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APPLICATION REF
A007151691

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MINOR CHANGE APPLICATION

Development Permit for MCU – Multiple dwelling

Parent lot address:

- 275 Handford Road, Taigum QLD 4018
- Lot 1 on RP90060

Subject site address:

- 36 Liberty Drive, Taigum QLD 4018
- 501 on SP354511

November 2026

Urban Planning | Urban Design
Project Management | Development Advice

Site details	
Parent Lot Address	275 Handford Road, Taigum QLD 4018
Parent Lot RPD	Lot 1 on RP90060
Subject site	36 Liberty Drive, Taigum QLD
Local Authority	Brisbane City Council
Local Authority Zoning	Emerging community
Application details	
Application type	**Change application – minor change** Request to change development approval under section 78 of the *Planning Act 2016*
Current Approval	**A006164349** Development permit for Material change of use – Multiple dwelling, in 3 stages
Responsible Entity	**Brisbane City Council** In accordance with section 78A(1)(b) of the *Planning Act 2016*
Affected Entities	Nil
Applicant Details	**Heran Building Group** C/- HPC Planning Level 12, 126 Margaret Street, Brisbane QLD 4000 Contact: Chris Lewis Phone: (07) 3217 5800 / 0403 193 879 Email: Christopher.L@hpcplanning.com.au Web: www.hpcplanning.com.au

1 Introduction

We act on behalf of the applicant, Heran Building Group, in lodging this change application under section 78 of the *Planning Act 2016*. The applicant is seeking changes to the current approval with reference A006164349, being a Development Permit for Material Change of Use – Multiple dwelling. The proposed change seeks to deliver an additional two townhouse units within the uncompleted stage 3 of the development, which is currently approved for two townhouses with direct access to Liberty Drive. Stages 1 and 2 of the development have been completed and titled.

The proposed changes necessitate amendments to the approved Drawings and Documents referenced in the development approval conditions, as well as other development conditions to reflect the proposed plan changes.

As demonstrated within section 6 of this report the applicable requirements of the *Planning Act 2016* (the Act) and *Development Assessment Rules* have been satisfied and the assessment of this change application can therefore proceed under section 81 and 81A of the Act.

The following supporting documentation is provided with this application:

- Appendix A: Architectural Plans
- Appendix B: Landscape Concept Plans
- Appendix C: Engineering Letter and Plans
- Appendix D: Proposed changes to approval package

2 Relevant Approval History

2.1 A006164349 – Multiple dwelling

A Development Permit for Material Change of Use for Multiple dwelling was approved by Council on 10 October 2023. The approved development was for the construction of 52 townhouses to be delivered in three stages, as follows:

- Stage 1 consists of 28 townhouses, communal facilities and public road construction being the extension of Liberty Drive.
- Stage 2 consists of 22 townhouses and landscaping to the Handford Road frontage.
- Stage 3 consists of 2 townhouses to the east of Liberty Drive and an environmental protection zone associated with the waterway corridor to the east of the site.

Stages 1 and 2 have been completed and the building format plan (SP354510) was registered in May 2026.

Stage 3 of the approved development has not been acted on, and it is to this stage of the development that the proposed minor change relates. An extract of the approved plans as they relate to Stage 3 is included at Figure 1 below.

2.2 A006583903 – Reconfiguring a lot

A Development Permit for Reconfiguring a lot was approved by Council on 10 October 2023. The approved development was for 3 residential lots on the eastern side of Liberty Drive. Each of the approved lots includes a development footprint plan area of 230m² and an environmental protection zone area totalling 1,339m² with an associated condition requiring registration of a statutory environmental covenant.

The approved works associated with this development, consisting of earthworks to bench the development footprint plan area of each lot, vegetation clearing and rehabilitation works, have largely been completed. As can be seen in Figure 2 below, the extent of developable land created by the completion of approved subdivision works is greater than the footprint of the two townhouses approved in Stage 3 of the earlier Multiple dwelling development.

