



**MURRAY BELL
PLANNING CO.**

Date: 15 September 2026
Council Ref: A006830995

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via Electronic Lodgement

Dear Sir / Madam,

**RE: MINOR CHANGE TO A DEVELOPMENT APPROVAL
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING
23 CREMIN STREET, UPPER MOUNT GRAVATT QLD 4122**

Reference is made to the decision that was issued by the Brisbane City Council (Council) on 21 November 2025 over the abovementioned property (Application ref: A006830995). On behalf of the Applicant, Dimensions QLD Pty Ltd, a minor change to the development approval is sought in accordance with s78 and s81 of the Planning Act 2016.

The relevant development approval was granted for a Development Permit for Material Change of Use for a Multiple Dwelling featuring a building height of 8 storeys, and 40 units with a mix of 2 and 3 bedroom product within the Medium Density Residential Zone, and the Upper Mount Gravatt Precinct, Upper Mount Gravatt Medium Density Residential 1D sub-precinct of the Mount Gravatt Corridor Neighbourhood Plan. The approved design features two levels of basement car parking, deep planting at the rear of the site, and a rooftop communal open space.

The proposal seeks the following changes which are detailed further below:

- Ground floor columns included to line up with the structure, including a new structural wall to the rear of car park G03-G07 for earthquake facility. There are also several alterations to the two approved Basement levels.
- Minor increase in overall building height to accommodate the revised structural requirements.
- The facades have been updated to enhance the building's architectural appearance, roof form, and strengthen the vertical articulation between floors, particularly along the front and rear elevations.
- The design has also undergone a redesign of the two-bedroom apartments (no change to typology), with a slight increase to site cover within the building footprint, and several changes to the ground floor layout due to detailed design.
- Pad mount transformer shifted to the south-western corner of the site.
- Increase in resident car parking by one (1) space to 82 spaces.
- Associated changes to Deep Planting along the front and rear boundaries have a negligible difference ($<5\text{m}^2$ - 11.9% to 11.56% of site area) and continue to achieve the desired $\geq 10\%$.

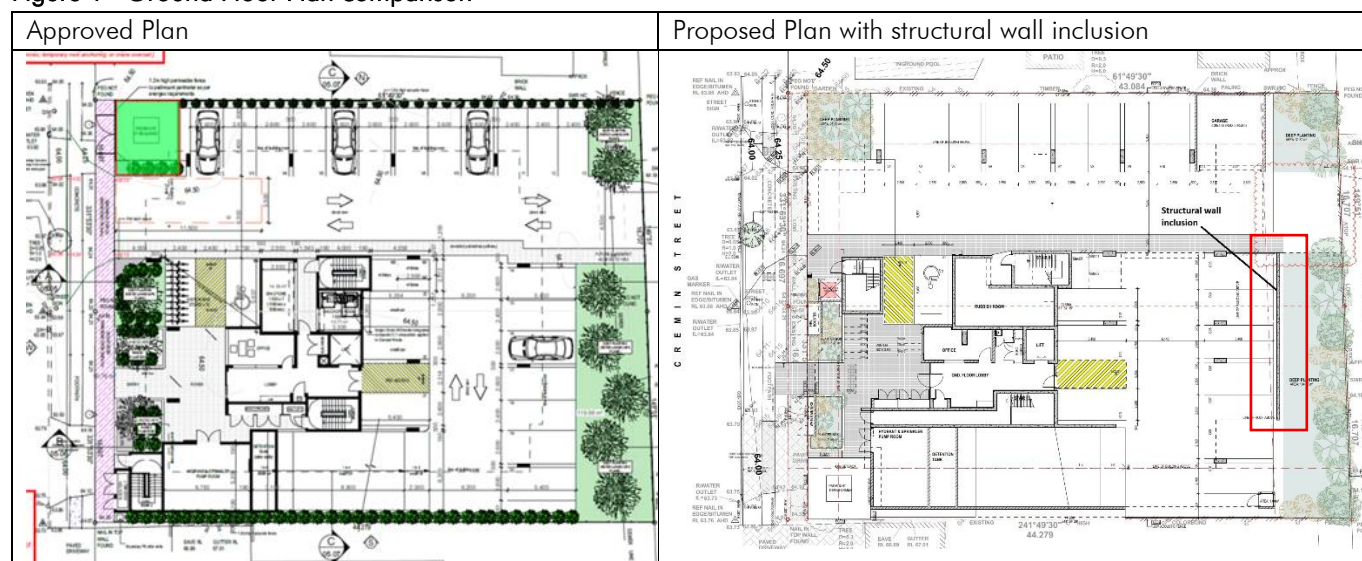
These changes are required for design development beyond the original approved development, and represent a higher level of compliance with the relevant Brisbane City Plan 2014 requirements.

