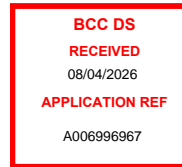


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Urbis Ltd
ABN 50 105 256 228



2 April 2026

Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Attention: Hayley Steel, A/Team Manager, Planning Services, Development Services

Dear Hayley,

Minor Change to Development Approval at 9 Burdett Street Albion (Council Ref: A006603736)

In accordance with Section 78 of the *Planning Act 2016* (**'the Act'**) and on behalf of *Euroa Investments Pty Ltd* (**'the Applicant'**), please accept this minor change application in relation to the current development approval (A006603736) for a Material Change of Use (**'the approval'**) at 9 Burdett Street, Albion which is formally described as Lot 3 on RP72743.

The approval outlined above comprises a residential development comprising Multiple Dwellings, which was originally approved in February 2023, with a subsequent 'other change' approval granted in March 2025. Since the most recent approval, the proponent has been working towards finalising the design for construction, and the changes proposed represent what will be constructed. Notably, demolition has been completed over approximately the previous 9 months, and the proponent has appointed Tomkins Commercial as the contractor to construct the development. The project is therefore 'shovel ready' and will provide a contribution towards the provision of new housing for the local area.

Full details of the proposed changes are detailed in Section 3. However, the changes broadly include a change to the apartment mix through removing all one and two-bedroom apartments and their conversion to 3-bedroom apartments, changes to the number of car parks to reflect the revised apartment mix and changes to the design to improve buildability following review of the approved design by the contractor. This submission should be read in conjunction with the following attachments:

- **Appendix A** – DA Form 5;
- **Appendix B** – Owner's Consent;
- **Appendix C** – Title Search;
- **Appendix D** – Updated Architectural Plans;
- **Appendix E** – Comparison set of Architectural Plans;
- **Appendix F** – Updated Landscape Plans;
- **Appendix G** – Traffic Engineering Letter; and

- The original approval (A005998885) was granted on 3 February 2022 and approved a Material Change of Use for Multiple Dwellings (76 units). The approved development comprised an 8-storey building.
- The amended approval (A006603736) was granted on 14 March 2025 via an 'other change' to the original approval. The amended approval saw the number of apartments reduced from 76 apartments to 62 apartments and retained the approved building height of 8 storeys.

2.1 Material Change of Use Development Approval

This application sought a Development Permit for a Material Change of Use for 76 Units (1-, 2- and 3-bedroom), 164 car parking spaces, and communal facilities located within part of level 8 which comprises lounge, private dining, pool and deck, BBQ area, and also at ground level consisting of gym, multipurpose room, sauna/steam room and amenities and deep planting.

The development application was subject to Impact Assessment given the non-compliance with the Acceptable Outcomes for building height specified in the Albion Neighbourhood Plan which are specified as 6 storeys and 33m AHD. The development comprised a building height of 8 storeys, and a building height of 32.92m AHD with the exception of the lift overrun which extended to 33.92m.

2.2 Other Change to Development Approval

An 'other change' to the above Development Approval was granted which implemented the following changes:

- Reduction of the number of apartments in the development from 76 as approved to 62;
- Updates to apartment mix, including provision of 4-bedroom apartments (which was not previously provided);
- Reconfiguration of the parking areas to increase the number of parking spaces to a total of 168;
- An increased provision of communal open space area through relocation of the recreation area to the rooftop;
- Provision of space for a pad mounted transformer located on the Burdett Street frontage of the premises;
- Increase to the site coverage of the development from 58.4% as approved to 58.8%; and
- Updates to the general form and styles of the building to better align with building and construction needs.

The most notable change proposed through the 'other change' application was the relocation of the communal recreation area from level 8 to a dedicated rooftop communal space. It is noted that this change did result an increase in scale of the building, with the rooftop containing built structures which increased the overall height of the building to 38.07m AHD to the covered communal space and 39.87m AHD to the top of the lift overrun.

It is noted that the 'other change' application was also subject to Impact Assessment. However, it is relevant to note that despite the above changes, there were no submissions received for the 'other change' application.

A copy of this existing approval is included within **Appendix H**.

3 Proposed Changes

The proposal involves several refinements to the design of the development. Since the issuing of the most recent approval in early 2025, the applicant has been progressing detailed design, including engagement with a building contractor who has now been appointed. In addition, the applicant has also been reviewing the mix of apartments, which has confirmed that the demand for larger apartments is significantly greater than the demand for smaller one- and two-bedroom apartments. Therefore, the changes can be categorised as changes to apartment mix (including associated changes to car parking) and changes which address matters identified during detailed design to improve buildability.

