

11 March 2025

The Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

Dear Sir / Madam,

<b>Development Application:</b>	A006149162
<b>Property Location:</b>	96 Goldieslie Road, Indooroopilly QLD 4068
<b>Property Description:</b>	Lot 4 on RP803072
<b>Development:</b>	Request to Change a Development Approval under Section 81 of the Planning Act 2016 – A006149162
<b>Client:</b>	NICHOLSON GOLD PTY LTD

As prescribed under Section 78 of the *Planning Act 2016* ("PA") we hereby make a formal request to change the Development Approval A006149162.

In accordance with Section 79 of the PA the following documentation has been lodged in support of this Minor Change application:

- Updated **Architectural Plans** prepared by TMJ Architects Pty Ltd, attached under **Attachment A**;
- Updated **Landscape Concept Plan** prepared by AGLA under **Attachment B**;
- Update Tree Retention Plan prepared by Greentape under Attachment C; and
- DA Form 5;

## 1 Approval and Development History

The original development approval (A006149162) granted on 7<sup>th</sup> February 2025 comprised of a Multiple Dwelling including a total of 14 Dwelling Units. The development provided for a 2-3 storey appearance towards Goldieslie Road, presenting an attractive built form and reflecting the surrounding residential development.

Following the original approval, several applications have been submitted and approved regarding approval requirements for DA A006149162:

- 9 May 2025: **A006748242** (Filling and/or excavation)
- 29 May 2025: **A006757031** (Construction management plan)
- 11 June 2025: **A006757065** (Rehabilitation plan)
- 12 June 2025: **A006748218** (Roadworks & stormwater drainage)

The proposed development is currently under construction with excavation, foundations and the lower level slab works being undertaken.

The proposed changes as described below have been reviewed, and it is the opinion of DTS that the variation to the approved plans is considered to be a 'Minor Change'. The changes to the minor portions of the internal design and layout are not expected to significantly alter the approved built form and are generally reflective of the intended design approved.

## 2 Description of Changes

### 2.1 Overview

It is proposed to modify the existing development approval issued by Council dated 7<sup>th</sup> February 2025 (Council Reference: A006149162).



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This request is made *under* section 78 of the Planning Act 2016 and is to be administered, assessed and decided as a 'minor change' in accordance with section 81 of the *Planning Act 2016*.

This change request is made in response to minor amendments to the 5 storey dwelling, including the basement car parking. Changes to the carparking layout, portions of the private and communal open space, landscaping, and minor amendments to some of the dwelling units are all suggested to create an improved design outcome for the approved built form.

Table 2 below identifies the changes to the floor levels and the overall building height. Fundamentally, a change has been made to the level of the car parking with the new plans providing the car parking within a semi-basement, switching levels with the Lower Ground residential units. This facilitates a much more pedestrian friendly and active frontage, with habitable units provided on ground level oriented to Goldieslie Street. The changes to the levels when considered as a whole are minor, with the changes mainly due to refinement of levels and gradients due to civil input, and slab thickness due to structural input.

The following provides a breakdown of the changes to the existing approval via external and internal changes to the multiple dwelling development. A summary of changes is included in Tables 1, 2 and 3.

Table 1 – Key Metrics Discussion

	Approved	Proposed
No Of Units	<ul style="list-style-type: none"> <li>15 Units</li> </ul>	<ul style="list-style-type: none"> <li>No Change</li> </ul>
Resident Car Parks	<ul style="list-style-type: none"> <li>34 x resident cars</li> </ul>	<ul style="list-style-type: none"> <li>No Change</li> </ul>
Visitor Car Parks	<ul style="list-style-type: none"> <li>4 x visitor cars</li> </ul>	<ul style="list-style-type: none"> <li>No Change</li> </ul>
Resident Bike Spaces	<ul style="list-style-type: none"> <li>Within Bicycle Store room</li> </ul>	<ul style="list-style-type: none"> <li>To be located within each unit store room.</li> </ul>
Visitor Bike Spaces	<ul style="list-style-type: none"> <li>4 x spaces</li> </ul>	<ul style="list-style-type: none"> <li>No change</li> </ul>
Refuse Bins	<ul style="list-style-type: none"> <li>4 x 1,100L bins</li> </ul>	<ul style="list-style-type: none"> <li>6 x 1,100L Bins</li> </ul>
Lower Ground 2	<ul style="list-style-type: none"> <li>Lif shaft and internal fire stair and external pedestrian access</li> </ul>	<ul style="list-style-type: none"> <li>Additional fire stair and exhaust plenum, fire escape path and identification of underground tanks</li> </ul>
Lower Ground 1 (Level 2)	<ul style="list-style-type: none"> <li>Store Rooms, bike store, plant room and 3 x Units</li> </ul>	<ul style="list-style-type: none"> <li>Removal of bike store and plant room, and provision of additional store rooms</li> </ul>
Cars (Car Parking 3)	<ul style="list-style-type: none"> <li>34 car parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>Additional Store Rooms</li> </ul>
Ground Floor (Level 4)	<ul style="list-style-type: none"> <li>4 Units, bins store, 4 x visitor bicycle spaces</li> </ul>	<ul style="list-style-type: none"> <li>Addition courtyard to Unit 6 fronting Goldieslie Street and pump room.</li> <li>Conclusion of main switch board</li> </ul>
First Floor (Level 5)	<ul style="list-style-type: none"> <li>5 Units</li> </ul>	<ul style="list-style-type: none"> <li>Minor changes to internal unit layout (no change to bedrooms)</li> </ul>
Second Floor (Level 6)	<ul style="list-style-type: none"> <li>3 Units and common recreation space</li> </ul>	<ul style="list-style-type: none"> <li>Minor change to the covered communal room, and changes to Unit 14 balcony, with laundry provided on the western side;</li> </ul>