Structural Columns and Basement

The proposed Ground floor plan incorporates new structural columns to align with the building design. This is evident adjoining the internal access, vehicular ramp and resident car parking. As illustrated in **Figure 1**, the proposal incorporates an additional structural wall to the rear of car park G03 to G07, noting the wall does not

fundamentally impact on the ability of the deep planting area to accommodate a minimum dimension of 4m, and large subtropical shade tree species yet has a marginal difference in overall width.

Figure 1 –Ground Floor Plan comparison



The design of Basement Level 1 and Basement Level 2 has also been altered to provide for appropriate foundations, access and vehicular manoeuvring. Although the basement plans remove several lockable storage facilities, this storage will be accounted for within the internal design of each unit, and there is no relevant acceptable outcome under the Multiple Dwelling Code prescribing these additional facilities.

Car Parking and Access

The car parking for the site is increased by one (1) to 82 resident spaces, including 2 additional spaces at Basement 2, and 10 visitor spaces retained at ground level. It should be noted that under v36 of the Brisbane City Plan 2014, the site sits within a 'key location' within 400m walking distance of the Principal Centre Zone, and therefore represents a higher level of compliance in comparison to the minimum car parking rates (refer to **Table 1** below). There are no changes proposed to the approved B2 permanent crossover to Cremin Street.

Table 1 – DA Car Parking Demand/Planning Scheme Requirements

Building Component		Number of Units	Cars Required	Cars Proposed
Resident	2 Bedroom Units – 1.2 spaces per dwelling	14	17	See below
	3 Bedroom Units - 1.6 spaces per dwelling	26	42	
Total Resident			59 spaces	82 spaces
Visitor / 0.25 space/unit		40 units	10 Spaces	10 spaces

Building Elevations

The proposed elevations have been rationalised to provide a more congruous building line at the front and rear elevations. However, the plans also incorporate a decorative and curved screen at the front façade facing west (refer to **Figure 2** below), and a low-pitched roof, which provide architectural distinction and a varied building form. For each side elevation, the proposed plans maintain a painted finish, central recess and four windows for each unit in line with the existing development approval.