The updated Architectural Plans (**Appendix D**) and updated Landscape Plans (**Appendix F**) illustrate the proposed changes to the development. To assist with the assessment of the proposed changes, a set of drawings have also been collated which provide a side-by-side comparison of the existing approval and the proposed changes (**Appendix E**).

A summary of the proposed changes to the development is provided as following, with a more detailed description and justification of the changes included under the subheadings below:

- Revision to the unit mix, resulting in the removal of all one- and two-bedroom apartments, and their conversion to three-bedroom apartments. The total number of apartments reduces from 62 apartments to 56;
- Removal of one basement level, resulting in a reduction in the number of car parks from 176 to 143;
- Re-planning of the basement layout, including changes to the configuration of car parks and the location of storage and bicycle parking areas;
- Change to the site access through the introduction of a second point of access approximately half-way along the Burdett Street frontage. The new point of access provides access the basement car park only, with the existing access at the northern end of the Burdett Street frontage continuing to provide service vehicle access;
- The addition of a 6m x 3m three-chord truncation on the corner of Crosby Road and Burdett Street as already required by the conditions of the existing approval;
- Revision to the design and layout of the rooftop communal recreation areas, noting that the level of amenity has been enhanced when compared to the existing approval;
- Relocation of the plant room from level 2 to a screened plant area on the eastern side of the rooftop. The level 2 space which contained the plant room has been converted to a large terrace for the adjacent to this location;
- Other minor design changes, including revisions to the landscape design to suit the revised design, changes to the retention design to improve buildability and a change to the location of the pad mount transformer as required by Energex.

A comparison of the key metrics of the existing approval and the proposed changes are outlined in Table 1 below.

Table 1 - Comparison of existing approval and changes

	Existing approval	Proposed changes
Number of apartments	62	56
Number of resident cars	160	129
Number of visitor cars	16	14
Number of bicycle spaces	112	77
Area of recreation space	338m ²	653m ²
Area of landscape planting	515m ²	525m ²
Area of deep planting (as defined)	338m ²	167m ²

Changes to numbers and mix of apartment types

Following review of apartment market within the Albion area, a revision to the apartment mix is proposed which result in a removal of all one- and two-bedroom apartments, and their replacement with 3-bedroom apartments. This results in a reduction in the number of apartments from 62 apartments to 56. **Table 1** below provides a comparison of the approved and proposed apartment mix.

Table 2 - Changes to unit mix

Apartment types	Existing approval	Proposed Changes
1-bedroom	6	0
2-bedroom	13	0
3-bedroom	35	48
4-bedroom	8	8

Reduction to car parking numbers

The existing development approval included 176 car parking spaces, which was comprised of 160 resident spaces and 16 visitor spaces. Whilst the visitor spaces were provided at the exact rate required, there was a significant oversupply of resident's spaces when compared to the minimum requirements of the TAPS PSP, with only 122 spaces being required to comply with the minimum.

The proposed changes now seek to remove an entire basement level (approved Basement 3). Given the changes to the basement layout described below, this result in a reduction of only 33 spaces, with 143 spaces now proposed. This remains compliant with the minimum number of spaces in as show in **Table 2** below.