Table 2 - Heights Comparison

Current Description	Current FFL	Proposed Description	Proposed FFL	Difference
Lower Ground 2	14.05m AHD	Level 1	14.1m AHD	+10mm
Lower Ground 1 (Level 2)	16.9m AHD	Level 2	16.9m AHD	No Change
Cars (Car Parking 3)	20.1m AHD	Car Parking	20.1m AHD	No Change
Ground Floor (Level 4)	23.1m AHD	Level 4	23.15m AHD	+5mm
First Floor (Level 5)	26.05m AHD	Level 5	26.15m AHD	+10mm
Second Floor (Level 6)	29.07m AHD	Level 6	29.17m AHD	+10mm
Roof	32.02m AHD	Roof	32.12m AHD	+10mm

Table 3 – POS Comparison

Existing Unit	Current POS Area	Proposed Unit	Proposed POS Area	Difference
Unit 1	65m <sup>2</sup>	Unit 1	62.2m <sup>2</sup>	-2.8m <sup>2</sup>
Unit 2	30.6m <sup>2</sup>	Unit 2	30.8m <sup>2</sup>	No Change
Unit 3	32.8m <sup>2</sup>	Unit 3	32.8m <sup>2</sup>	No Change
Unit 4	50.8m <sup>2</sup>	Unit 4	55.8m <sup>2</sup>	+5m <sup>2</sup>
Unit 5	31.7m <sup>2</sup>	Unit 5	31.8m <sup>2</sup>	+0.1m <sup>2</sup>
Unit 6	28.9m <sup>2</sup>	Unit 6	35.4m <sup>2</sup>	+6.5m <sup>2</sup>
Unit 7	36.4m <sup>2</sup>	Unit 7	36.3m <sup>2</sup>	-.01m <sup>2</sup>
Unit 8	19.6m <sup>2</sup>	Unit 8	19.6m <sup>2</sup>	No Change
Unit 9	39.3m <sup>2</sup>	Unit 9	44.5m <sup>2</sup>	+5.2m <sup>2</sup>
Unit 10	31.7m <sup>2</sup>	Unit 10	32.1m <sup>2</sup>	+0.4m <sup>2</sup>
Unit 11	28.9m <sup>2</sup>	Unit 11	29.2m <sup>2</sup>	+0.3m <sup>2</sup>
Unit 12	17.8m <sup>2</sup>	Unit 12	17.8m <sup>2</sup>	No Change
Unit 13	39.3m <sup>2</sup>	Unit 13	50.1m <sup>2</sup>	-10.8m <sup>2</sup>
Unit 14	120.8m <sup>2</sup>	Unit 14	94.8m <sup>2</sup>	-26m <sup>2</sup>
Unit 15	19.6m <sup>2</sup>	Unit 15	19.6m <sup>2</sup>	No Change

## 2.2 Key Issues Discussion

### 2.2.1 – Rooftop Communal Recreation Area

The approved communal recreation area includes a steam room, Spa, Pool, courtyard and under cover area. The space remains generally consistent with the approved plan, with slight changes to allow a direct entry door to the communal room and separate door to the courtyard and pool/spa. The location of the PWD has also been amended to adjoin the Steam room. The Pool now includes a staircase for entry, with steps to the pool deck. Refer Figure 1 and 2 below