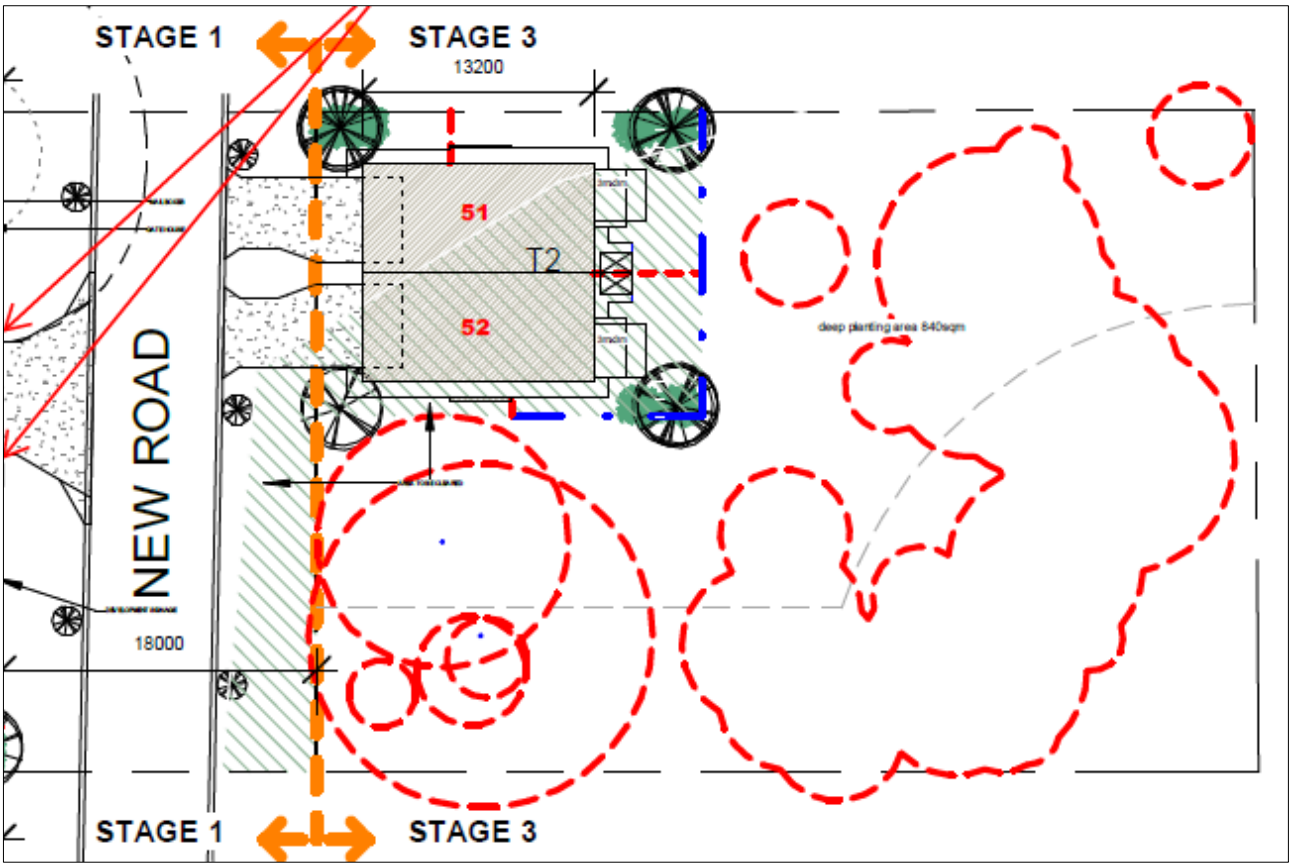

Figure 1: Extract from approved site plan for multiple dwelling development (A006164349)

