning Act 2016. The currency confirmation does not itself approve the revised design; the proposal must still satisfy the statutory minor-change test, affected-entity requirements and the assessment matters addressed below.

Statutory consideration	Assessment
Same land	The change applies only to Lot 2 on RP152331.
Primary use	The primary use remains multiple dwelling. The project sales office is temporary, subordinate and inseparable from delivery of the apartments.
Scale and intensity	Dwelling yield reduces from 39 to 32. Height and general footprint are intended to remain within the approved envelope.
Built form	Internal planning and elevations change. R9 includes revised elevations; sections and final RLs must demonstrate no dramatic increase in height, bulk, setbacks or external impact.
Traffic	Residential demand reduces. Temporary office traffic must be quantified, allocated within the retained parking supply and shown not to materially worsen State or local road operation.
Amenity	Revised window, balcony and screening design must maintain privacy, daylight, acoustic and adjoining amenity outcomes.
Infrastructure	No new servicing principle is intended. Civil, waste, stormwater, sewer and infrastructure charges implications must be confirmed.
Referral agencies	Original State referral history must be reviewed. TMR/SARA should receive the change request if an affected entity.

8. Planning merits

- The proposal delivers the same approved primary residential purpose on the same site.
- The total dwelling yield and residential intensity are reduced.
- Circulation is shorter, clearer and more efficient.
- Apartment layouts and private balconies are more functional.
- The temporary project sales office supports delivery of the approved housing and is secured by cessation and conversion controls.
- The existing deep-planting quantum is retained.
- No increase in the approved building height is intended.
- Parking, access, civil and State-controlled-road effects can be maintained subject to consultant confirmation.

9. Matters requiring confirmation

Item	Required evidence
Approval status	Attach the Decision Notice, complete conditions and Council written advice A006658388 confirming the currency period ends at midnight on 21 September 2027.
Architecture	R9 provides site plans, floor plans and elevations. Submit clean and clouded sets and add sections with final RLs, materials, privacy and shadow information.
Metrics	Revised GFA, site cover, landscape, communal/open-space and apartment schedules.

Item	Required evidence
Post-sales use	Council-approved conversion plan and nominated cessation periods.
Traffic	Parking allocation, visitor/staff demand, bicycle parking, loading and traffic generation addendum.
Acoustic	Road-traffic noise review for changed windows, balconies and apartment layouts.
Landscape	Updated landscape plan coordinated with ground floor, sightlines and deep planting.
Waste	Updated waste management plan for 32 dwellings plus temporary office.
Civil	Confirmation of detention, overland flow, sewer relocation and lawful discharge.
State referral	Affected-entity notice or pre-request response from SARA/TMR where required.

10. Conclusion

The revised design is a rational response to buildability and apartment-amenity issues in the approved scheme. It reduces dwelling yield, improves circulation and creates more marketable and usable apartments without intending to increase the approved building height or alter the site's access and infrastructure strategy. The temporary sales office is ancillary to delivery of the apartment project and can be appropriately controlled by cessation and conversion conditions. Subject to the outstanding evidence identified above, the change is suitable to be submitted to Brisbane City Council as a minor change.

APPENDIX B - CITY PLAN CODE ASSESSMENT

This appendix replaces the earlier subdivision-focused Appendix B. It is a targeted assessment of the apartment change. The exact version of Brisbane City Plan 2014 and all mapped provisions must be refreshed immediately before lodgement. The assessment below focuses on the extent to which Revision 9 differs from the approved 39-unit development.

B1. Medium density residential zone code

Assessment matter	Finding	Response
Residential purpose and density	Complies	The primary use remains multiple dwelling in a zone supporting code-assessable multiple dwellings up to five storeys. Yield reduces from 39 to 32.
Housing choice	Can comply	The proposal changes the mix to 32 two-bedroom apartments. Explain the market/buildability basis and confirm any current dwelling-diversity benchmark.
Scale and height	Further evidence	R9 includes revised elevations and no increase is intended; add sections and confirm final RLs.
Neighbour amenity	Further evidence	Updated overlooking, setbacks, shadows and facade bulk must be demonstrated.
Subtropical design	Can comply	Larger balconies, rationalised layouts and improved ventilation opportunities support the outcome.
Landscape setting	No material change	The R9 deep-planting areas total the approved 242 m ² , subject to landscape confirmation.