Figure 1 – Approved Communal Recreation Space

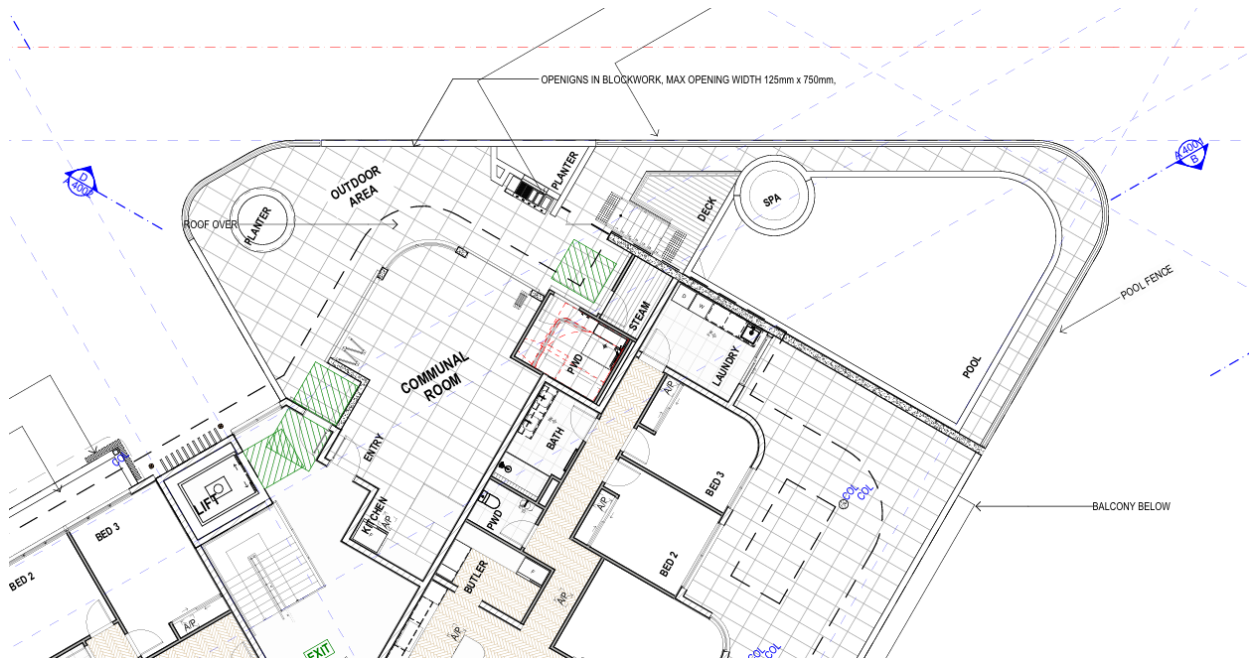


Figure 2 – Proposed Communal Recreation Space

### 2.2.2 Unit 14

Unit 14 is the most western unit adjoining the communal open space on the upper level. The existing balcony associated with Unit 14 includes a large wrap around balcony, with the balcony also adjoining the communal open space pool, creating a courtyard area between it and Bedroom 2.

The dead space between Bed 2 and the swimming pool has been replaced, by extending the laundry into this area, located behind the steam room. The proposed additional extension is located against the existing wall of the pool and doesn't impact the bulk of the building towards the street.

In addition to the laundry extension, the wall alignment adjacent the living area has been amended to provide a blended curbed wall.

Refer Figure 3 and 4 below.



Figure 3 – Existing Unit 14 floor plan



Figure 4 – Proposed Unit 14 floor plan

### 2.2.3 Fire Pump Room Changes

The originally approved fire pump room has been expanded in the revised plans. Despite the increase in the area of the fire pump room, the location remains the same as originally approved, and external design choices have been made to minimise the impact on the amenity of the site and neighbouring sites. The proposed pump room includes face brick and a rooftop capping to provide articulation.

Brick fencing along the perimeter of the site is included and will block the fire pump room from being seen from the Goldieslie Street frontage. The expansion of the fire pump room also required the removal of a landscaped area at the front of the site, however landscaping has been included on the roof of the pump room instead. This improves the amenity of the pump room further, and will give the impression of a garden bed when viewed from Goldieslie Street or when viewed from above from adjoining sites. This roofed landscape area also provides an increase in vegetation from the landscaped area as originally approved.

This area also includes the retention of the front facade nib wall for a letterbox feature wall. Refer Figure 5 and 6 below.