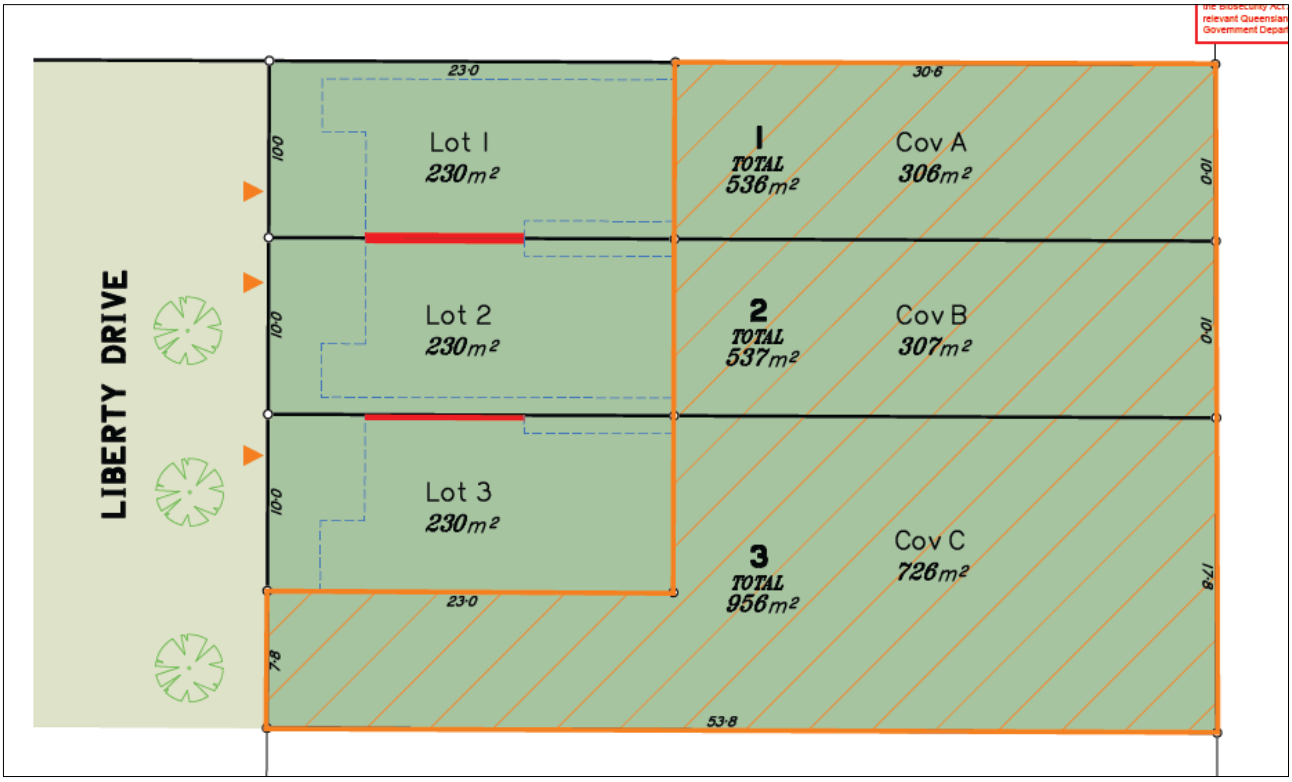

Figure 2: Extract from approved subdivision plan (A006583903)

3 Proposed Minor Changes

This application seeks a minor change to the approved multiple dwelling development A006164349. It is intended to utilise the cleared and benched developable area created by the approved subdivision works to construct four (4) townhouses, as show in the below extract from the proposal plans included at Appendix A.

As described below, the impacts of this proposed change are expected to be inconsequential. The suitability of the site and surrounding area to accommodate multiple dwelling development is well established. The proposal is considered to provide a positive outcome for the local and wider community with an increase in housing supply provided with no additional environmental impact.