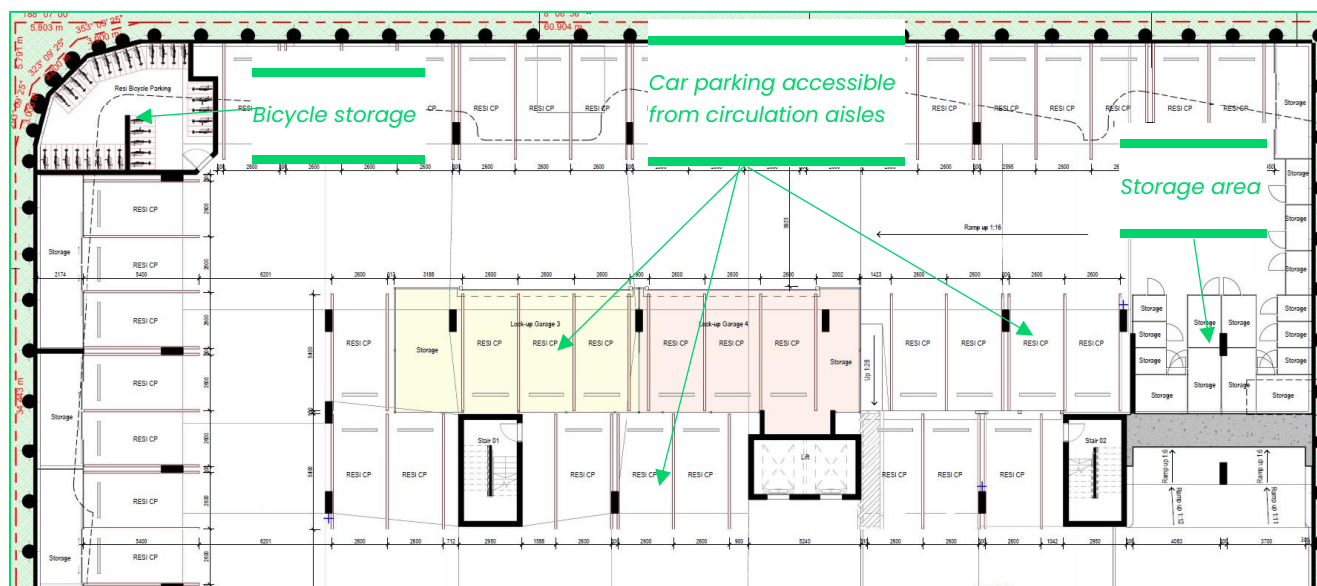
Table 3 - Car parking spaces compliance

Apartment types	Minimum parking rate	Required spaces	Proposed spaces
3-bedroom	2 spaces per apartment	116 spaces	129 spaces
4-bedroom	2.5 spaces per apartment		
Visitors	0.25 spaces per apartment	14 spaces	14 spaces
Total		130 spaces	143 spaces

Changes to basement levels

The parking area within the ground and two basement levels have been replanned to achieve improved efficiency in the layout. These changes have primarily been achieved through maximising the amount of parking which is accessible off the circulation aisles, with storage and bicycle storage areas being relocated to areas which require cannot accommodate car parking spaces. These changes are the key change which has resulted in the ability to remove the third basement level, which significantly reduces both construction costs and timeframes. Figure 2 provides an illustration of how the improved efficiency has been achieved.

Figure 2 - Revised basement layout



Source: DS Architecture, 2026 (annotated by Urbis)

