

# Change Application (Minor Change) Town Planning Assessment 45 Maryland Street, Stafford Heights

BCC DS  
RECEIVED  
05-JUN-2026  
APPLICATION REF  
A007042924

M E W I N G  
P L A N N I N G  
C O N S U L T A N T S

## 1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (the responsible entity) pursuant to section 78 of the *Planning Act 2016* (the **Planning Act**).

The Change Application comprises a Minor Change (as defined by Schedule 2 of the Planning Act), and accordingly must be assessed and decided pursuant to section 81 of the Planning Act.

The Change Application (Minor Change) relates to the existing development approval (Council Reference: A006794855) over the site at 45 Maryland Street and 734 Rode Road, Stafford Heights comprising a Development Permit for Material Change of Use for Multiple Dwelling (32 Units) and Centre Activities (Shop, Office and Food and Drink Outlet) and Shopping Centre (alterations to existing centre) and a Development Permit for Reconfiguring of Lot for a Boundary Realignment and Access Easement (shared access driveway and servicing areas), granted by the Brisbane City Council on 17 November 2025. For further detail refer to the copy of the most recent development approval in **Attachment A**.

The Change Application (Minor Change) is made in accordance with the requirements for Change Applications pursuant to section 79 of the Planning Act, as it is made in the approved form and is accompanied by the written consent of the owner, and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement of the Change Application.

The original development application did not require a referral to the State Assessment and Referral Agency (SARA). The original application was subject to Impact Assessment procedures and therefore was subject to public notification pursuant to section 53 of the Planning Act.

## 2. Background

### 2.1 Site and Relevant Planning Designations

The site is located at 45 Maryland Street and 734 Rode Road, Stafford Heights and is more properly described as Lot 1 on RP106679 and Lot 2 on RP108493 (for the purpose of access and servicing only). The site is broadly rectangular in shape with a total site area of 1,609m<sup>2</sup> (post dedication) and comprises frontages to three (3) roads, namely Appleby Road, Maryland Street and Springvale Street.

Having regard to the Certificate of Title (**Attachment B**) for the site, the registered owner's of the site are the following

- Choice Australia Pty Ltd;
- Grace Y.C. Wang Pty Ltd;
- Effinity Pty Ltd;
- Orxon Pty Ltd;
- Elmo Australia Pty Ltd; and
- J P F Australia Pty Ltd.

A copy of the current Certificate of Title is included within **Appendix B**.

Having regard to the Certificate of Title (**Appendix B**), the site is not benefitted or burdened by any easements.

The site is subject of the *Brisbane City Plan 2014 (v35.00/2025)* at the time of lodgement of the Change Application, pursuant to which the following key planning designations apply.

The following table also provides a comparison of the provisions applicable at the time of the original development approval (subject to *v28.00/2023*) and the current approval (subject to *v32.00/2025*). As set out in **Table 1**, there have been no change in designations between the planning framework applicable to the current approval and the planning framework applicable to this planning application.

<b>Table 1 – Town Planning Designations</b>			
	<b>Brisbane City Plan 2014 (v28/2023) - Approval</b>	<b>Brisbane City Plan 2014 (v32/2025) – Current</b>	<b>Brisbane City Plan 2014 (v35/2025) – Proposed</b>
<b>Zone</b>	<ul style="list-style-type: none"> <li>• District Centre (District) Zone</li> </ul>	<ul style="list-style-type: none"> <li>• District Centre (District) Zone</li> </ul>	<ul style="list-style-type: none"> <li>• District Centre (District) Zone</li> </ul>
<b>Neighbourhood Plan</b>	Not Applicable	Not Applicable	Not Applicable
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay               <ul style="list-style-type: none"> <li>○ OLS – Horizontal Limitation Surface Boundary</li> <li>○ PANS – Procedures for Air Navigation Surfaces</li> <li>○ BBS Zone – Distance from Airport 8-13km</li> </ul> </li> <li>• Bicycle Network Overlay               <ul style="list-style-type: none"> <li>○ Secondary Cycle Route (Appleby Road)</li> </ul> </li> <li>• Community Purposes Network Overlay</li> <li>• Critical Infrastructure and Movement Network</li> <li>• Road Hierarchy Overlay               <ul style="list-style-type: none"> <li>○ Suburban Road (Appleby Road)</li> <li>○ Neighbourhood Road (Maryland Street and Springvale Street)</li> </ul> </li> <li>• Streetscape Hierarchy Overlay               <ul style="list-style-type: none"> <li>○ Centre Street Minor (all frontages)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay               <ul style="list-style-type: none"> <li>○ OLS – Horizontal Limitation Surface Boundary</li> <li>○ PANS – Procedures for Air Navigation Surfaces</li> <li>○ BBS Zone – Distance from Airport 8-13km</li> </ul> </li> <li>• Bicycle Network Overlay               <ul style="list-style-type: none"> <li>○ Secondary Cycle Route (Appleby Road)</li> </ul> </li> <li>• Community Purposes Network Overlay</li> <li>• Critical Infrastructure and Movement Network</li> <li>• Road Hierarchy Overlay               <ul style="list-style-type: none"> <li>○ Suburban Road (Appleby Road)</li> <li>○ Neighbourhood Road (Maryland Street and Springvale Street)</li> </ul> </li> <li>• Streetscape Hierarchy Overlay               <ul style="list-style-type: none"> <li>○ Centre Street Minor (all frontages)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay               <ul style="list-style-type: none"> <li>○ OLS – Horizontal Limitation Surface Boundary</li> <li>○ PANS – Procedures for Air Navigation Surfaces</li> <li>○ BBS Zone – Distance from Airport 8-13km</li> </ul> </li> <li>• Bicycle Network Overlay               <ul style="list-style-type: none"> <li>○ Secondary Cycle Route (Appleby Road)</li> </ul> </li> <li>• Community Purposes Network Overlay</li> <li>• Critical Infrastructure and Movement Network</li> <li>• Road Hierarchy Overlay               <ul style="list-style-type: none"> <li>○ Suburban Road (Appleby Road)</li> <li>○ Neighbourhood Road (Maryland Street and Springvale Street)</li> </ul> </li> <li>• Streetscape Hierarchy Overlay               <ul style="list-style-type: none"> <li>○ Centre Street Minor (all frontages)</li> </ul> </li> </ul>

## 2.2 Approval Background

### Original Development Application

The development approval over the site was granted by Brisbane City Council by way of a Decision Notice dated 7 November 2024 (BCC Reference: A006422560), which comprises:

- Reconfiguring a Lot Development Permit - Access Easement and Boundary Realignment; and
- Material Change of Use Development Permit - Multiple dwelling, Shopping centre and Centre activities (Office, Shop, Food and Drink outlet).

The original development application was subject to Impact Assessment procedures (therefore subject to public notification) and did not require referral.

A summary of the development approval is provided below.

- Total of 32 residential units with a maximum building height of 4 – 6 storeys.
- The provision of 80 car parks to be provided on ground level basement level with the following allocation of car parking:
  - 63 x residential car spaces;
  - 8 x visitor car spaces;
  - 5 x commercial car spaces (associated with the existing shopping centre and as a consequence of providing shared access and servicing areas);
  - 4 x retail car spaces (associated with the new retail area).
- The commercial component of the development includes an 89m<sup>2</sup> (GFA) retail space that will be for Shop, Office and Food and Drink Outlet uses, on ground floor to Appleby Road.
- Access is from a new Type B2 driveway crossover of 6.1m wide to Springvale Street.