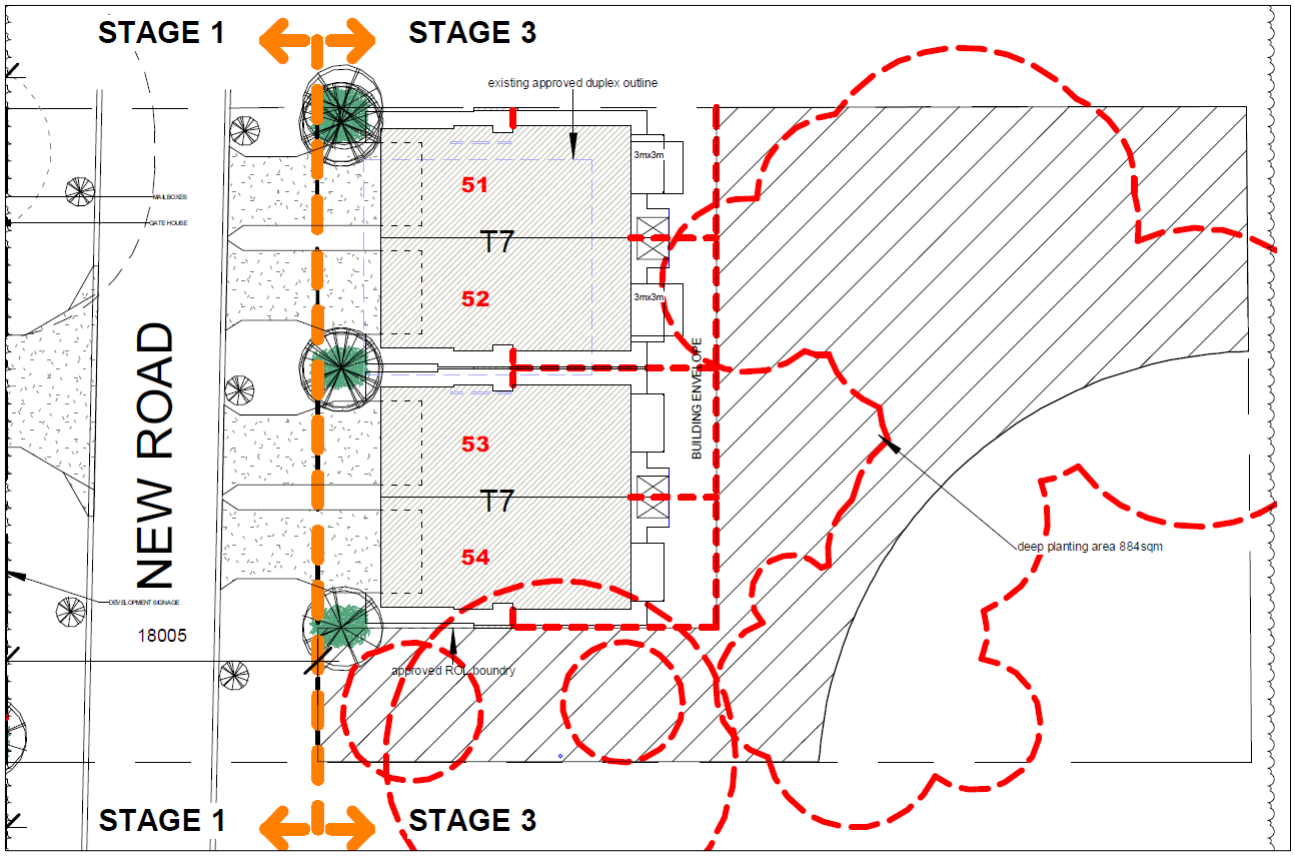

Figure 3: Extract from proposed Site Plan

3.1 Multiple dwelling design

The proposed 4-townhouse scheme displays a built form and streetscape outcome that is consistent with the completed stages and currently approved duplex design for Stage 3. The front setback to Liberty Drive is between 3.63 and 3.665m, in increase on the currently approved ~2.6m front setbacks. The site cover of the proposed 'type 7' duplexes is slightly larger at 197.8m² each, although maintains an overall low site cover for Stage 3 of 19.5%. Private open space provision for each townhouse is 43/44m² with a minimum dimension of 4.94m, exceeding the requirements of AO31.1 of the Multiple dwelling code.