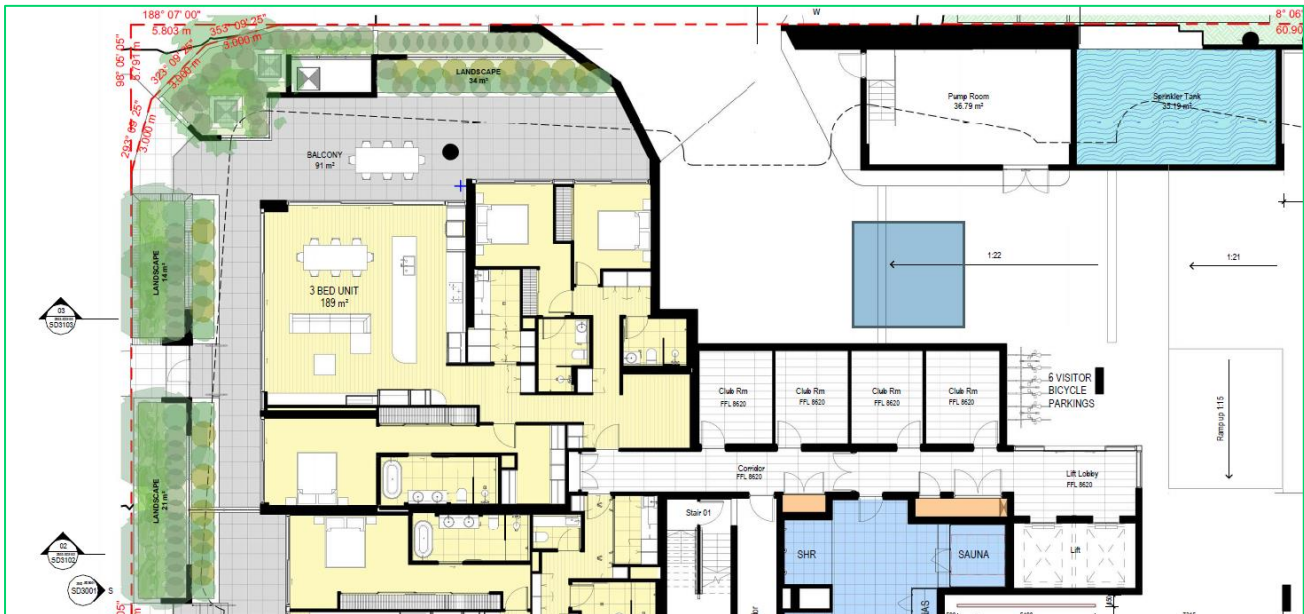
Revised site access arrangements

The existing approval includes a single access from the highest point of the Burdett Street frontage at level 1. The existing approval access accommodates cars, service vehicles and refuse collection vehicles within the one crossover, with cars traversing the area to access the ramps down to the ground and basement levels and service and refuse vehicles access the level 1 loading and refuse collection areas. Whilst this arrangement is acceptable, it does have the potential to create conflicts between the different vehicles at peak times.

It is now proposed that two access points are proposed, a new access from Burdett Street for cars at the ground level, approximately one-third of the way along the Burdett Street from the Crosby Road intersection, and the retention of the existing access which is now predominantly for services and refuse vehicles (it is acknowledged that 3 car parking spaces will be accessed which are associated with the immediately adjacent 4-bedroom apartment). **Figure 3** below illustrates the new access point from Burdett Street. The suitability of the proposed access arrangement has been reviewed by Modus in the Traffic Engineering Letter, which is contained within **Appendix G**, despite some minor non-compliances with the TAPS PSP. It is noted that the Traffic Engineering letter has been signed by an RPEQ.

This change also results in the removal of the 3-bedroom unit on the Burdett Street frontage in order to accommodate the new access point. However, the existing access point has been reduced in width which has allowed for an additional apartment at level 1 (i.e. the ground level at the northern end of Burdett Street) and therefore there is no nett loss of activation to Burdett Street.

Figure 3 - Proposed new access from Burdett Street



Source: DS Architecture, 2026

Revisions to the rooftop area

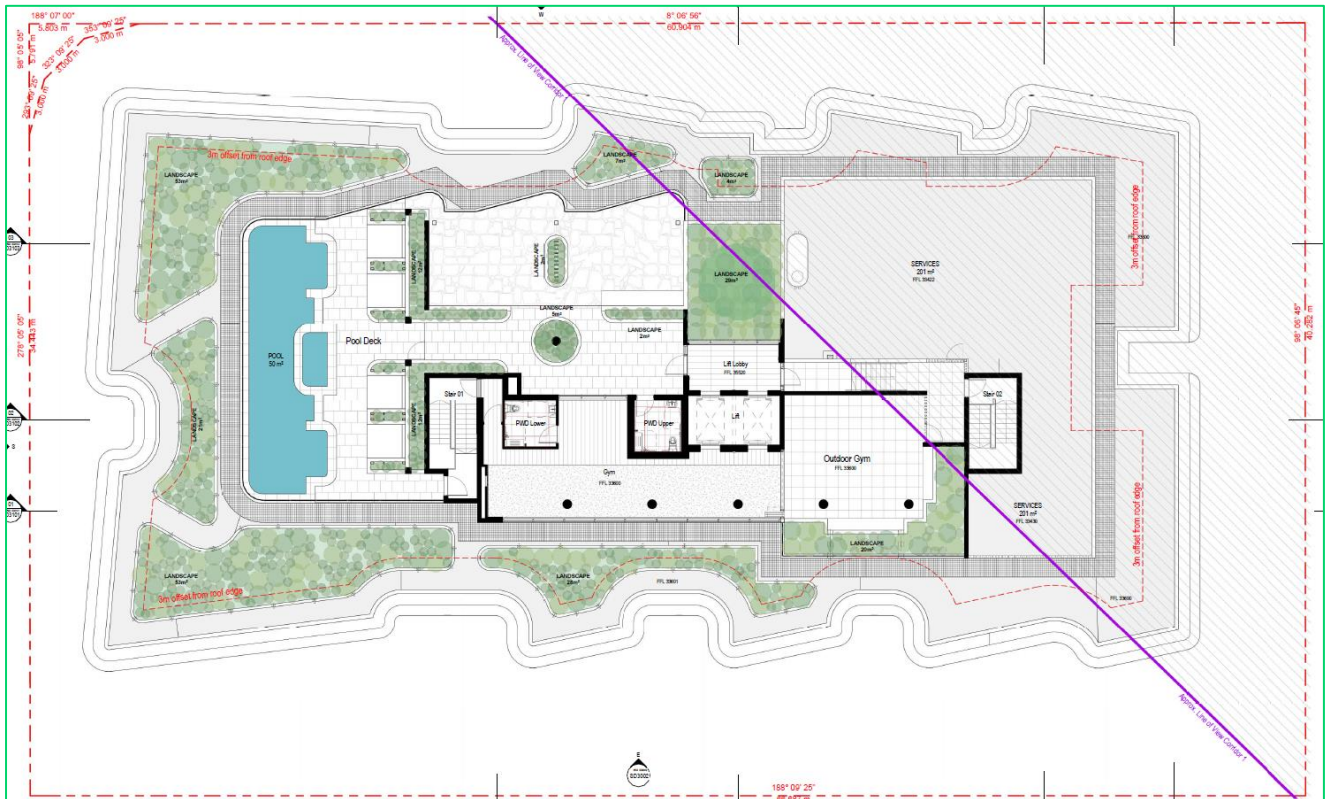
The proposed rooftop level has undergone a redesign which has resulted in a number of changes to the layout of this level, along with the communal facilities and building services which are located on the rooftop. These changes are outlined as follows:

- Enhancement of the communal recreation facilities through:
 - Reconfiguration of the pool and the addition of a space,
 - An increase to the landscaped area on the rooftop, particularly to the edges; and
 - The addition of an indoor and outdoor gym.
- An increase in the size of the building services area on the rooftop, which allows for the removal of the building services on level 2, as described below.

Figure 4 overleaf provides an illustration of the revised design for the landscape area.

It is noted that the proposed changes to the rooftop result in some minor non-compliance with the definition of Rooftop Garden in the City Plan, and therefore the rooftop is now defined as a storey. It is also noted that the above changes do result in an increase in the amount of roofed area which sits above 33m AHD. Consideration of these changes against the relevant assessment benchmarks is outlined in Section 4.1 of this application.

Figure 4 - Revised rooftop layout



Source: DS Architecture, 2026

Relocation of plant area

As noted above, the existing approval included a large plant deck on level 2 which contained building services (predominantly air-conditioning units). With the increase to the building services area on the rooftop, these building services have been able to be relocated to a screened area on the rooftop. This change allows for the level 2 deck (which sits above the loading and refuse area on level 1 below) to be converted to a large terrace for the adjacent 4-bedroom apartment.

Corner truncation

Condition 36 of the development approval identifies that a 6m by 6m by 3 chord truncation is to be provided at the corner of Burdett Street and Crosby Road. This truncation was not shown on the most recent approval, however, has now been specified on the plans. As required by the condition, all structures and works associated with the development are now located outside of the truncation area.

Other Changes

There are also a number of other changes which are considered to be of lesser significance than those outlined above. These are described as follows:

- A change to the retention approach in the north-eastern corner of the site. This was approved as a tiered landscaped retaining system, however through further detailed design and structural engineering investigations, it has been determined that this area requires shotcrete stabilisation to provide retention;
- Revisions to the landscape design to suit the revised development layout. The most notable change to the landscape is a change to the north-eastern corner of the site, which was originally approved to comprise deep planting. As noted above. This area requires stabilisation to ensure appropriate retention of this area. This area did comprise deep planting which is no longer possible to accommodate, and therefore there has been a reduction in deep planting from 12.6% to 6.2% of site area. The loss of this landscape has been offset through an overall increase in the total landscape areas, which has increased from 17% to 19.5% of site area;
- The relocation of the pad mount transformer from the Burdett Street frontage to the south-eastern corner of the site on Crosby Road as required by Energex given the location of their infrastructure. Given Burdett Street is primarily a residential street, this results in an improved outcome.

3.1 Proposed Changes to Drawing and Documents

The proposed changes require changes to the full set of architectural drawings which were included within the existing approval. Therefore, a full set of 23 new drawings have been submitted which will become the new approved architectural plans. In addition, a new set of landscape drawings have also been submitted. A table containing the list of drawings, revisions and dates has been separately submitted as a word document as part of the lodgement of this application.

3.2 Changes to Conditions

The changes to the conditions of the existing approval relate to updated drawing references, and also to changes to reflect the number of car parking and bicycle storage spaces. Where required, proposed insertions to condition wording are shown underlined in blue. Text proposed to be removed is shown red and struck through.