### **Change Application – November 2025**

A change application (BCC Reference: A006794855) was granted by Brisbane City Council on 17 November 2025. The approved changes included:

- Increase of the number of residential units, from 32 to 39 units, including changes to the unit mix to reflect current market conditions.
- Removal of 89m<sup>2</sup> “Centre Activities” component on Appleby Road frontage and replaced with residential communal open space with a resultant GFA of 92m<sup>2</sup>.
- No changes to overall building height, with the development continuing to represent a six (6) storey outcome. Due to the topography of the land a variable height in meters is proposed. The development continues to provide an RL of 63.3m AHD to the rooftop cap. Additionally, as a result of the provision two lifts (only one provided as part of the original approval), an amended lift overrun is provided to accommodate the two shafts.
- Minor changes to the elevations to respond to the amended residential unit mix, for example to express additional balconies relating to the additional units.
- Minor amendments to the setbacks to Appleby Road frontage.
- New waste management arrangement, comprising a chute system on each level directed to Basement 2 Refuse Room.

### 3. Proposed Changes

The Applicant seeks to make a series of changes to the existing development approval to improve the functionality, servicing and overall deliverability of the approved development, while maintaining the approved residential yield, built form outcome and operational intent of the development.

The proposed changes respond to the ongoing detailed design and construction pricing (in balance with project cost), including revised infrastructure servicing requirements, refinement of communal open space outcomes and associated updates to the basement and landscape layout. Importantly, the proposal does not alter the approved land use, building height or overall building footprint and continues to reflect the approved residential character and presentation of the development.

The proposed changes are operational and functional in nature and maintain the approved development's ability to operate as intended, for a multiple dwelling that provides housing choice in Stafford Heights. The changes also provide an improved communal open space outcome for residents, maintain an integrated landscaping response across the site and adjoining shopping centre landholding, and facilitate necessary servicing infrastructure to support the development.

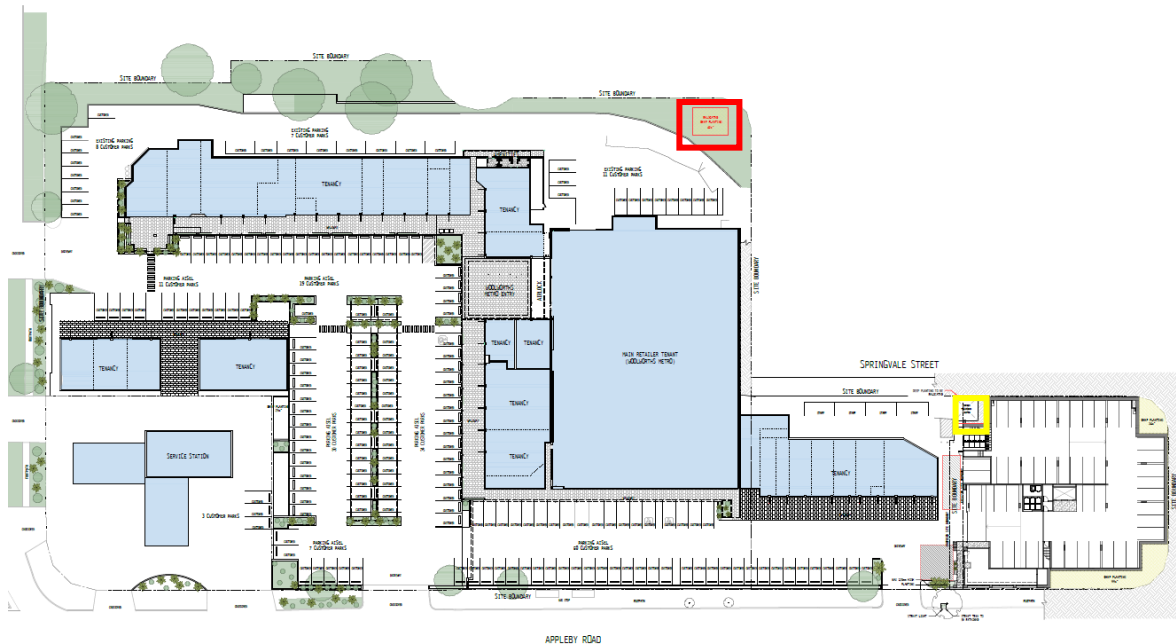
At the outset, an overview of the key proposed changes is as follows, followed by a detailed explanation of the amended design and supporting documentation and a summary of key development parameters and built form comparisons outlined in **Table 2**.

- **Pad Mount Transformer (PMT)** – As part of the detailed design process the Applicant has engaged further with Energex (notwithstanding earlier authority advice on PMTs) to finalise the existing and required electrical capacity for the development. Energex have now advised that a padmount transformer is required and needs to be accommodated in the eastern corner of the site, adjacent to Springvale Street. Refer to **Figure 1**.

The proposed location represents the most appropriate and least impactful outcome, notwithstanding its encroachment into the approved deep planting area. Investigations with Energex and the architect have determined that there are no alternative suitable locations within the site that can accommodate the infrastructure without resulting in greater impacts to building design, access arrangements, or overall functionality of the development.

To balance the provision of the padmount transformer and change to the deep planting, the Applicant proposes provide a new deep planting area within the shopping centre land (which forms a part of the site). The proposed deep planting area is illustrated in **Figure 1** and has been reflected in the updated Landscape Concept Plans included in **Attachment C**. That deep planting area will contain additional large sub-tropical tree planting.

A coordinated and shared whole of site landscaping outcome is appropriate, noting there is no physical barrier between the sites, and several elements are already shared, including vehicular access, external car parking areas, and the service bay. The proposed approach achieves a cohesive and integrated interface, while accommodating essential infrastructure requirements.

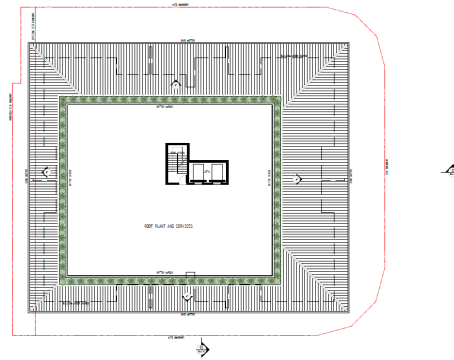


**Figure 1** – Supplementary Deep Planting Location (identified in red) and Required PMT Location (Identified in yellow)  
Source – Gatehouse Architects 2026

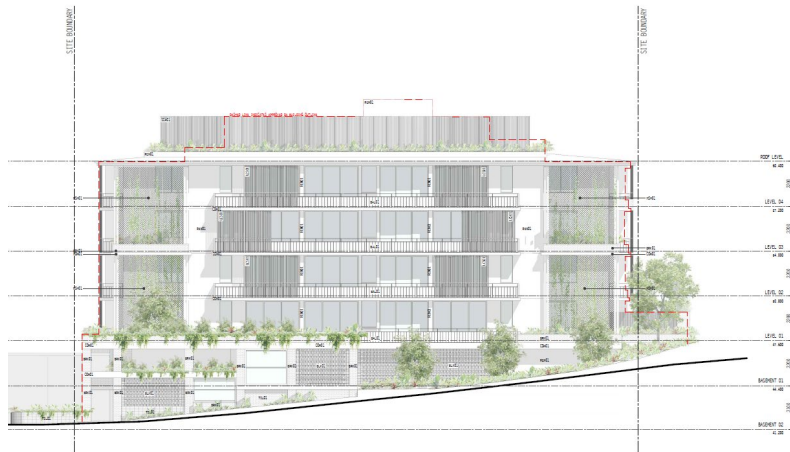
- **Communal Open Space** – The applicant is proposing to make the following changes to the communal open space within the building.
  - Removal of the rooftop communal recreation to respond to construction costs and to accommodate building services (refer to the discussion below).
  - Provision of expanded communal recreation area at Basement Level 02 to Appleby Road. The space is proposed to increase from 71m<sup>2</sup> to 85m<sup>2</sup>.
  - Provision of a new 52m<sup>2</sup> communal recreation area to Basement Level 01 to Appleby Road. The area includes a communal barbeque and dining area for the building occupants. The space is roofed but is open on two (2) sides to create a semi-outdoor space.