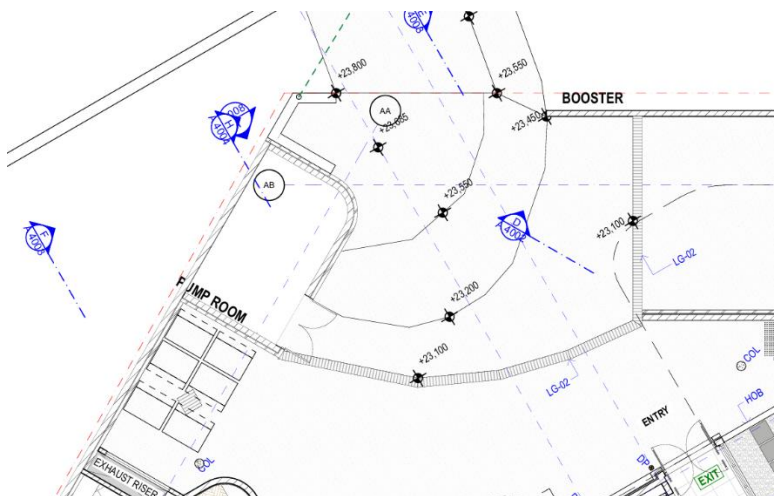


Figure 5 – Amended Fire Pump Room

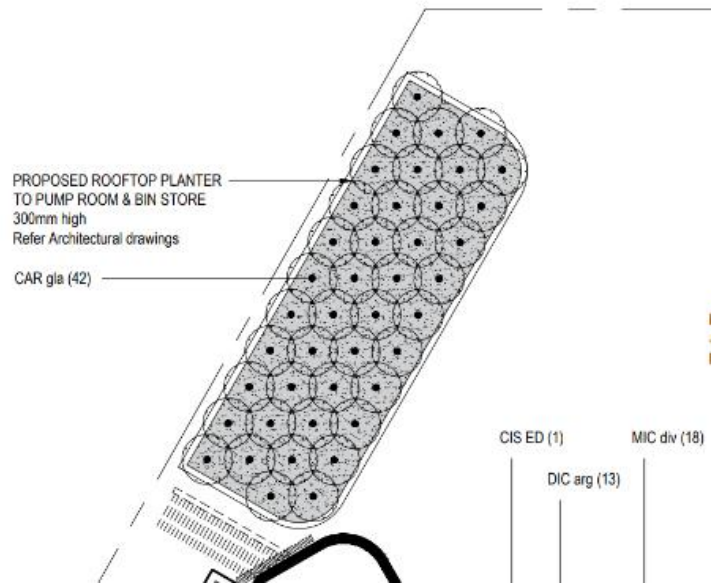


Figure 6 – Proposed Landscaping on Amended Fire Pump Room Roof

### 2.2.4 – Landscaping

As part of detail design, landscaping has been refined. Where addressing the street, the proposal includes realignment of the entry planting adjacent Unit 6, with courtyards provided, with a main switch board and emergency stairs provided from the car parking level. The planting strategy in this area, which is under roof, is to include proprietary pot planting, in addition to feature stepping pavers, to soften the switch board, refer Figure 7 below.

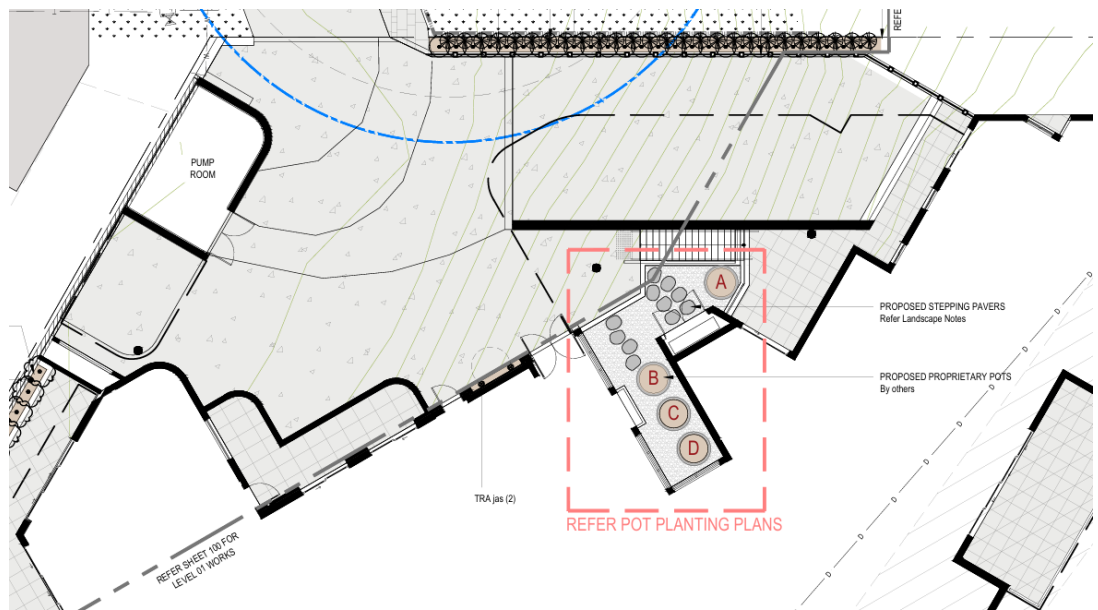


Figure 7 – Proposed Pot planting and MSB

Where adjoining the street, the landscaping to the building includes changes to amend the vertical green wall, which was located adjacent the lift shaft and lobby on the upper levels. In lieu of the vertical wall, the proposal includes vertical blades to provide a break and articulation to the lift shaft wall, refer Figure 8 below



Figure 8 – Screen Blades to lift shaft wall

### 2.2.5 Vegetation Management Plan

An amended Tree Retention Plan / Vegetation Management Plan has been provided by Green Tape Solutions. The Vegetation Management Plan/Tree Retention Plan highlights that of the 71 trees over and adjacent to the subject site, only 6 are required to be removed with 65 able to be retained despite development over the site. The only change to the approved tree retention and removal is the removal of Tree 27, which is a camphor laurel tree. This type of tree is identified as a weed species by Council and is also a Category 3 Restricted Matter under the Biosecurity Act 2014. The tree is sought to be removed.