B2. Multiple dwelling code

Assessment matter	Finding	Response
Site planning and building orientation	Can comply	The redesign rationalises the core and apartment orientation; final plans must identify north, daylight and ventilation.
Building separation and setbacks	Further evidence	Overlay approved and proposed building envelopes and provide dimensions on all floors.
Communal/open space	Further evidence	Clarify the rooftop terrace, ground-level landscaped areas and the post-sales ground-floor use.
Private open space	Complies in principle	Balconies are generally 14.4-19.1 m ² and exceed the approved typical 12 m ² provision; verify minimum dimensions.
Privacy and overlooking	Further evidence	Show sill heights, screening, separation and outlook from all revised balconies and habitable windows.
Daylight and ventilation	Further evidence	Provide window schedules and natural cross-ventilation/daylight diagrams.
Building articulation	Further evidence	R9 includes revised elevations; complete the material schedule and confirm an integrated facade response.
Accessibility	Further evidence	Confirm accessible path, lift dimensions, adaptable/accessible units and common-area compliance.
Waste and services	Further evidence	Update the waste report and show collection, storage, loading and service access.

B3. Mt Gravatt Corridor Neighbourhood Plan code

Assessment matter	Finding	Response
Intended height, scale and form	Further evidence	Five storeys remains intended. R9 elevations show the revised form; sections and final RLs must confirm height, plot ratio and envelope.
Setbacks and separation	Further evidence	Provide approved-versus-proposed setback comparison and interface treatment.

Assessment matter	Finding	Response
Residential/non-residential mix	Complies in principle	The temporary sales office is ancillary and time-limited; it does not establish a permanent independent commercial use.
Residential interface	Further evidence	Demonstrate screening, landscaping, building modulation and protection of adjoining privacy.
Transport network	Can comply	No new crossover principle is intended; traffic and TMR confirmation remain required.
Public realm and frontage	Can comply	Reception and sales activity can activate the frontage during delivery, with conversion secured afterward.

B4. Transport, access, parking and servicing code

Assessment matter	Finding	Response
Vehicle access	No material change	Basement access is intended to remain as approved; swept paths and access geometry must be reconfirmed.
Parking supply	Further evidence	The retained 52 spaces require a new allocation between 32 dwellings, residential visitors, temporary staff/visitors and accessible spaces.
Traffic generation	Further evidence	Compare approved 39-dwelling trips with 32 dwellings plus temporary sales-office trips.
Bicycle parking	Further evidence	Replace the obsolete 39-dwelling schedule and confirm residents, visitors and staff requirements.
Loading and servicing	Further evidence	Confirm refuse, deliveries, removalists and sales-office servicing.
Pedestrian safety	Can comply	Maintain a legible separated pedestrian path between the frontage, lobby, lifts and office.

B5. Landscape work and frontage

Assessment matter	Finding	Response
Deep planting	Complies in principle	Shown areas of 150 + 20 + 30 + 42 m ² equal the approved 242 m ² .
Street trees and sightlines	Further evidence	Coordinate tree retention/removal, access sightlines and State-road requirements.
Shade and subtropical planting	Further evidence	Update the landscape plan and planting schedule for the revised frontage.
Maintenance	Can comply	Landscaping must be maintainable without unsafe access from the State-controlled road.