The development provides a total of 137m<sup>2</sup> of communal open space which equates to 8.5% of the site area and therefore continues to comply with the acceptable outcome under the Multiple Dwelling Code. The communal recreation areas, consistent with the approval, include a range of passive and active recreation opportunities and are enhanced by landscaping.

- **Rooftop building services** – The communal roof terrace has been removed to support the accommodation of building services. The area of the roof plant and services is reflected in **Figure 2**. The services will be screened by a vertical batten screen around the perimeter of the services and landscaping. The services have an extent and scale that is coherent with the approved communal roof terrace and therefore will not substantially change the form and scale of the development. Refer to **Figure 3** which includes an outline of the approved development as a comparison to the proposed rooftop services. The landscaping and screening will ensure that the change does not result in a substantially different building appearance.



**Figure 2 – Rooftop Services**  
Source – Gatehouse Architects 2026



**Figure 3 – Rooftop Comparison**  
Source – Gatehouse Architects 2026

In consideration of the above changes, the following changes to the individual floor plans are identified below.

Basement 02 Floor Plan Changes:

- Resident car parking changed from 37 resident spaces to 35 spaces (on basement level 02), as a consequence of changes to the communal recreation space at this level.

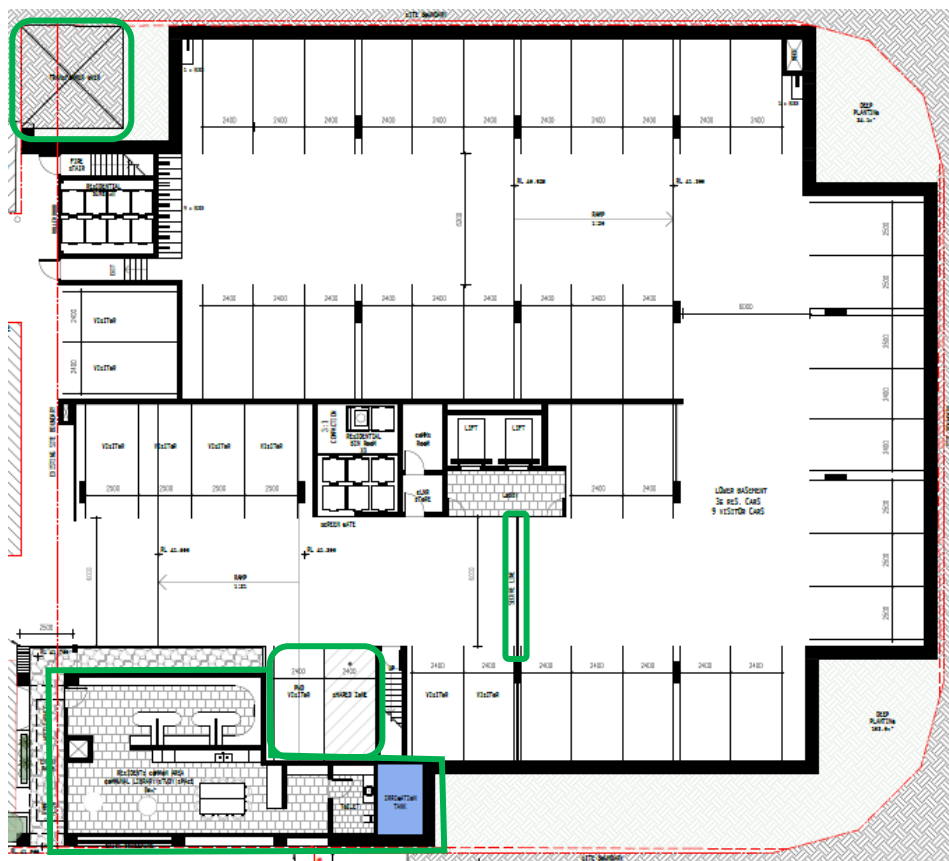
The development provides a total of 75 resident car spaces, which represents a minor alternative outcome (2 spaces) to the car parking rate under the TAPS Policy.

The proposed resident parking provision is appropriate for the following reasons.

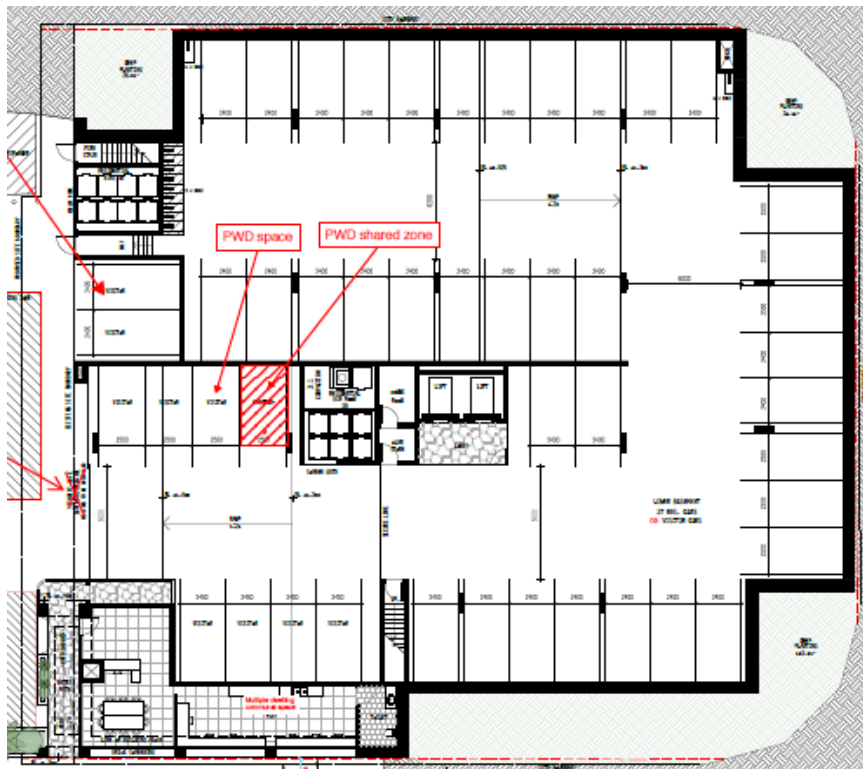
- The alternative outcome is minor and constitutes a shortfall of two (2) spaces.
- The development is co-located with the established Stafford Heights shopping centre, which is within the District Centre zone, which provides services, businesses and amenities that support the day to day needs of residents and reduced the demand for private vehicle usage.
- The site is located within proximity of two (2) bus stops on Appleby Road, which are serviced by a number of bus routes, providing key connections to the City, Cultural Centre, Royal

Brisbane Women's Hospital and Fortitude Valley, all of which represent key employment locations. During the morning and afternoon peak periods these stops provide bus services every four (4) to 10 minutes.

- The site is in proximity and is accessible too key employment locations.
- In addition to the above matters Council's current Citywide Amendment – More Homes, Sooner – Car Parking for Multiple Dwellings” amendment package proposes to reduce the rate for two (2) bedroom units, which on this basis the development would generate a requirement for 58 residential car parking spaces.
- Retention of overall nine (9) visitor car parks, noting that the PWD space has been reflected as per Council's mark up in the current development approval.
- Rearrangement of bicycle parking and storage areas to respond to the revised communal open space arrangement and servicing requirements. No change is proposed to the bicycle parking provision.
- Relocation of the secure access gate to move it further into the site to provide unimpeded access to all visitor car parks.