### 3 Approved Plans and Conditions

#### 3.1 Approved Drawings or Document Table

The revised plans and documents will require the approved 'Drawings and Documents' table to be updated, based on the following amended plans.

- Updated Architectural Plans prepared by TMJ Architects Pty Ltd attached under **Attachment A**;
- Updated **Landscape Concept Plan** prepared by AGLA under **Attachment B**; and
- Updated Tree Retention Plan prepared by Greentape under **Attachment C**.

Table 4 – Updated Approved Drawings & Documents Table

Drawing or Document	Number	Plan Date
<b>UPDATED DRAWINGS / DOCUMENTS</b>		
Title	A00 Revision DA05	18/02/2026
Site Plan	A01 Revision DA05	18/02/2026
Lower Ground 2	A100 Revision DA05	18/02/2026
Lower Ground 1	A101 Revision DA05	18/02/2026
Car Parking	A102 Revision DA05	18/02/2026
Ground Floor	A103 Revision DA05	18/02/2026
First Floor	A104 Revision DA05	18/02/2026
Second Floor	A105 Revision DA05	18/02/2026
Roof Plan	A106 Revision DA05	18/02/2026
Overlooking Plan	A107 Revision DA05	18/02/2026
Development Comparison	A108 Revision DA05	18/02/2026
Apartment GFA	A109 Revision DA05	18/02/2026
Elevations 1	A300 Revision DA05	18/02/2026
Elevations 2	A301 Revision DA05	18/02/2026
Elevations 3	A302 Revision DA05	18/02/2026
3D	A303 Revision DA05	18/02/2026
Sections 1	A400 Revision DA05	18/02/2026
Sections 2	A401 Revision DA05	18/02/2026
Sections 3	A402 Revision DA05	18/02/2026
Site Section	A403 Revision DA05	18/02/2026
<b>TECHNICAL REPORTS AND PLANS</b>		
Cover Sheet	000 Issue B	29/01/2026

Drawing or Document	Number	Plan Date
Landscape Notes	001 Issue B	29/01/2026
Planting Schedule & Images	002 Issue B	29/01/2026
Level 1 Landscape Plan	100 Issue B	29/01/2026
Level 4 Landscape Plan	101 Issue B	29/01/2026
Level 5 Landscape Plan	102 Issue B	29/01/2026
Level 6 Landscape Plan	103 Issue B	29/01/2026
Podium Planter Depths Plan	200 Issue B	29/01/2026
Landscape Details	300 Issue B	29/01/2026
Landscape Details	301 Issue B	29/01/2026
Tree Retention Plan	SK01 Rev 3	02/02/2026
Tree Schedule	-	-

### 3.2 Changes to Conditions

The proposed minor changes only require changes to the approved plan references.

Condition 19 – amend plan reference to the updated tree retention plan Tree Retention Plan SK01 Rev 3 dated 02/02/2026

Condition 21 – amend plan reference to the updated tree retention plan Tree Retention Plan SK01 Rev 3 dated 02/02/2026

Condition 22 – amend plan reference to the updated tree retention plan Tree Retention Plan SK01 Rev 3 dated 02/02/2026

## 4 Planning Act 2016 ('PA')

### 4.1 Section 78

Section 78 of the PA allows for the change of an existing development approval. The proposed amendments to the development approval satisfy the definition of a Minor Change as prescribed within Schedule 2 of the PA, as follows:

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

Substantially different development is defined within Schedule 1 of the Development Assessment Rules (DAR). The schedule outlines what constitutes a substantially different development, and an assessment of the proposed changes against the criteria has been provided below.

*(a) involves a new use;*

The proposed change does not involve a new use.

*(b) results in the application applying to a new parcel of land; or*

The proposed change will not result in the inclusion of a new parcel of land.

*(c) dramatically changes the built form in terms of scale, bulk and appearance; or*

The proposed amendments do not dramatically affect measurable aspects of built form, such as site cover, setbacks, building length and height. The changes do not dramatically change the built form in terms of scale, bulk and appearance with the change designed to better align with the surrounding streetscape.

As identified in section 2 of the report, the proposed changes are considered minor in nature given the development maintains for a multiple dwelling with 15 units, with the changes sought to provide amenity and design improvements to the interior and exterior of the approved development.

Despite the development seeking to adopt a range of changes, the development is considered minor when considered as a whole. The changes are consistent with the existing and approved multiple dwelling developments in the area and do not result in significant impacts to the surrounding residential development.