The below conditions reference a specific plan and are required to be amended to reflect the amended plan version. The new plan reference for each condition is outlined below:

- **Condition 17** – Landscape the Site – Self Certification:
 - Landscape Works Package, Issue C, dated 18 March 2026;
- **Condition 32** – Access, Grades, Manoeuvring, Carparks, Signs and Line Marking

Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

- A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s);

- iii. Parking on the site for ~~176~~143 car spaces, including ~~144~~129 for resident/tenant cars, and ~~16~~14 for visitor cars, of which 1 parking space is for people with disabilities, and for the loading and unloading of vehicle(s) within the site.
- iv. Provide and maintain ~~62~~63 secure bicycle parking spaces for residents and ~~16~~14 spaces for visitors.

...

4 Assessment of Minor Change

4.1 Assessment Benchmarks

The original development approval included a performance outcome for building height, both in terms of the number of storeys and the height of the building in metres. The 'other change' approval included a revised performance outcome through the increase of the height of the building in metres as a result of the addition of the rooftop communal area. Whilst there are some very minor changes proposed to the extent of existing approved performance outcomes, these not of particularly significance. However, for completeness these are justified below.

The additional extent of existing performance outcomes are as follows:

- An increase in building height, as defined in the City Plan from 8 storeys to 9 storeys as a result of very minor non-compliances with the definition of *rooftop garden* and
- An minor increase to the footprint of the rooftop which exceeds a physical height of 33m AHD.

The relevant POs state the following performance outcomes are required to be demonstrated:

PO1 – *Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:*

- a) *consistent with the anticipated density and assumed infrastructure demand;*
- b) *aligned to community expectations about the number of storeys to be built;*
- c) *proportionate to and commensurate with the utility of the site area and frontage width;*
- d) *designed so as not to cause a significant and undue adverse amenity impact to adjoining development;*
- e) *sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site.*

PO2 – *Development maintains the public view corridors indicated on Figure a. To achieve this development must:*

- a) *provide slender building forms that retain views to the relevant feature beside and in between towers;*
- b) *ensure building placement on catalyst sites (indicated on Figure a) significantly maintains sight of the feature from the locations on Figure a.*

The two elements of non-compliance with the AOs are addressed below.

Height in storeys

The existing approval comprises an 8-storey building in accordance with the definition of *storey* in the City Plan. This was able to be achieved through the rooftop space within the existing approval adhering to the definition of *rooftop garden* in the City Plan, which results in the rooftop not being counted as a storey.

The revised layout to the rooftop continues to substantially comply with the definition of *rooftop garden*, as outlined in Table 4 below

Table 4 - Assessment of rooftop garden definition

Rooftop garden definition	Compliance assessment of revised design
a - is not located on a podium or in a building height transition;	Complies – the rooftop is located on the uppermost level of the building and is not located within a building height transition.
b - includes communal open space and does not include private open space;	Complies – all open space on the rooftop is communal and access by all residents.
c - Includes a minimum soft landscaping area of 15% of the rooftop	Minor non-compliance – whilst the area of soft landscaping has been increased, the soft landscaping comprises 12% of the total gross building area of the rooftop.
d - may only include the following structures: <ul style="list-style-type: none"> i - lift shaft and stairway; ii - pool or spa including any elevated deck, platform or floor level; iii - roofed structures and fully enclosed structures: <ul style="list-style-type: none"> A - lobby or foyer; B - shade or shelter structure; C - internal communal recreation space; D - toilets, bathrooms, showers and change room facilities; E - a structure accommodating a Bar or Food and drink outlet if in the Mixed use zone or a zone in the Centre zones category where the premises does not contain accommodation activities; F - a structure accommodating building plant, equipment or a meter room; 	Complies – The proposed rooftop design does not include any additional structure to those specified.