Figure 2 – Proposed West Elevation/Front Façade



Figure 3 – Approved West Elevation/Front Façade

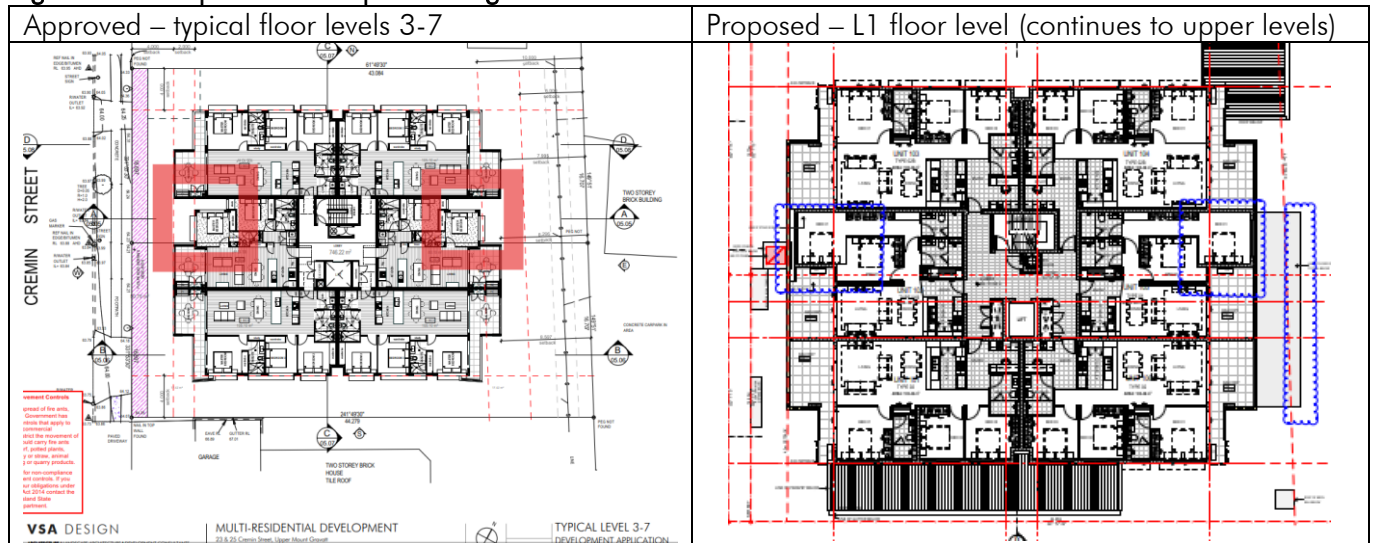


As shown in **Attachment A**, the proposal results in a maximum building height of 8 storeys, and 27.85m which represents an overall height increase of only 0.15m compared to the existing approved plans.

Multiple Dwelling Layout

The proposal features a slight increase in site cover to 54.4%, which is experienced within the building footprint, as opposed for extending outwards – Refer comparison of typical floor plans in **Figure 4**. In reviewing the existing approved Multiple Dwelling plans, it is evident the building setbacks remain principally the same to the front balconies, rear boundary and side boundaries where a setback of 4m is applied. The Minor Change Plans in **Attachment A** incorporate a redesign of the two-bedroom apartments which have been increased to a spacious internal area of 86.2m². There are no overall changes to the unit typology, private open space, or configuration with three-bedroom dwellings to the exterior.

Figure 4 - Comparison floor plan changes



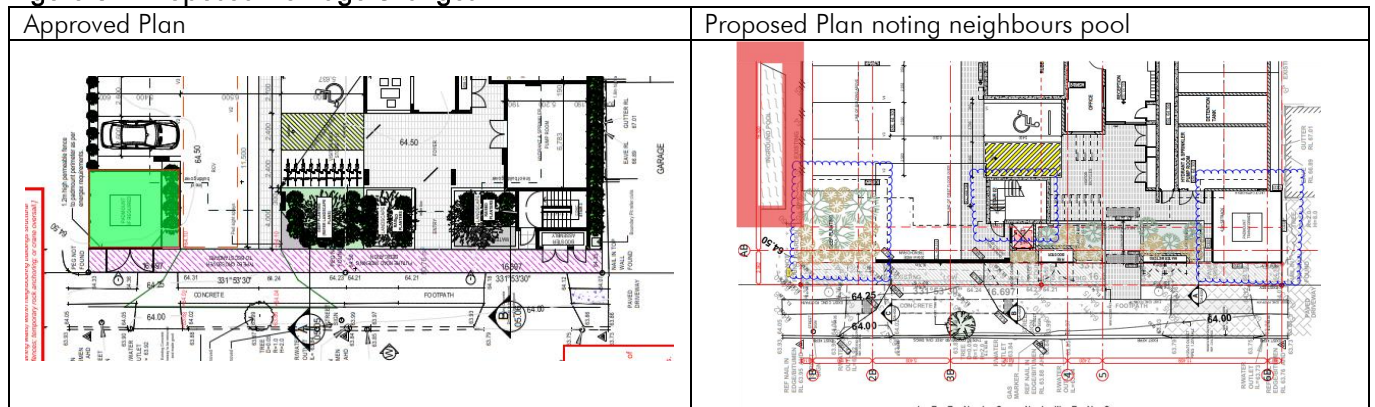
Furthermore, the rooftop communal open space retains an area of 210m² (15% of site area) with a similar landscaped area and planter beds. The communal open space is now also furnished with a partial roof cover which is appropriate for all weather access, and a range of outdoor uses.

The proposed Site Plan has been slightly amended to shift the Pad mount transformer to the south-west corner of the site. The transformer will be located directly adjoining the water hydrant and detention tank, and remains directly accessible from Cremin Street.

Deep Planting changes

The proposed plans incorporate several changes to the Deep Planting design to Cremin Street. As illustrated in **Figure 5** below, the site's north-western corner now accommodates a 25.82m² area for deep planting, with the previous front strip now identified for smaller plant species adjoining the visitor bicycle parking. Under Energex regulations, the padmount transformer could be located within 10m of an in-ground pool. The neighbouring premises at 27 Cremin Street is currently located within the front boundary necessitating the rearrangement of these areas.

Figure 5 – Proposed frontage changes



Overall, the Deep Planting for the proposal remains largely consistent (162.5m²), featuring minimum dimensions exceeding 4m and planting areas capable of accommodating large subtropical shade trees, and tiered planting including ground covers.

The desired changes are driven by the authority requirements and detailed design efficiencies as part of standard Building Application processes.