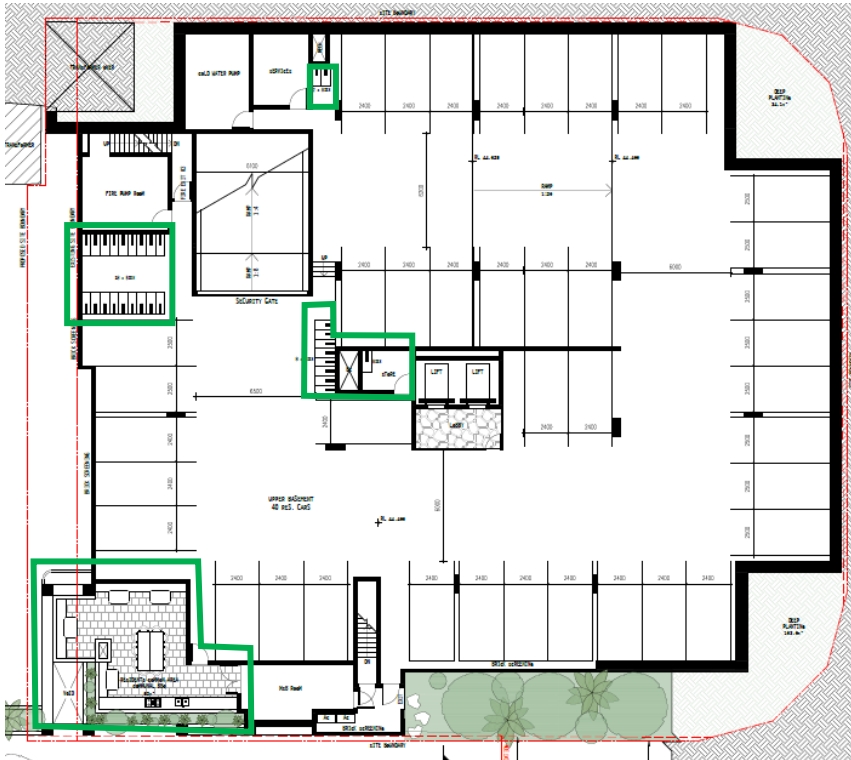
**Figure 2 – Proposed Basement 02 Floor Plan (Key Changes identified in Green)**  
Source – Gatehouse Architects 2026



*Figure 3 – Approved Basement 02 Floor Plan*  
Source – Gatehouse Architects 2026

#### Basement 01 Floor Plan Changes

- Rearrangement of bicycle parking provision to respond to the introduction of the new communal open space area.
- Minor reconfiguration of storage and servicing areas to support the revised basement arrangement.



**Figure 4 – Proposed Basement 01 Floor Plan**

Source (key changes identified in Green) – Gatehouse Architects 2026



**Figure 5 – Approved Basement 01 Floor Plan**

Source – Gatehouse Architects 2026

Refer to **Table 2** below for a comparison of the key development and built form outcomes between the original approval and this s81 Minor Change

<b>Table 2 – Comparison of Development Summary</b>			
	<b>Original Design</b>	<b>Current Design</b>	<b>Proposed Design</b>
<b>Use and Yield</b>	Multiple Dwelling – 32 Units <ul style="list-style-type: none"> <li>• 2 x 1 Bedroom Units</li> <li>• 30 x 2 Bedroom Units</li> </ul> Centre Activities (Shop, Office and Food and Drink Outlet) – 89m <sup>2</sup> GFA	Multiple Dwelling – 39 Units <ul style="list-style-type: none"> <li>• 38 x 2 Bedroom Units</li> <li>• 1 x 1 Bedroom Unit with MPR</li> </ul> Centre Activities replaced with activated communal open space to street.	Multiple Dwelling – 39 Units <ul style="list-style-type: none"> <li>• 38 x 2 Bedroom Units</li> <li>• 1 x 1 Bedroom Unit with MPR</li> </ul>
<b>Height</b>	4 – 6 Storeys and RL 63.3 to roof terrace	4 – 6 Storeys and RL 63.3 to roof terrace (plus additional lift overrun)	4 – 6 Storeys and RL 63.3 to roof services (plus additional lift overrun)
<b>Site Cover</b>	66 - 69%	66 - 69%	66 - 69% - <b><u>No Change</u></b>
<b>Boundary Setbacks</b>	<p><u>Front Setback (Maryland Street)</u></p> <ul style="list-style-type: none"> <li>• Level 1 (ground): 5.5m to 6.5m to the building line</li> <li>• Levels 2 – 4: 4.5m to balcony, 6m – 7.5m to wall</li> <li>• Roof Terrace: 10.045 to plant and 20.4m to roof</li> </ul> <p><u>Front Setback (Appleby Road)</u></p> <ul style="list-style-type: none"> <li>• Basement 2 (retail): 0.6m to the wall</li> <li>• Basement 1: 0.6, to the retail void and 4m to the wall along the balance of the frontage</li> <li>• Level 1: 1m to 3.5m to the balcony / terrace and 5m to 6.5m to the wall.</li> <li>• Levels 2 – 4: 3.5m to balcony and 5m – 6.5m to wall</li> <li>• Roof Terrace: 9.5m to planters and 16.8m to the roof</li> </ul> <p><u>Front Setback (Springvale Street)</u></p> <ul style="list-style-type: none"> <li>• Level 1 (ground): 6m to 7.5m to the wall</li> <li>• Levels 2 – 4: 4.5m to balcony, 6m – 7.5m to wall</li> <li>• Roof Terrace: 9.95m to planters and 16.2m to roof</li> </ul> <p><u>North (internal) Boundary (measured to the new boundary)</u></p> <ul style="list-style-type: none"> <li>• Basement 2: 1.76m to 8m to the wall</li> <li>• Basement 1: 2m to 3.5m</li> </ul>	<p><u>Front Setback (Maryland Street)</u></p> <ul style="list-style-type: none"> <li>• Level 1 (ground) 5.5 to 7.7m to the building line)</li> <li>• Levels 2 – 4: 4.5m to balcony, 6m – 7.5m to wall</li> <li>• Roof Terrace: 10.045m to plant and 18.5m to roof</li> </ul> <p><u>Front Setback (Appleby Road)</u></p> <ul style="list-style-type: none"> <li>• Basement 2: 0.6m to the wall</li> <li>• Basement 1: 0.6m to new storage and 4m to the wall along the balance of the frontage</li> <li>• Level 1: 1m to 3m to the balcony / terrace and 5m - 6.5m to the wall.</li> <li>• Levels 2 – 4: 3m to the balcony / terrace and 4m - 6m to the wall</li> <li>• Roof Terrace: 9.5m to planters and 16m to the roof</li> </ul> <p><u>Front Setbacks (Springvale Street)</u></p> <ul style="list-style-type: none"> <li>• Level 1 (ground): 6m – 8m to the wall</li> <li>• Levels 2 – 4: 4.5m to balcony, 6m – 7.5m to wall</li> <li>• Roof Terrace: 10.5m to planters and 13.6m to roof</li> </ul>	<p><u>Front Setback (Maryland Street – No Change)</u></p> <ul style="list-style-type: none"> <li>• Level 1 (ground) 5.5 to 7.7m to the building line)</li> <li>• Levels 2 – 4: 4.5m to balcony, 6m – 7.5m to wall</li> <li>• Roof Terrace: 10.045m to plant and 18.5m to roof</li> </ul> <p><u>Front Setback (Appleby Road - No Change)</u></p> <ul style="list-style-type: none"> <li>• Basement 2: 0.6m to the wall</li> <li>• Basement 1: 0.6m to new storage and 4m to the wall along the balance of the frontage</li> <li>• Level 1: 1m to 3m to the balcony / terrace and 5m - 6.5m to the wall.</li> <li>• Levels 2 – 4: 3m to the balcony / terrace and 4m - 6m to the wall</li> <li>• Roof Terrace: 9.5m to planters and 16m to the roof</li> </ul> <p><u>Front Setbacks (Springvale Street - No Change)</u></p> <ul style="list-style-type: none"> <li>• Level 1 (ground): 6m – 8m to the wall</li> <li>• Levels 2 – 4: 4.5m to balcony, 6m – 7.5m to wall</li> </ul>