Whilst an additional two townhouses and associated site cover increase is proposed, they are to be sited within a benched and cleared area created in accordance with the subdivision approval and consistent with expected built form outcomes were three dwellings to be constructed on this land instead. The design of the townhouses is consistent with Multiple dwelling code outcomes and entirely in keeping with the prevalent surrounding built form which consists of 2 and 3 storey multiple dwellings.

A Landscape Concept Plan has been prepared (refer Appendix B) demonstrating the landscaping outcomes for the frontage and private open space areas to ensure appropriate softening of the built environment is achieved, consistent with the applicable Multiple dwelling code outcomes.

The proposed change from two townhouses to four in Stage 3, and from 52 to 54 overall in the development, is therefore considered to be minor and in keeping with reasonable expectations for the area.

3.2 Traffic and servicing

The two additional access points to Liberty Drive and associated traffic is expected to generate negligible impact to the local road network in comparison to the current approval, and even less when compared to the approved 3 lot subdivision. Kerbside waste collection arrangements, as is currently required by condition 123 of the approval, will be maintained. Each unit is afforded a double garage, consistent with the current approval and *Transport, Access, Parking and Servicing PSP requirements*.

3.3 Civil engineering

Van Der Meer Consulting have prepared an engineering assessment and drawings demonstrating that the proposed changed development satisfies all planning scheme requirements in relation to stormwater management. The extent of earthworks is the same as for the approved subdivision development, with these works having now been constructed.

For further details and proposed civil works drawings, refer to Appendix C.

3.4 Environmental matters

As described above, the development footprint for the proposed four townhouses has already been created in accordance with subdivision works approvals and consequently there will be no additional ecological or flooding impact caused by the change. No additional works outside of the 30m wide by 23m deep development footprint area are required, and the extent of additional work required within this area to construct the townhouses is negligible.

The same extent of environmental protection zone, statutory covenant, and rehabilitation planting that is required by the subdivision approval conditions (A006583903) will apply for the proposed change, and amendments to condition 108-110 of the approval package are not required. The documentation and works that are required by these conditions have been completed in respect of the proposed rehabilitation area.

3.5 Summary

For the reasons outlined above, the proposed changes to the approved development will not bring about any new impacts or increase the severity of known impacts relevant to amenity, ecology, traffic, flooding and stormwater.

The changes are therefore considered to comfortably meet the relevant tests for "substantially different development" and are suitable for assessment and approval under Section 81 and 81A of the *Planning Act 2016*. Section 4 below details the changes proposed to the approval package to reflect the changed development.

4 Changes Required to Approval Package

This section outlines the changes required to the current development approval package to reflect the proposed changes described above.

4.1 Approved drawings and documents

The proposed changes to the approved drawings and documents of A006164349 are set out in Table 1 below.

Drawing or Document	Number	Plan Date	Action
Site Plan (Overall Layout)	DA-01 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**	**Replace plan as noted**
Site Plan_1-500 (1 of 2)	DA-02 Rev. H	~~10-AUG-2023 (Received)~~	**Replace plan as noted**