Rooftop garden definition	Compliance assessment of revised design
<p>e - meets the following parameters for structures mentioned in (d):</p> <ul style="list-style-type: none"> i - maximum height above the rooftop of: <ul style="list-style-type: none"> A - 3.5m for a pool, spa and any elevated deck, platform, walkway or floor level (excluding safety barriers up to 1.8m where not tinted); B - 3.5m where setback less than 3m from the outermost projection of the rooftop; C - 6m where setback a minimum 3m from the outermost projection of the rooftop; ii - maximum combined total footprint of 40% of the rooftop for all roofed structures (excluding lift shaft and stairway); iii - maximum combined total gross floor area of 20% of the rooftop for all fully enclosed structures (excluding lift shaft and stairway). 	<p>Minor non-compliance – all structures on the rooftop are less than 6m in height above the rooftop with the exception of the lift overrun which is slightly above the height of lift overrun.</p>

As outlined above, the level of non-compliance with the definition of *rooftop garden* is very minor in nature and will not be discernible when viewing the development. As a result, the very minor non-compliance with the definition of rooftop garden continues to demonstrate compliance with the approved Performance Outcome.

Height in metres

It is acknowledged that the existing approval exceeds the acceptable outcome height of 33m AHD, with the highest level of the rooftop structure at 38.07m and the lift overrun extending up to RL39.87m AHD. The proposed changes to the rooftop results in only minor inconsequential increases in height to some elements of approximately 20-30mm. when compared to the existing approval. However, the structure on the rooftop which does extend above approximately 33m AHD has increased to a minor extent.

The intent of specifying a height in metres was to protect the public view corridor to the from Lapraik Street to the Taylor Ranges and given the minor change in extent of built form above 33m AHD, the following addresses the requirements of PO2.

As part of the assessment of the previous 'other change' application, a Visual Impact Assessment of the changes were undertaken by Interplan, including analysis of the impact from the view corridor. Figure 30 from the Visual Impact Assessment, which is reproduced below, illustrates that at the point identified for the view corridor, the view is substantially blocked by existing mature vegetation in the verge and on the adjoining land. As a result of this Interplan concluded the following with respect to the View Corridor VC1 identified in the Albion Neighbourhood Plan (refer to paragraph 155).

Notably the VC1 view corridor is mostly obstructed by the existing vegetation at the rear of the property at 43 Burdett that adjoins Lapraik Street (refer to Figures 29 and 30 below). This property is within the MDR zone and should it be redeveloped for residential use up to 33m or 6 storeys in height, subject to the built form it would partially obstruct VC1 and views of the Changed Development.

Source: (Interplan, 2024)

This previous analysis demonstrates that the very minor changes to the extent of the rooftop which exceeds 33m AHD will continue to satisfy the requirement of PO2 to maintain the public view corridors.

Figure 5 - View from VC1 on Lapraik Street

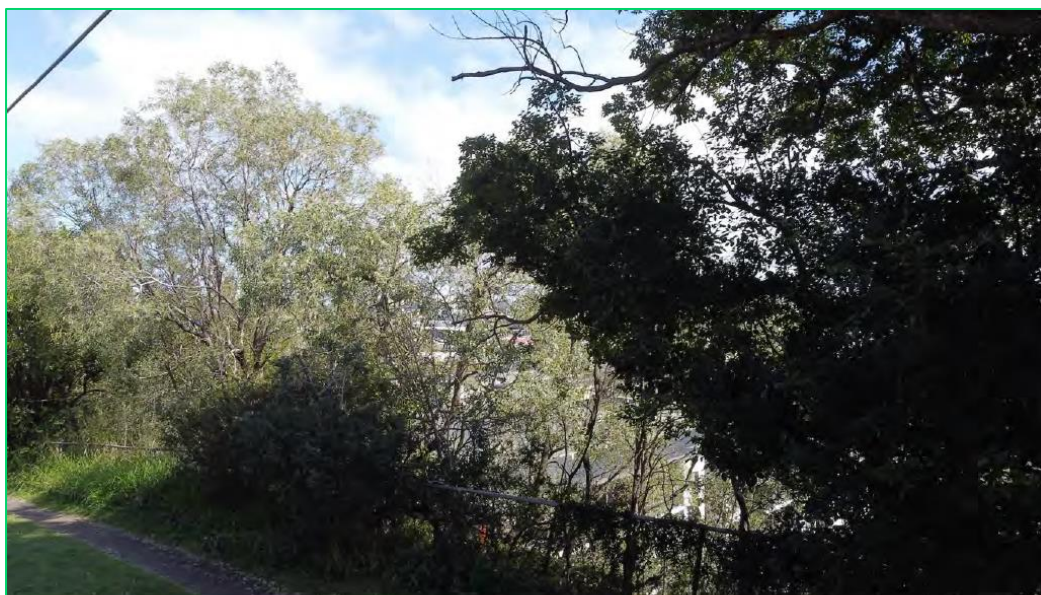


Figure 30 – Outlook from the viewpoint for view corridor VC1 (Urbis)

4.2 Schedule 2 Assessment Criteria

The Act includes a number of provisions relevant to the submission and assessment of a Minor Change to a development approval. Foremost, a Minor Change is defined under Schedule 2 of the Planning Act as follows:

Schedule 2 - minor change means a change that—...

b) for a development approval—

- I. would not result in substantially different development; and*
- II. if a development application for the development, including the change, were made when the change application is made would not cause—*
 - A. the inclusion of prohibited development in the application; 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.