Given the minor change is accompanied by a new set of architectural plans, the built form has been slightly amended to better reflect the applicant's desires and the change in architectural design. Despite the changes, the internal layout is retained and results in a similar overall outcome.

*(d) changes the ability of the proposed development to operate as intended; or*

The proposed changes do not alter the ability of the development to operate as intended.

*(e) removes a component that is integral to the operation of the development; or*

No integral aspects of the approved development are removed as part of the proposed changes.

*(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*

Where considered under the provisions applicable to the approved development, the changes do not impact traffic flow and the transport network. The proposed development maintains the approved car parking spaces.

*(g) introduces new impacts or increase the severity of known impacts; or*

The proposed changes do not introduce new impacts or increase the severity of known impacts.

*(h) removes an incentive or offset component that would have balanced a negative impact of the development; or*

The proposed changes will not remove an incentive or offset component that would have balanced a negative impact of the development.

*(i) impacts on infrastructure provisions.*

The minor changes will not adversely impact upon infrastructure provision, location or demand within the surrounding area.

In relation to the above, the proposed minor change does not constitute a substantially different development in accordance with Schedule 1 of the DA Rules.

*(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 proposed change will not result in 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*

The original development application did not involve any referral agencies and the change application does not introduce any new referral agencies.

*(C) referral to extra referral agencies, other than to the chief executive; or*

The proposed changes do not result in referral to any additional 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 changes do not trigger the requirement for assessment against matters under section 55(2) other than those already regarded in the application.

*(E) public notification if public notification was not required for the development application.*

The existing approval was subject to public notification for the development application.

## 4.2 Section 81

Section 81 of the PA outlines aspects to which the responsibly entity, Brisbane City Council, must have regard when assessing the minor change, this includes:

**Properly made submissions about the development application or another change application that was approved.**

The original development application (A006149162) was subject to impact assessment and did receive properly made submissions. Table 2 below is a summary of submissions received and a response to the submissions:

Table 1 – Response to Submissions to Public Notification (A006149162)

Issue	Council Response	Proposed change response
<p><b>Vegetation/Wildlife</b></p> <p>The development is damaging vegetation on the site and surrounding area.</p> <p>The proposed development is basically in the nature reserve and will disturb the natural environment and birdlife.</p> <p>The living area for wildlife will be reduced.</p> <p>The proposal involves the destruction of many trees thus depleting bird and wildlife shelter.</p> <p>Widening the road would impact a large variety of wildlife.</p> <p>The development should be scaled back, with an easement placed over the watercourse and vegetation zone.</p> <p>A 'greenway' should be provided with suitable native vegetation linking the two parks.</p>	<p>The proposal protects the mapped Waterway corridor through vegetation retention and rehabilitation. An environmental protection zone (EPZ) and environmental covenant is established to ensure all works remain outside the EPZ area as shown on approved plans, and vegetation and ecological features are maintained. Although a Concept Rehabilitation Plan is approved and conditioned as part of this development approval, a detailed rehabilitation plan is to be submitted and approved by Council prior to site/operational/building work commencing.</p> <p>The street tree is to be retained in accordance with Australian Standards. Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street tree, a project arborist is to</p>	<p>The proposed landscaping for the site incorporates a variety of plants and provides deep planting across the site.</p>

<p>Greater setbacks should be required to the sensitive environmental area at the rear.</p> <p>The proposed development will remove large areas of natural ground so the animals have no-where to go.</p> <p>Protection measures haven't been observed for the Fig Tree on the site's frontage which has impacted it's health. The proposed driveway will further impact the health of the tree.</p> <p>Several other trees in Goldieslie Street have been damaged by construction vehicles for 98-100 Goldieslie Road.</p> <p>Objection to removing 4 large trees when there are few trees existing on the site.</p>	<p>supervise all associated works to ensure the successful retention of the existing street tree.</p>	
<p><b>Construction management</b></p> <p>Builder's vehicles should be prohibited from being parked in Rankin Street Park.</p> <p>A Construction Management Plan is required to ensure construction workers park on 96 Goldieslie Road and there is sufficient on-street parking for sufficient residents.</p>	<p>Conditions of the approval require a major construction management plan to be submitted and approved by Council prior to site/operational/building work commencing. The construction management plan is to include aspects of the development including details of loading areas, vehicular access and associated impacts.</p>	<p>A construction management plan has been submitted to Council prior to site/operational/building work commences.</p>
<p><b>Car parking and traffic</b></p> <p>Vehicles from the developments at 96 and 100 Goldieslie Road will be parked in Goldieslie Road which will damage the peacefulness of the no-through road.</p> <p>Extra cars will add to the traffic load in the already congested streets.</p> <p>The street is not capable of handling the traffic the development will impose on it, or traffic from the current level of development.</p> <p>Less units should be built, which will reduce traffic impacts.</p> <p>Goldieslie Road, being a narrow cul-de-sac, is not suited to the same traffic as Priory Street</p> <p>There is no on-street parking for new residents and their visitors.</p> <p>The Traffic Report contains incorrect information in relation to nearby streets speed limits and Lanes. The neighbouring crossover is in a different location to what is shown in</p>	<p>Car parking has been provided for the development in accordance with the standards and parking rate of the Transport, access, parking and servicing (TAPS) code in Brisbane City Plan 2014, with access and car parking supported by a Traffic Impact Statement from a Registered Professional Engineer of Queensland (RPEQ). Goldieslie Road is identified by Brisbane City Plan 2014 as a neighbourhood road which is designed for 3,000–6,000 vehicles per day in accordance with Chapter 3 of the Infrastructure design planning scheme policy.</p> <p>Site access is shown on the approved plans and conditioned as part of the approval.</p>	<p>A total of 34 resident car parking spaces has been provided, mitigating the need for cars to park on Goldieslie Street.</p>