		25 SEP 2026	
Site Plan_1-500 (2 of 2)	DA-03 Rev. ~~H (Amended In Red 25-AUG-2023)~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**	**Replace plan as noted**
Staging Plan	DA-07 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**	**Replace plan as noted**
Waste Management Plan	DA-08 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**	**Replace plan as noted**
Streetscapes	DA-10 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**	**Replace plan as noted**
Type T1	DA-11 Rev. D	10-AUG-2023 (Received)	No change
Type T2	DA-12 Rev. D	10-AUG-2023 (Received)	No change
Type T3	DA-13 Rev. D	10-AUG-2023 (Received)	No change
Type T3B	DA-14 Rev. D	10-AUG-2023 (Received)	No change
Type T4	DA-15 Rev. C	10-AUG-2023 (Received)	No change
Type T5	DA-16 Rev. D	10-AUG-2023 (Received)	No change
Type T6	DA-17 Rev. D	10-AUG-2023 (Received)	No change
Type T7	**DA-18 Rev. A**	**25 JUN 2026**	**Insert new plan**
Post-Development Catchment Layout Plan	SK02 Rev. D	14-JUL-2023 (Received)	**Amend plan in red if required**
Post Developed Catchment Plan	**SK303 Rev B**	**12-NOV-2026**	**Insert new plan**
Concept Roadworks & Drainage Plan	SK03 Rev. D (Amended In Red 25-AUG-2023)	14-JUL-2023 (Received)	**Amend plan in red if required**
Road Widening Plan	RC 16103 Issue 1	20-DEC-2022	No change
Concept Bulk Earthworks Plan	SK05 Rev. D (Amended In Red 25-AUG-2023)	14-JUL-2023 (Received)	**Amend plan in red if required**
Bulk Earthworks Plans	**SK301 Rev. B**	**12-NOV-2026**	**Insert new plan**
Concept Bulk Earthworks Sections	SK06 Rev. D	14-JUL-2023 (Received)	**Amend plan in red if required**
Bulk Earthworks Sections	**SK302 Rev. B**	**12-NOV-2026**	**Insert new plan**
Landscape Character	Sheet - 03 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Landscape Character	Sheet - 04 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Landscape Site Plan	Sheet - 05 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	**Amend plan in red if required**
Landscape Concept Plan A	Sheet 06 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Landscape Concept Plan B	Sheet 07 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Landscape Concept Plan C	Sheet 08 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	**Amend plan in red if required**

Landscape Concept Plan	**Sheet 7 of 10**	**OCT-2026**	**Insert new plan**
Deep Planting Area Plan - A	Sheet 10 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Deep Planting Area Plan - B	Sheet 11 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Deep Planting Area Plan - C	Sheet 12 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	**Replace plan as noted**
Typical Townhouse & COS	Sheet 16 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change
Plant Palette	Sheet 17 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)	No change

Table 1: Proposed changes to approved plans and documents

4.2 Conditions of Development

It is requested that the Consent Order conditions be amended as summarised in Table 2. A detailed copy of the proposed condition amendments is included at Appendix D.

No changes are proposed to any conditions for Stage 1 and 2 of the development permit, with these stages having been completed.

We note that no changes are necessary for condition 108 – 110, with the Environmental Protection Zone, associated Statutory Covenant, and rehabilitation works to be provided over the same spatial area that is approved under subdivision approval A006583903 and related operational work approvals A006915484 and A006915479.

Condition	Action
105) Environmental Offset Delivery (Ecology)	Update to 526m² to reflect condition 6 of A006583903
107) Vegetation Management (Submit Plan)	Delete or amend condition. The requirement for a VMP to be submitted is now redundant, following the completion of vegetation clearing in accordance with A006583903 and related operational work approvals A006915484 (VMP) and A006915479 (rehabilitation).
112) Landscape the Site - Self Certification	Amend plan reference to updated Landscape Concept Plan for the changed development.
113) Grant Easements	Amend plan reference to updated Bulk Earthworks Plan.
116) Filling and / or Excavation	Amend plan reference to updated Bulk Earthworks Plan.
120) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking	Amend car parking provision from 4 to 8 spaces and bicycle parking provision from 2 to 4 spaces.
127) On Site Drainage - Minor	Amend plan reference to updated Services Layout Plan
131) Construct Private Internal Fire Main and Hydrant(s)	Delete condition. Existing fire hydrants in Liberty Drive provide the required radial coverage of 90 metres to all parts of the proposed townhouse footprint, including private open spaces.
133) Permanent Driveway Crossover	Amend condition to reflect the proposed provision of four crossovers, not two.

Table 2: Summary of proposed changes to conditions

5 Minor Change Requirements

5.1 Planning Act 2016

Schedule 2 of the Act defines what constitutes a *Minor Change* to a development approval:

(b) for a development approval—
  (i) would not result in substantially different development; and
  (ii) if a development application for the development, including the change, were made when the change application is made would not cause—
    (A) the inclusion of prohibited development in the application; or
    (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or
    (C) referral to extra referral agencies, other than to the chief executive; or
    (D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or
    (E) public notification if public notification was not required for the development application.