	<ul style="list-style-type: none"> <li>Levels 1 – 4: 2.15m to balcony and 3.65m to 5.15m to the wall</li> <li>Roof Terrace: 8.1m to planters and 10.9m to roof</li> </ul>	<p><u>North (internal) Boundary (measured to the new boundary)</u></p> <ul style="list-style-type: none"> <li>Basement 2: 1.76m to 8m to the wall</li> <li>Basement 1: 1.76m to 8m to the wall</li> <li>Levels 1 – 4: 2.15m to balcony and 3.65m to 5.15m to the wall</li> <li>Roof Terrace: 8.1m (to planters) and 11m to roof</li> </ul>	<ul style="list-style-type: none"> <li>Roof Terrace: 10.5m to planters and 13.6m to roof</li> </ul> <p><u>North (internal) Boundary (measured to the new boundary - No Change)</u></p> <ul style="list-style-type: none"> <li>Basement 2: 1.76m to 8m to the wall</li> <li>Basement 1: 1.76m to 8m to the wall</li> <li>Levels 1 – 4: 2.15m to balcony and 3.65m to 5.15m to the wall</li> </ul> <p>Roof Terrace: 8.1m (to planters) and 11m to roof</p>
<b>Private Open Space</b>	<ul style="list-style-type: none"> <li>3m minimum dimension</li> <li>20m<sup>2</sup> – 60m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>3m minimum dimension</li> <li>12m<sup>2</sup> – 45m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>3m minimum dimension</li> <li>12m<sup>2</sup> – 45m<sup>2</sup></li> </ul>
<b>Deep Planting and Landscaping</b>	<ul style="list-style-type: none"> <li>Total landscaping: 364.4m<sup>2</sup> (21.3%)</li> <li>Deep planting: 163m<sup>2</sup> (10.5%)</li> </ul>	<ul style="list-style-type: none"> <li>Total landscaping: 346m<sup>2</sup> (20.2%)</li> <li>Deep planting: 163m<sup>2</sup> (10.1%)</li> </ul>	<ul style="list-style-type: none"> <li>Total landscaping: 225.8m<sup>2</sup> (13.4%)</li> <li>Deep planting: 132.9m<sup>2</sup> (7.9%)</li> </ul>
<b>Communal Open Space</b>	180m <sup>2</sup> (Rooftop Terrace)	251m <sup>2</sup> total Communal Open Space <ul style="list-style-type: none"> <li>180m<sup>2</sup> (Rooftop Terrace)</li> <li>71m<sup>2</sup> (Basement 2 Communal Open Space area)</li> </ul>	137m <sup>2</sup> total Communal Open Space <ul style="list-style-type: none"> <li>52m<sup>2</sup> (Basement 01)</li> <li>85m<sup>2</sup> (Basement 02)</li> </ul>
<b>Access</b>	<ul style="list-style-type: none"> <li>A new Type B2 driveway crossover of 6.1m wide to Springvale Street.</li> <li>Existing vehicle access (part of the Rode Road shopping centre) from Appleby Road</li> </ul>	<ul style="list-style-type: none"> <li>A new Type B2 driveway crossover of 6.1m wide to Springvale Street.</li> <li>Existing vehicle access (part of the Rode Road shopping centre) from Appleby Road</li> </ul>	<ul style="list-style-type: none"> <li>A new Type B2 driveway crossover of 6.1m wide to Springvale Street.</li> <li>Existing vehicle access (part of the Rode Road shopping centre) from Appleby Road</li> </ul>
<b>Car Parking</b>	78 car parking spaces, including: <ul style="list-style-type: none"> <li>63 x residential car spaces</li> <li>8 x visitor car spaces</li> <li>3x commercial car spaces (associated with the existing shopping centre)</li> <li>4 x retail car spaces (associated with the new retail area).</li> </ul>	86 car parking spaces, including: <ul style="list-style-type: none"> <li>77 resident car parks</li> <li>9 visitor car parks (incl. 1 PWD)</li> </ul>	84 car parking spaces, including: <ul style="list-style-type: none"> <li>75 resident car parks</li> <li>9 visitor car parks (incl. 1 PWD)</li> </ul>
<b>Bicycle Parking</b>	40 bicycle spaces, including: <ul style="list-style-type: none"> <li>32 x residential bicycle spaces</li> <li>8 x visitor bicycle spaces</li> </ul>	49 bicycle spaces, including: <ul style="list-style-type: none"> <li>39 x residential bicycle spaces</li> </ul>	49 bicycle spaces, including: <ul style="list-style-type: none"> <li>39 x residential bicycle spaces</li> </ul>

		• 10 x visitor bicycle spaces	• 10 x visitor bicycle spaces
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### 3.1 Changes to Approval Documentation

As part of this Change Application, we endeavour to assist Council with relevant process matters to the greatest extent possible. In this regard, we have identified where the Change Application will result in amendments to the current Brisbane City Council approval package, including the approved drawings and documents, conditions of approval, and infrastructure charges notices.

#### 3.1.1 Changes to Approved Drawings and Documents

We recommend that the following changes are made to the approved drawings and documents (existing documents to be removed in strikethrough, and replacement documents in **green**).

Table 3 – New Plans Proposed to be Included into s81 Minor Change		
Reference Number	Description & Revision No.	Date
<b>Proposed Plans</b>		
Appleby Road Retail Parking	A1.00 Rev. T3 (Amended In Red 10-NOV-2025)	31-OCT-2025 (Received)
Side Elevation (Maryland St)	<del>DA2.02 Issue 3</del> <b>DA2.02 Issue 3</b>	<del>25-SEP-2025 (Received)</del> <b>29 MAY 2026</b>
Side Elevation (East)	<del>DA2.03 Issue 3</del> <b>DA2.03 Issue 3</b>	<del>25-SEP-2025 (Received)</del> <b>29 MAY 2026</b>
Section 01	<del>DA3.00 Issue 3</del> <b>DA3.00 Issue 3</b>	<del>25-SEP-2025 (Received)</del> <b>29 MAY 2026</b>
Section 02	<del>DA3.01 Issue 3</del> <b>DA3.01 Issue 3</b>	<del>25-SEP-2025 (Received)</del> <b>29 MAY 2026</b>
Concept Board	DA0.21 Issue 3	25-SEP-2025 (Received)
Material Board	DA0.22 Issue 3	25-SEP-2025 (Received)
Concept Services Plan	SK003 REV E (Amended In Red 24-SEP-2025)	01-SEP-2025 (Received)
Easement and Clearance Detail	SK009 REV E (Amended In Red 24-SEP-2025)	01-SEP-2025 (Received)
Concept Stormwater Long Sections	SK010 REV C (Amended In Red 24-SEP-2025)	01-SEP-2025 (Received)
Site Boundary Plans	<del>DA1.00 Issue 3 (Amended In Red 14-OCT-2025)</del> <b>DA1.00 Issue 5</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Site Plan	<del>DA1.01 Issue 3</del> <b>DA1.01</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Basement 02 (Alternate Communal Space)	<del>DA1.02.2 Issue 3 (Amended In Red 14-OCT-2025)</del>	<del>09-OCT-2025 (Received)</del>