B6. Flood, stormwater, filling and excavation

Assessment matter	Finding	Response
Overland flow	Further evidence	The flood overlay affects part of the land. Confirm no material change to approved flood storage, levels or safe access.
Detention and lawful discharge	Further evidence	Confirm the proposed 30 m ³ detention tank, lawful point of discharge and no worsening.
Sewer relocation	Further evidence	Coordinate the relocated sewer line with the revised structure and correct plan notation.
Earthworks and retaining	No material change intended	Civil engineer to confirm no additional effects on the State road or adjoining land.

B7. Overlay codes

Assessment matter	Finding	Response
Road hierarchy	Can comply	Access, servicing and frontage design must maintain arterial-road safety and function.
Transport noise corridor	Further evidence	Changed facade openings and balconies require acoustic confirmation and QDC MP4.4 coordination.
Transport air quality	Can comply	Private open space and air intakes should be positioned/shielded to reduce corridor exposure.
Bicycle network	Can comply	No obstruction of the mapped route; bicycle access and storage are retained subject to recalculation.
Airport environs	No material change	No increase in approved height is intended; confirm final RLs remain compliant.
Active frontage	Can comply	Temporary reception/display provides an active frontage; post-sales conversion must preserve a safe and attractive interface.

APPENDIX F - SDAP STATE CODE 1 RESPONSE

Mt Gravatt-Capalaba Road is a State-controlled road. This response uses State Development Assessment Provisions v3.6, State code 1: Development in a State-controlled road environment. It is intended to accompany an affected-entity request or State referral if required. The original State referral response and conditions must be reviewed and attached.

F1. Change context

- No new State-road frontage is created.
- No new or changed crossover principle is proposed by the apartment redesign.
- Residential yield reduces from 39 to 32 dwellings.
- The temporary sales office creates limited, time-bound daytime trips that must be quantified.
- Building height is intended to remain unchanged.
- Changed balconies, windows and frontage presentation require renewed acoustic, glare, lighting and air-quality consideration.
- Stormwater, detention and sewer arrangements are intended to remain consistent with the approved strategy, subject to civil confirmation.

F2. Performance outcome response

Outcome	Subject	Finding	Response
PO1 / AO1.1-AO1.2	Location and maintenance	Can comply	Development remains outside the road corridor. Building maintenance must occur from the site without unsafe reliance on the State road.
PO2-PO3	Road integrity and operating performance	No material change intended	No works within the road corridor are proposed. Structural/civil confirmation is required.
PO4	Advertising devices	Further detail	Any temporary sales signage must be separately detailed, non-distracting and compliant with TMR requirements.
PO5 / AO5.1-AO5.4	Facade materials and lighting	Can comply	Use non-reflective materials; no point-source, flashing or laser lighting directed toward traffic.
PO6	Bridges over State road	Not applicable	No bridge is proposed.
PO7 / AO7.1-AO7.3	Landscaping	Can comply	Landscaping remains on site, is maintainable from the site and must preserve access sightlines.
PO8-PO11	Stormwater and lawful discharge	Further evidence	Civil addendum must confirm no new discharge point, no concentrated flows to the State road and lawful discharge.