The proposed changes constitute a ***Minor Change*** because:

(i) The proposed changes do not result in a substantially different development, as demonstrated in section 5.2 below.
(ii) If the application were remade including the change:
  (A) The application would not involve prohibited development;
  (B) It would not trigger any referral agency assessments;
  (C) Not applicable – there were no referral agencies for the development application;
  (D) Not applicable – there were no referral agencies for the development application;
  (E) Not applicable – public notification was required for the development application.

5.2 Development Assessment Rules – Substantially Different Development

Reference is made to Schedule 1 of the *Development Assessment Rules* (DA Rules) to assist in determining whether a change constitutes substantially different development. Table 3 below outlines changes that may be considered to result in substantially different development, per Schedule 1, clause 4 (a)-(i) of the DA Rules.

A change may result in a substantially different development if the proposed change	Assessment of proposed changes
(a) Involves a new use	No change is proposed to the approved Multiple dwelling land use.
(b) Results in the application applying to a new parcel of land	The proposed changes do not result in the application applying to a new parcel land.
(c) Dramatically changes the built form in terms of scale, bulk and appearance	The built form of the overall development increases from 52 to 54 townhouses. This is not considered to be a dramatic change in the context of the existing approval and of the surrounding locality where townhouse development is prevalent.
(d) Changes the ability of the proposal to operate as intended	The changes do not affect the operation of the townhouse development.
(e) Removes a component that is integral to the operation of the development	No integral components are removed. The proposed changed development footprint is located on land which is cleared and benched already.
(f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	Two additional dwellings are not anticipated to cause any significant impact to the transport network and obtain access via a neighbourhood street.

A change may result in a substantially different development if the proposed change	Assessment of proposed changes
(g) Introduces new impacts or increases the severity of known impacts	The proposed additional townhouses are located on cleared and benched land and will impart no additional environmental impact. The addition of two townhouses to an approved 52-towmhouse development is not anticipated to generate any perceptible additional amenity impact.
(h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act – Introduces new social impacts or increase the severity of known social impacts	Not applicable. The development does not require social impact assessment.
(i) Removes an incentive or offset component that would have balanced a negative impact of the development	No such components are removed. The proposed additional townhouses are located on cleared and benched land.
(j) Impacts on infrastructure provision	The change for two additional townhouses will not impact the continued operation of existing infrastructure.

Table 3: Guideline for substantially different development when changing applications and approvals

As demonstrated above, the proposed changes do not result in substantially different development and therefore can be assessed as a Minor Change under section 81 of the *Planning Act 2016*.

6 Affected Entities

The *Planning Act 2016* section 80 requires that affected entities are notified of a change application for a minor change. As there were no referral agencies for the original development application, there are no affected entities for this minor change application.

7 Conclusion

This minor change application proposes to modify the approved multiple dwelling development at 275 Handford Road, Taigum. The proposed change is for the inclusion of an additional two townhouses in Stage 3, increasing the overall yield from 52 to 54 townhouses.

The proposed additional townhouses are to be located on land which has already been cleared and benched under a separate subdivision approval. Consequently the proposed changes will not bring about any additional ecological, flooding or engineering impacts. Built form, amenity and traffic impacts associated with the provision of an additional two dwellings are considered to be negligible in the context of a current approval for 52 dwellings that is located in area where this type of development is prevalent.

The application has assessed the proposed changes with respect to the requirements of *Planning Act 2016* and *Development Assessment Rules 2017* and concludes that the changes are minor and satisfactorily addresses applicable planning, ecological, traffic, stormwater management and flooding matters. It is therefore requested that the assessment manager issue a changed development permit which reflects the proposed changes per Appendix D.

For any enquiries, please do not hesitate to contact the undersigned on 07 3217 5800 or 0403 193 879.

Yours sincerely,

HPC Planning
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