**Table 3 – New Plans Proposed to be Included into s81 Minor Change**

Reference Number	Description & Revision No.	Date
Basement 01 Floor Plan	DA1.03 Issue 3 (Amended In Red 11-NOV-2025) DA1.03	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Level 01 Floor Plan	DA1.04 Issue 3 <b>DA1.04</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Level 02 Floor Plan	DA1.05 Issue 3 <b>DA1.05</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Level 03 Floor Plan	DA1.06 Issue 3 <b>DA1.06</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Level 04 Floor Plan	DA1.07 Issue 3 <b>DA1.07</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Roof Terrace Plan	DA1.08 Issue 3	<del>09-OCT-2025 (Received)</del>
Roof Plan	DA1.09 Issue 3 <b>DA1.09</b>	<del>09-OCT-2025 (Received)</del> <b>29 MAY 2026</b>
Front Elevation (Springvale St)	DA2.00 Issue 3 <b>DA2.00</b>	<del>25-SEP-2025 (Received)</del> <b>29 MAY 2026</b>
Rear Elevation (Appleby Rd)	DA2.01 Issue 3 <b>DA2.01</b>	<del>25-SEP-2025 (Received)</del> <b>29 MAY 2025</b>
Landscape Concept Plan Ground Floor	Sheet 1 Issue C (Amended In Red 11-NOV-2025) <b>Sheet 1 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
Deep Planting Calculations	Sheet 2 Issue C <b>Sheet 2 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
Landscape Concept Plan Lower <b>Ground</b> & Upper <b>Ground</b>	Sheet 4 Issue C <b>Sheet 4 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
<b>Landscape Concept Plan Upper Ground</b>	<b>Sheet 5 Issue D</b>	<b>2 JUNE 2026</b>
Landscape Concept Plan Level 3	Sheet 5 Issue C <b>Sheet 6 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
Landscape Concept Plan Rooftop	Sheet 6 Issue C <b>Sheet 7 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
Landscape Sections	Sheet 7 Issue C <b>Sheet 8 Issue D</b>	<del>12-JUN-2025 (Received)</del>
Landscape Sections	Sheet 8 Issue C <b>Sheet 9 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
Landscape Elevations (East)	Sheet 9 Issue C <b>Sheet 10 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>
Landscape Elevations (South)	Sheet 10 Issue C <b>Sheet 11 Issue D</b>	<del>12-JUN-2025 (Received)</del> <b>2 JUNE 2026</b>

Table 3 – New Plans Proposed to be Included into s81 Minor Change		
Reference Number	Description & Revision No.	Date
Landscape Elevations	<del>Sheet 11 Issue C</del> <b>Sheet 12 Issue D</b>	<del>12 JUN 2025 (Received)</del> <b>2 JUNE 2026</b>
Maintenance Access Requirements	<del>Sheet 12 Issue C (Amended In Red 11 NOV 2025)</del> <b>Sheet 13 Issue D</b>	<del>12 JUN 2025 (Received)</del> <b>2 JUNE 2026</b>
Irrigation Calculations	<del>Sheet 13 Issue C</del> <b>Sheet 14 Issue D</b>	<del>12 JUN 2025 (Received)</del> <b>2 JUNE 2026</b>
Proposed Planting Schedule	<del>Sheet 14 Issue C (Amended In Red 11 NOV 2025)</del> <b>Sheet 15 Issue D</b>	<del>12 JUN 2025 (Received)</del> <b>2 JUNE 2026</b>
Proposed Planting Schedule	<del>Sheet 15 Issue C</del> <b>Sheet 16 Issue D</b>	<del>12 JUN 2025 (Received)</del> <b>2 JUNE 2026</b>
Proposed Planting Schedule	<del>Sheet 16 Issue C</del> <b>Sheet 17 Issue D</b>	<del>12 JUN 2025 (Received)</del> <b>2 JUNE 2026</b>

### 3.1.2 Changes to Conditions of Approval

As a consequence of the proposed changes identified above, the application proposes the following changes to conditions (elements to be removed in strikethrough, and replacements in **green**).

Table 4 – Changes to Conditions
Condition
<p><b>69) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></p> <p>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:</p> <p>.....</p> <p>iv. Parking on the site for <del>77</del> <b>75</b> Multiple dwelling resident/tenant cars and 9 Multiple dwelling visitor cars (including 1 parking space for people with disability). The 2 visitor spaces adjacent the existing Shopping centre are to be signed/line marked as for Multiple dwelling visitor only and not for patrons or staff of the Shopping Centre as shown on the approved plan: Basement 02 (Alternate Communal Space), DA1.02.2 <del>Issue 3, received 09/10/2025 and amended in red 14/10/2025.</del> <b>Issue 5.</b></p> <p>4 new car parking spaces are also to be established for the Shopping Centre, replacing spaces being removed to facilitate the Multiple dwelling as shown on the approved plan - Appleby Road Retail Parkings, document no. A1.00 Rev. T3, received 31/10/2025 and amended in red 10/11/2025.</p> <p><i>Note - The only aspects of development shown on the approved plan - Appleby Road Retail Parkings, document no. A1.00 Rev. T3, received 31/10/2025 and amended in red 10/11/2025, which form part of the approval are the removal and replacement of car parking spaces as indicated. No other changes to the Shopping centre form part of the approval.</i></p> <p>v. Provide and maintain a minimum of 39 secure Multiple dwelling resident bicycle parking spaces and 10 visitor bicycle spaces. The 9 units on Level 01 can store resident bicycles with their respective balcony/courtyard, will all other units providing for storage in Basements 01 &amp; 02, as shown on the APPROVED DRAWINGS AND DOCUMENTS.</p>
Reason for Change

Regarding **Part iv**, the Applicant proposes to update this condition to align with the amended architectural plans associated with this s81 Minor Change application. As a consequence of the revised communal open space arrangement and associated refinements to the basement layout, a minor reduction of two (2) resident car parking space is proposed, resulting in a total provision of 75 resident car parking spaces (noting the condition amendment only requires the numerical reduction of one). No changes to the approved nine (9) visitor car parks are proposed. Notwithstanding this minor reduction of resident car parks, the development continues to provide a suitable provision of on-site parking.

**Condition**

**11) Land for Transport Network – Road (Non – Trunk**

Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING: Site Boundary Plans, ~~DA1.00 Issue 3, received 09/10/2025 and amended in red 14/10/2025,~~ **DA1.00 Issue 5**, including the following:

.....

A revised suite of plans has been provided as part of this s81 Minor Change. The Applicant proposes to update this condition to align it with the current administrative details of the architectural suite. There are no changes to the road dedication details between the approved Issue 3, and the submitted Issue 5.

Accordingly, this update to Condition 11 is administrative only.

**3.1.3 Changes to Infrastructure Charges Notice**

The Infrastructure Charges Notice is not required to be updated.

## 4 Statutory Town Planning Framework

This section of our Town Planning Assessment identifies the applicable components of the statutory town planning framework relating to a Change Application, specifically for a Minor Change to an existing development approval, and their relevance to the changes proposed by the Applicant.

Chapter 3, Part 5, Subdivision 2 of the Planning Act sets out the procedure for making a change application. In particular, section 78 states:

- (1) *A person may make an application (a change application) to change a development approval.*
- (2) *A change application must be made to the responsible entity.*

Section 78A identifies who the responsible entity for a change application:

- (3) *The responsible entity for a change application is—*
  - (a) *if the change application is for a minor change to a development condition of a development approval stated in a referral agency’s response for the development application or another change application for the approval—the referral agency; or*
  - (b) *otherwise—the assessment manager. ...”*

We understand that Brisbane City Council, as the assessment manager for the original application to which the approval relates, is the responsible entity in this instance for the purposes of section 78A of the Planning Act.