Outcome	Subject	Finding	Response
PO12	Flooding impacts	Further evidence	Confirm negligible impact to State-road flood levels, velocities and duration for relevant events.
PO13-PO14	Drainage infrastructure	Further evidence	Drainage remains within the site except at the lawful discharge point and must not affect State infrastructure.
PO15-PO18	Access to State-controlled road	No material change intended	No new or changed access is proposed. Confirm the approved access geometry and any limited-access-road policy compliance.
PO19-PO20	Local-road access near State intersection	Not applicable / confirm	The development fronts the State road; confirm no separate local-road access issue.
PO21-PO24	Public passenger and active transport	Can comply	The change does not obstruct or reduce access to public transport or active transport infrastructure.
PO25-PO27	State road network impacts	Further evidence	Traffic addendum must demonstrate no net worsening and compare the approved and revised trip profiles.
PO28	Heavy haulage above 10,000 t/year	Not applicable	The operational development does not involve qualifying haulage.
PO29-PO30	Planned road upgrades	Can comply	No encroachment into or obstruction of planned corridor works is proposed; confirm with TMR.
PO31-PO36	Excavation, foundations and retaining	Further evidence	Structural and civil documentation must confirm no undermining, subsidence, groundwater or drainage effects on the State road.
PO37-PO38	Creation of residential lots	Not applicable	This change application does not create residential lots.
PO39-PO41	Ground-floor accommodation noise	Limited relevance	Ground-floor dwellings are removed during the temporary sales period. The post-sales layout and any habitable use must address road noise.
PO42	Balconies and roof decks	Further evidence	Acoustic review must confirm solid gap-free balustrades and absorbent soffit treatment where required.
PO43	Internal acoustic levels	Further evidence	Changed habitable-room windows/facades must achieve applicable internal noise criteria or QDC MP4.4 requirements.
PO44-PO48	Childcare, education and hospital uses	Not applicable	None of these uses is proposed.
PO49 / AO49.1	Private open-space air quality	Further evidence	Confirm each dwelling has private open space appropriately shielded or otherwise protected from State-road air-quality impacts.
PO50	Hospital vibration	Not applicable	No hospital is proposed.
PO51	Road lighting intrusion	Can comply	Final facade, glazing and screening must prevent unreasonable evening/night light intrusion.
PO52-PO56	Future State-controlled road	Confirm mapping	No future road corridor impact is known from the supplied documents; confirm current State mapping before lodgement.

F3. State-road technical information required

Discipline	Required confirmation
Traffic	Approved versus revised trip generation, parking allocation, sales-office operation, access/sight distance and no net worsening.
Civil	Lawful discharge, detention, flood/overland flow, sewer coordination and no adverse State-road infrastructure effect.
Acoustic	Revised facade, habitable rooms, balconies and rooftop/common areas against State Code 1 and QDC MP4.4.
Architecture	Non-reflective materials, external lighting, signage, final RLs, balcony construction and maintenance access.
Landscape	Sightlines, maintenance access, planting height and no encroachment into the State corridor.

APPENDIX G - LODGEMENT SCHEDULE

Document	Status / action
Planning Act Form 5	Complete as minor change; insert responsible entity, applicant and approval details.
Owner/applicant authority	Obtain signed owner consent authorising MBDesignstudio Pty Ltd to make the change application.
Decision Notice A005002335	Attach complete notice, conditions and approved plan schedule.
Subsequent change approvals	Attach and consolidate, if any.
Revised architectural plans	R9 includes TP01-TP12 with site plans, floor plans and elevations. Correct TP03-TP04 schedules and add sections, a clouded comparison set and post-sales conversion plan.
Planning assessment report	Use Part A after all placeholders and metrics are completed.
City Plan code response	Use Appendix B after current mapping and code-version check.
SDAP State Code 1 response	Use Appendix F with the original State response and updated technical reports.
Traffic report	Update for 32 dwellings and temporary sales office.
Acoustic report	Update for changed windows, balconies, facade and road-noise exposure.
Landscape plan	Update and coordinate with ground floor and State-road sightlines.
Waste management plan	Update for 32 dwellings and temporary office.
Civil/stormwater report	Confirm detention, discharge, flood and sewer arrangements.
Condition-change matrix	Identify each condition to amend and proposed replacement wording.
Affected-entity notice/response	Notify SARA/TMR or obtain pre-request response if required.
Currency-period confirmation	Attach Council written advice A006658388 dated 10 January 2025 confirming the approval remains current until midnight on 21 September 2027.

Official references

Brisbane City Council - change a development approval: [Council guidance](#)

Brisbane City Council - multiple dwellings: [Multiple dwelling guidance](#)

Queensland Government - Planning Act Form 5: [Forms and templates](#)

Queensland Government - SDAP v3.6 State Code 1: [Current State Code 1](#)

Brisbane Development.i - original approval: [A005002335](#)

Brisbane City Council - written currency-period confirmation: A006658388 dated 10 January 2025