<p>this report and it's unclear how access will be gained to the site.</p>		
<p><b>Access</b></p> <p>The pedestrian access and exit should be made less offence from the streetscape.</p> <p>The pedestrian access does not have compliant handrails.</p> <p>Further details of the rendered white walls should be provided to ensure it is textured and not a flat finish.</p> <p>A shared driveway should be provided between 96 and 98-100 Goldieslie Road.</p>	<p>Pedestrian access has been redesigned to reduce impacts to the streetscape and avoid retaining walls impacting the verge.</p>	<p>Pedestrian access has been redesigned to reduce impacts to the streetscape and avoid retaining walls impacting the verge.</p>
<p><b>Landscaping</b></p> <p>Details of landscaping should be confirmed in order to improve the streetscape and soften the entrance.</p>	<p>Details of landscaping have been included in the approved Landscape Concept Plan including species and sizes.</p>	<p>A Landscape Plan has been provided by ALGA and attached under Attachment B.</p>
<p><b>Building height</b></p> <p>The development should abide by the 2-3 storey height limit.</p> <p>The height is not in accordance with current laws.</p> <p>6 storeys is too dense for the limited access narrow road.</p> <p>The proposed building is not in keeping with the character of the existing low-density houses in the street.</p> <p>The context plan provided is misleading, as the development is larger than surrounding development and presents as a 6 storey building, which is contrary to the neighbourhood plan.</p> <p>The slope of the land should not affect how many storeys can be built.</p>	<p>Due to the topography of the site and fall away from Goldieslie Road, building height has been reduced to 5 storeys at the rear of the site where separated from nearby development. The proposal presents to Goldieslie Road as 3 storeys consistent with the acceptable outcome for the site. Further comments on building height are provided within the assessment section of this report.</p>	<p>The proposal presents to Goldieslie Road as 2-3 storeys consistent with the acceptable outcome for the site. The change to overall heights is minor and only due to slab thickness's.</p>
<p><b>Footpath</b></p> <p>The developer should rectify the footpath and road within a particular timeframe.</p> <p>There is no footpath which is quite dangerous for pedestrians.</p>	<p>Streetscape upgrades have not been conditioned and are not considered warranted in this instance, considering there is no other development on the northern side of Goldieslie Road in this section, and the location of the guard rail and steep drop-off on the northern side of Goldieslie Road.</p>	<p>No changes to the streetscape is proposed.</p>
<p><b>Construction</b></p> <p>Construction in the area has impacted the safety of young children,</p>	<p>A Construction Management Plan (CMP) has been conditioned to be submitted and approved by Council</p>	<p>A Construction management plan has been submitted to</p>

<p>damaged Goldieslie Road and changed community spirit.</p> <p>Concern regarding construction access for dirt/rock removal and material delivery.</p> <p>Concern how tradespeople parking will be managed.</p>	<p>prior to site/operational/building work commencing. The CMP is to cover site access, loading and unloading zones and any road closures.</p>	<p>Council prior to site/operational/building work commences.</p>
<p><b>Performance outcomes</b></p> <p>Opposition to relaxations on height, setbacks and site cover.</p> <p>Relaxation of requirements would provide greater building bulk and therefore unsightliness.</p> <p>The additional apartments in the proposed development that are over and above those allowed for in the zoning would exacerbate this over-development problem.</p> <p>The development should be straight out rejected.</p>	<p>Brisbane City Plan 2014 allows for performance outcomes to be considered where an acceptable outcome is not met. These have been addressed in the assessment section of the Notice About Decision. In particular, the assessment has had regard to the topography of the site and building separation distances.</p>	<p>No additional performance outcomes are sought.</p>
<p><b>Miscellaneous</b></p> <p>The pedestrian crossing traffic lights outside Indooroopilly Shopping Centre change too quickly.</p>	<p>This matter is not relevant to the assessment of this development application.</p>	<p>This matter is not relevant to the assessment of this development application.</p>
<p><b>Flooding</b></p> <p>The proposed development does not include a technical flood report and accompanying services to address the requirements of flood overlay code.</p>	<p>A Flood Modelling Report was provided and included as an approved document, with easement and construction requirements relating to flooding conditioned.</p>	<p>A Flood Modelling Report was provided and included as an approved document, with easement and construction requirements relating to flooding conditioned.</p>
<p><b>Compliance</b></p> <p>Although there are no parking areas in the street, these are not enforced by Council.</p> <p>Question how conditions of any approval will be enforced.</p>	<p>Conditions of approval are managed through compliance assessment, proactive engagement and reactive inspections in response to complaints relating to non-compliance with an approval.</p>	<p>Conditions of approval are managed through compliance assessment, proactive engagement and reactive inspections in response to complaints relating to non-compliance with an approval.</p>
<p><b>Submissions</b></p> <p>The sign placed on the fence in Goldieslie Road has been covered for several days during the notification period thus not being visible to the public in order to get the details in order to make submissions. The sign in the bottom of the gulley is not clearly visible from any roadways.</p>	<p>These comments were made in relation to the initial public notification that occurred in 2023. Since this time, an 'other change' was made to the development application, requiring the application to be readvertised in 2024.</p>	<p>These comments were made in relation to the initial public notification that occurred in 2023. Since this time, an 'other change' was made to the development application, requiring the</p>