A change application under section 78 of the Planning Act may be for a ‘minor change’, which is defined in schedule 2 of the Planning Act as follows:

**minor change** means a change that—

- (a) *for a development application—*
  - (i) *does not result in substantially different development; and*
  - (ii) *if the application, including the change, were made when the change is made—would not cause—*
    - (A) *the inclusion of prohibited development in the application; or*
    - (B) *referral to a referral agency if there were no referral agencies for the development application; or*
    - (C) *referral to extra referral agencies; 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; or*
- (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.”*

Schedule 1 of the Development Assessment Rules sets out the circumstances in which a minor change would not result in substantially different development.

Section 81 of the Planning Act prescribes the matters which the responsible entity must have regard to in assessing the request as follows:

- (1) *This section applies to a change application for a minor change to a development approval.*
- (2) *In assessing the change application, the responsible entity must consider—*
  - (a) *the information the applicant included with the application; and*
  - (b) *if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and*
  - (c) *any pre-request response notice or response notice given in relation to the change application; and*
  - (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
  - (da) *if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
  - (e) *another matter that the responsible entity considers relevant.*
- (3) *Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da), consider—*
  - (a) *a statutory instrument; or*
  - (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*
- (4) *The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.*
- (5) *However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—*
  - (a) *the statutory instrument or other document as in effect when the change application was made; or*
  - (b) *if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or*
  - (c) *another statutory instrument—*
    - i. *that comes into effect after the change application is made but before it is decided; and*
    - ii. *that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.”*

An assessment of the proposed changes against the 'minor change' definition, Schedule 1 of the Development Assessment Rules (substantially different development criteria) and Section 81 of the Planning Act is included below as part of this town planning assessment.

## 5 Minor Change Statutory Assessment

### 5.1 Assessment against Minor Change Criteria

The following table provides an assessment against the minor change criteria as identified in the definition for minor change stated in Schedule 2 of the Planning Act.

Table 4 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer to <b>Table 5</b> .
Would not cause the inclusion of prohibited development	The proposed changes would not introduce or involve any prohibited development.
Would not cause referral to a referral agency if there were no referral agencies for the development application	The original development application did not trigger a referral to the State Assessment Referral Agency. The proposed changes would not cause referral to a new referral agency.
Would not cause referral to extra referral agencies	
Would not cause a referral agency to assess the application against matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against when the application was made	
Would not cause public notification if public notification was not required for the development application	The original application triggered impact assessment and required public notification.

The following table provides an assessment against the guidelines for substantially different development as identified in Schedule 1 of the Development Assessment Rules.

Table 5 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	The proposed change does not introduce a new use. The approved development remains for a Multiple Dwelling and no additional land use is proposed.
Does not result in the application applying to a new parcel of land	The proposal continues to apply over the land to which the original development application and approval applies.
Does not dramatically change the built form in terms of bulk, scale and appearance	The proposed change does not dramatically change the approved built form in terms of bulk, scale or appearance. The approved building height, building footprint and overall architectural composition are maintained. The proposed changes are limited to refinements associated with infrastructure servicing, communal open space configuration and basement layout. Specifically: <ul style="list-style-type: none"> <li>The rooftop communal open space is removed and replaced with a screened rooftop building services area, maintaining a consistent architectural expression which</li> </ul>

**Table 5 – Assessment of Substantially Different Development Criteria**

	<p>does not result in any substantial visual or built form changes.</p> <ul style="list-style-type: none"> <li>• A new communal open space area is introduced within Basement Level 01, including an open-to-sky component addressing the pedestrian entry to Appleby Road, in addition to the expansion of the existing communal open space area within Basement Level 02. The communal space improves the interface to Appleby Road, removing a component of the approved façade that related to above ground car parking.</li> <li>• A new pad mount transformer is introduced to Springvale Street to respond to servicing requirements, with supplementary deep planting provided within the adjoining shopping centre landholding to maintain an integrated landscape outcome. A 1.5m wide landscaped strip is provided between the PMT and the driveway which will buffer the appearance of the structure from the streetscape. The structure will be perceived as an ancillary feature on site and does not detract from the visual appearance of the development.</li> </ul> <p>No substantial change to the overall appearance, scale or perception of the approved development arises.</p>
<p>Does not change the ability of the approved development to operate as intended</p>	<p>The proposed change does not alter the ability of the approved development to operate as intended. The development continues to operate as a multiple dwelling development with the same approved residential yield, access arrangements and servicing outcomes. The revised communal open space arrangement continues to provide functional recreation opportunities for residents, while the rooftop services zone improves the practical operation and maintenance of the building.</p> <p>Vehicular access arrangements remain unchanged and the development continues to function in the manner anticipated by the original approval.</p>
<p>Does not remove a component that is integral to the operation of the development</p>	<p>The proposed change does not remove a component that is integral to the operation of the approved development. The approved rooftop communal open space is proposed to be relocated and reconfigured, rather than removed in substance, with broadly equivalent communal open space provided at Basement Levels 01 and 02.</p> <p>Specifically a new communal open space area is located in the Basement 01 area and the approved communal open space in Basement 02 has been expanded and includes additional user amenities.</p> <p>The overall revised communal areas continue to support resident recreation and social interaction and remain readily accessible to residents. Communal open space is not removed.</p>
<p>Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site</p>	<p>The proposed change does not significantly impact traffic flow or the transport network. The approved residential yield is maintained and no increase in traffic generation arises as a consequence of the proposed change. Vehicular access arrangements remain unchanged, including the approved crossover and reciprocal access arrangement associated with the associated shopping centre site, with the development continuing to operate in the manner anticipated by the original approval.</p> <p>As a consequence of the revised communal open space arrangement and associated refinements to the basement</p>

**Table 5 – Assessment of Substantially Different Development Criteria**

	<p>layout, a minor reduction of two (2) resident car parking spaces is proposed, resulting in a total provision of 75 resident car parking spaces. The approved provision of nine (9) visitor car parking spaces remains unchanged. Notwithstanding this minor reduction, the development continues to provide a suitable provision of on-site parking to support the approved residential outcome.</p> <p>Importantly, the site is located within the District Centre Zone and is identified as a Key Location under the forthcoming “More Homes Sooner” amendments. Under the amended parking framework, the applicable parking rate for two (2) bedroom multiple dwelling units is reduced from two (2) car parks per dwelling to 1.2 car parks per dwelling. Applying the amended rate to the approved development results in a requirement for only 58 resident car parking spaces. Accordingly, the proposed provision of 75 resident car parking spaces materially exceeds the applicable parking requirement under the forthcoming framework by 17 spaces and demonstrates a suitable provision of resident parking, notwithstanding the proposed reduction of two (2) resident car parking spaces.</p> <p>The proposed reconfiguration of bicycle parking similarly does not impact traffic flow or transport network function and has been integrated into the amended basement design to maintain a practical and accessible outcome for residents. Bicycle parking continues to be provided in secure and convenient locations within Basement Levels 01 and 02, positioned in close proximity to lift access and resident circulation paths to support practical day-to-day use and encourage active transport opportunities.</p>
<p>Does not introduce new impacts or increase the severity of known impacts</p>	<p>The proposed change does not introduce new impacts or increase the severity of known impacts. The approved residential yield, building height and overall built form outcome remain unchanged. The provision of the pad mount transformer responds to infrastructure servicing requirements and is supported by supplementary deep planting within the adjoining shopping centre site to maintain landscaping outcomes. The revised communal open space arrangement maintains resident amenity and functionality, while car parking changes are minor in nature and remain capable of supporting the operational needs of the development. No additional amenity impacts arise in relation to privacy, overlooking, bulk, scale or streetscape character.</p> <p>The development remains for a residential land use, to which no additional amenity impacts are expected to arise.</p>
<p>Does not remove and incentive or offset component that would have balanced a negative impact of the development</p>	<p>We are not aware of any “incentive” or “offset component” having been considered by Brisbane City Council in their assessment of the original development application.</p>
<p>Does not impact on infrastructure provisions</p>	<p>The development proposes to increase the development yield of the multiple dwelling. The increase in the yield will not impact on the infrastructure provision and will be reflected in a revised infrastructure charges notice.</p> <p>The revised infrastructure charges have been reflected in Table 5.</p>

As identified in the above table, the proposed development satisfies the criteria for a minor change in Schedule 2 of the Planning Act, including the guidelines for substantially different development.