Each of the proposed changes have been assessed against these criteria, as set out in the following sub-sections.

4.3 Substantially Different Development Criteria

The above assessment demonstrates that the proposed changes will not result in 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 **Table 2** below.

Table 5 - Substantially Different Development Assessment

Guideline Criteria	Response
Involves a new use.	The proposed development does not involve a new use.
Results in the application applying to a new parcel of land.	The changed development does not involve a new parcel of land.
Dramatically changes the built form in terms of scale, bulk and appearance.	<p>The proposed amendments do not <i>dramatically</i> change the built form in terms of scale, bulk or appearance, and the changes retain the architectural expression and quality reflected in the existing approval.</p> <p>Where changes are made to the external appearance of the built form (for example through the addition of the second access point which results in the removal of an apartment from the Burdett Street frontage at ground level), its impact has been offset through the addition of another apartment further along the Burdett Street and when properly</p>

Guideline Criteria	Response
	viewed as a whole, the development has not dramatically changed in appearance overall.
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 proposed changes do not alter how the development will operate. Whilst there has been a minor reduction in the number of apartments by 6, this change has been driven through careful analysis of the local residential apartment market, and the higher levels of demand for larger apartments that could accommodate families and those looking to downsize from nearby detached dwellings.
Removes a component that is integral to the operation of the development.	<p>The proposed amendments do not remove any component that is integral to the operation of the approved development.</p> <p>It is noted that there has been a reduction to the amount of deep planting because of the need to adopt a revised approach to retention at the north-eastern corner of the site. However, the loss of this deep planting has been offset through an increase in the amount of overall landscape across the site, which now comprises a landscape area of almost 20% of the total site area.</p> <p>Similarly, whilst there has been a reduction in the number of car parking spaces, the proposal continues to provide parking well in excess of the minimum required by the City Plan.</p>
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed development result in a reduction in the number of car parking spaces from 176 spaces to 143. Therefore the changes will result in a reduction in traffic flow associated with the development.

Guideline Criteria	Response
	For further details, please refer to the Traffic Engineering Letter included within Appendix G .
Introduces new impacts or increases the severity of known impacts.	<p>The proposed amendments do not introduce any new impacts, nor do they increase the severity of known impacts associated with the approved development.</p> <p>Existing impacts, for example noise impacts, will continue to be managed in accordance with the conditions and approved plans and documents.</p>
Removes an incentive or offset component that would have balanced a negative impact of the development.	The development does not involve any incentives or offsets. Accordingly, this criterion is not relevant to the proposed development.

The above assessment demonstrates that the proposed changes will not result in substantially different development.

4.3.1 Prohibited Development Criteria

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

4.3.2 Referral Agencies

The original development and 'other change' applications did not require referral to the State Assessment and Referral Agency (SARA). The proposed changes do not trigger any referral to SARA.

4.3.3 Public Notification

The original development and 'other change' applications did require public notification. If the development application were to be remade now, including the proposed changes, this development application would continue to require public notification. Accordingly, the proposed changes comply with criterion (b)(ii)(E) of the minor change definition.

4.3.4 Landowner's Consent

The landowner's consent to make this change application is provided in **Appendix B**.

5 Conclusion

As outlined in this letter, the proposed changes are Minor Changes and do reflect 'substantially different development' as described by the *Planning Act 2016* and *Development Assessment Rules*. The changes are appropriate and will facilitate the delivery of the development at 9 Burdett Street Albion. Notably, the change will facilitate the commencement of construction of a 'shovel ready' project. Preparation works have been

undertaken on site, including the demolition of the existing building, and therefore approval of this Minor Change will allow construction to rapidly commence.

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 Matthew Brown (Associate Director) or the undersigned on 3007 3800.

Kind regards,

A handwritten signature in black ink, appearing to be "Ben Lyons", written over a horizontal line.

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