		application to be readvertised in 2024.
<p><b>Heritage</b></p> <p>Question why no Heritage report has been provided.</p>	<p>The proposed development is on a site adjoining a Heritage place. Council has assessed the proposal against the Heritage overlay code and determined no further information is required.</p>	<p>The proposed development is on a site adjoining a Heritage place. Council has assessed the proposal against the Heritage overlay code and determined no further information is required.</p>
<p><b>Character</b></p> <p>The building is not sympathetic to the street and character of the area.</p> <p>The infrastructure can't cope with 17 units.</p>	<p>The subject site is not within the Traditional building character overlay. Notwithstanding, the proposed Multiple dwelling includes variation to the built form and materials in accordance with the design requirements of the Multiple dwelling code.</p>	<p>The subject site is not within the Traditional building character overlay. The built form exterior is consistent with the design outcomes of the Multiple dwelling code.</p>
<p>Headlights from vehicles using the ramp will shine directly into adjoining houses.</p>	<p>The proposed ramp does not directly adjoin any other buildings.</p>	<p>The proposed ramp does not directly adjoin any other buildings.</p>
<p>Site plans are misleading as they don't show the whole development footprint.</p>	<p>Amended plans were received showing the development footprint on the site plan.</p>	<p>Amended plans have been submitted to Council.</p>
<p>Concern that the existing sewerage connection point is in the middle of the overland flow and sewage is leaking into the gully.</p>	<p>Sewerage services are managed and maintained by Urban Utilities. Urban Utilities should be contacted for any concerns regarding existing sewerage infrastructure.</p>	<p>Sewerage services are managed and maintained by Urban Utilities. Urban Utilities should be contacted for any concerns regarding existing sewerage infrastructure.</p>

**Any pre-request response notice or response notice given in relation to the change application.**

The original development did not involve any referral agencies, and the change application does not introduce any new referral agencies. In accordance with section 80 item 2(a) of the Planning Act 2016, there are no affected entities.

**All matters the responsible entity would or may assess against or have regard to if the change application were a development application.**

The matters made assessable by the original development application have been considered as part of this minor change request. The changes are considered appropriate on the basis that the proposal is able to continue to comply with the relevant acceptable / performance outcomes in the applicable codes within City Plan 2014. Given the proposal does not introduce any new performance outcomes, re-assessment of the relevant codes is not deemed necessary.

## 5 Conclusion

The proposed development pursues a change to the approved development for a Material Change of Use (Council Reference: A006149162) at 96 Goldieslie, Indooroopilly.

The type of change application sought is a Minor Change assessed and decided in accordance with Section 81 of the PA. As outlined above, the proposed amendments are able to satisfy the definition of a Minor Change and will not result in substantially different development as defined by Schedule 1 of the DAR.

The conclusions which can be drawn from this assessment report, are as follows:

- This request is made under section 78 of the Planning Act 2016 and is to be administered, assessed and decided as a 'minor change in accordance with section 81 of the Planning Act 2016.
- The report demonstrates that the proposal only pursues minor changes to the building envelope and design that align with the expectations for a 'minor change'.
- The change provides for minor tweaks as a result of detail building design and rationalising services, common recreation spaces and unit layout.
- The changes require the approved plans table to be updated and warrant minor amendments to specific conditions of approval.
- The modifications achieve a high level of compliance with the assessment benchmarks including key performance indicators. No additional performance outcomes are proposed.

This Assessment Report supports the development application and is recommended to Council as the Assessment Manager for approval subject to reasonable and relevant conditions.

Kind Regards,



Liam Donald – Principal Planner

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