## 5.2 Assessment against Applicable Planning Framework

Section 81(2)(d) and (3) of the Planning Act provides the matters to which Brisbane City Council must have regard to in assessing the Change Application (Minor Change). This includes the information included with the application, any properly made submissions about the application, all matters that a responsible entity would or may assess against or have regard to if the change application were a development application, and any matter that the responsible entity considers relevant.

The responsible entity must assess against, or have regard to, the matters that applied when the development application was made. The responsible entity may assess against, or have regard to, the matters that applied when the change application was made.

The original application was assessed and decided under the legislative framework of the *Planning Act 2016 (Planning Act)*, with the City Plan providing the relevant planning scheme provisions. The legislative framework remains consistent for this change application. The original development application triggered Impact Assessment and required public notification.

16 properly made submissions were received during the public notification period of the original application. The submissions noted the following matters:

- The building height of the development.
- Locational characteristics and context.
- Traffic and parking considerations.
- Environmental considerations.

The issues raised in the submissions, and addressed through the assessment of the original application, will not change for the following reasons

- The height of the approved development in storeys is not proposed to change. The proposal also involves the removal of the Rooftop Garden and the inclusion the buildings plant and equipment, which is screened by aluminium batten screening. Accordingly, the development continues to be perceived as a 5 – 6 Storey outcome, as approved.
- The site is within the District Centre Zone which supports Multiple Dwellings. There are no material changes to the building setbacks as a consequence of the changes. No additional impacts arise and the development continues to align with the locational context and expectations for development in the District Centre Zone.
- There are no changes to the vehicular access, which is via the existing crossover to the Appleby Road frontage. Regarding the provision of car parking, this reflects the site's context and the expected type and needs expected occupants and has had regard to the draft amendments in the forthcoming "More Homes Sooner" document. Accordingly no new traffic, access and parking impacts arise as a result of this s81 Minor Change application
- No new ecological or environmental considerations arise as a result of the changes associated with this s81 Minor Change application.

As set out in **Table 1** above there has been no change between the planning framework applicable to the current approval and the planning framework applicable to this planning application. A review of the primary codes and the neighbourhood plan code has confirmed that there have been no changes to the provisions that apply to the development of the site.

A review of the primary codes has confirmed that there are no new provisions which would conflict with the aspects of development associated with this s81 Minor Change.

- The proposed changes to the development will not alter the approved development's compliance with the town planning framework applicable at the time of the current approval or the matters that apply at the time this change application is made.
- The most recent application was assessed against the applicable provisions of the District Centre Zone Code, Multiple Dwelling Code, relevant Overlay Code and other Prescribed Secondary Codes. The assessment remains consistent at the time of this change application, and applicable provisions of the relevant codes also remain substantively consistent.
- A summary of the development's compliance with the built form provisions is provided below:

- **Building Height** – The application maintains the approved maximum building height of 4–6 storeys, with no change to the approved rooftop RL or overall built form height. The approved rooftop communal open space is proposed to be replaced with a screened rooftop building services area to support the operational requirements of the development. The rooftop services area remains coherent with the approved roof form and continues to present as a recessive architectural element.

The proposal does not alter the approved building height outcome, nor does it introduce any additional bulk or scale. The development therefore continues to align with the performance outcomes relating to building height under the Centre or Mixed Use Code, with no new height-related impacts arising as a result of this s81 Minor Change application.

- **Site Cover** – No changes to the overall site cover is proposed. The development continues to provide a site cover of 69%. The same site cover provision under the original planning framework applies to the current planning framework and therefore the development continues to comply with PO21 of the Centre or Mixed Zone Code as a result.
- **Private Open Space** – No changes to the private open space areas are proposed. The areas are between 12m<sup>2</sup> and 45m<sup>2</sup> and all achieve a minimum 3m dimension. The private open spaces areas continue comply with the current framework and are consistent with the original planning framework.
- **Car Parking** – As a consequence of the Basement 02 Level revisions, the overall parking quantum has been reduced by two (2) resident car parks. No change to the approved provision of visitor car parking is proposed. The proposed development comprises the following provision of parking:
  - Resident Car Parking: 75 car parks
  - Visitor Car Parks : 9 car parks

The development's resident parking provision complies PO13 of the Transport, Access, Parking and Servicing Code on the basis that the development proposes a demand based provision for the resident car parking allocation and based on the discussion provided in the above assessment.

- **Deep Planting**– The application proposes a revised deep planting arrangement to accommodate the required padmount transformer on the Springvale Street frontage. In response, supplementary deep planting is introduced within the associated shopping centre site (part of the development approval) to maintain an integrated and high-quality landscaped outcome across the functionally connected landholdings.

The approved development already incorporates shared access, servicing and operational interfaces with the adjoining shopping centre land, and the revised landscaping approach responds to this integrated relationship. The proposal maintains meaningful landscaping outcomes between the multiple dwelling and shopping centre uses, while continuing to exceed the minimum deep planting outcomes required under the planning framework.

The proposal therefore maintains compliance with the intent of the landscaping and deep planting provisions under the **Multiple Dwelling Code**, with no adverse landscaping or visual amenity impacts arising as a result of this s81 Minor Change application and therefore the development also complies with the current planning framework. [Acceptable Outcome PO29 of the Multiple Dwelling Code]

- **Communal Open Space** – The application proposes a revised Communal Open Space arrangement, involving the removal of the rooftop communal open space and the addition of a new 52m<sup>2</sup> Basement Level 01 communal open space on Apply Road frontage. This space is provisioned with a barbeque and kitchenette facility and numerous seating options. Further, the new communal open space extends over the void area, which is open to the sky and will facilitate access to natural light, and breezes for the new area

This new space is in addition to the previously approved communal open space on Basement Level 2 which has been expanded from 71m<sup>2</sup> to 85m<sup>2</sup> and comprises of two distinct areas with additional seating and the expanded area provides a broader range of recreational opportunities. The development results in combined communal open space comprising 137m<sup>2</sup> (8.5% of the total development site) across two distinct and well provisioned area areas. The same communal open space provisions apply under the current planning framework and therefore the development also complies with the current planning framework. [Acceptable Outcome AO30.1 of the Multiple Dwelling Code]

## 6 Summary

This Town Planning Assessment in respect of the proposed Change Application (Minor Change) for the development approval at 45 Maryland Street and 734 Rode Road, Stafford Heights has assessed the proposed changes having regard to the relevant statutory town planning framework for a Change Application.

This Town Planning Assessment concludes that the proposed Change Application satisfies the relevant statutory town planning framework pursuant to the *Planning Act 2016*.

We recommend that the Change Application be approved, with the drawings and documents, conditions and infrastructure charges notice updated as per the recommendations identified within this Town Planning Assessment.