Summary of Proposed Changes

The suggested edits / formatting to the plan set as below:

Plans and Documents of Development	
Approved	Proposed Change
Traffic Statement 24BRT0323 LT01 01 250926	N/A
Landscape Concept Plan 25.176 Issue A	N/A- noting a Detailed Landscape Plan is required to be certified by a Qualified Landscape Architect under condition
Site Based Stormwater Management Plan & Engineering Services Report 18698 Revision 02	N/A- The plans maintain an internal drainage system, directing stormwater to a Lawful Point of Discharge on Cremin Street.
Proposed Site Plan DA-03.03	Replace with Site Plan Sheet No. DA-1001 Rev. 01
Ground Level (Level 01) DA-01.01	Replace with Ground Floor Plan Sheet No. DA-2003 Rev. 01
Basement Carpark 1 DA-04.02	Replace with Basement 1 Floor Plan Sheet No. DA-2002 Rev. 01
Basement Carpark 2 DA-04.03	Replace with Basement 2 Floor Plan Sheet No. DA-2001 Rev. 01
Level 2 Plan DA-04.04	Replace with Level 1 Floor Plan Sheet No. DA-2004 Rev. 01
Typical Level 3-7 DA-04.05	Replace with Level 2 Floor Plan Sheet No. DA-2005 Rev. 01 , Level 3 Floor Plan Sheet No. DA-2006 Rev. 01 , Level 4 Floor Plan Sheet No. DA-2007 Rev. 01 , Level 5 Floor Plan Sheet No. DA-2008 Rev. 01 & Level 6 Floor Plan Sheet No. DA-2009 Rev. 01
Roof Plan DA-04.07	Replace with Level 8 Roof Plan Sheet No. DA-2011 Rev. 01
Level 8 – Communal Open Space	Replace with Level 7 Floor Plan Sheet No. DA-2010 Rev. 01
West Elevation (Cremlin Street) DA-05.01	Replace with South-West (Street) Elevation Sheet No. DA-3004 Rev. 01
North Elevation DA-05.02	Replace with North-West Elevation Sheet No. DA-3001 Rev. 01
East Elevation DA-05.03	Replace with North-East (Rear) Elevation Sheet No. DA-3002 Rev. 01
South Elevation DA-05.04	Replace with South-East Elevation Sheet No. DA-3003 Rev. 01
Section A DA-05.05	Replace with Section B-B Sheet No. DA-4002 Rev. 01
Section B DA-05.06	Replace with Section A-A Sheet No. DA-4001 Rev. 01

Section C DA-05.07	Replace with Section D-D Sheet No. DA-4004 Rev. 01
Section D DA-05.08	N/A
N/A	Include Section C-C Sheet No. DA-4003 Rev. 01
Perspectives DA-06.01	Replace with Perspectives & Finishes Sheet No. DA-0002 Rev. 01

It is noted that Condition 40 of the development approval (A006830995) is required to be updated to quote the provision of 82 resident car parking spaces. The Minor Change Plans in **Attachment A** cater for the 1.52m wide non-trunk road dedication along Cremin Street. Furthermore, the proposal remains consistent with the recommendations of the approved Traffic Statement, including those specifically quoted within Condition 44. There are no other changes required to the development approval conditions.

Compliance with the Planning Act 2016

Assessing and Deciding Application for Minor Changes

In accordance with s81 of the *Planning Act 2016*, when assessing the change application, the responsible entity must consider—

(a) *the information the applicant included with the application; and*

The proposal is considered to have provided sufficient documentation to facilitate the processing of the application.

(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*

It is understood that two properly made submissions were received about the development application for a Multiple Dwelling land use approved in 2025. A review of the Council records indicate that the key matters raised in these submissions relate to building height, traffic impacts, and servicing.

Firstly, the proposed building height is eight storeys which remains fundamentally unchanged from the maximum height shown on the existing approved plans. This building form is envisaged within the Upper Mount Gravatt Precinct (Upper Mount Gravatt Residential 1D sub-precinct) where higher intensity residential development is sought at the periphery of the centre. The building height and scale is consistent with the site's location between emerging medium density residential development, and higher intensity land zoned within the Principal Centre (Regional Centre) Zone, and Upper Mount Gravatt core sub-precinct which allows for a building height of up to 10 storeys on land with a similar area. As stated above, the scale of the proposed development will also be effectively reduced by a varied building envelope, articulated screening and landscaping which is visible from each elevation.

In terms of traffic impacts, it is noted the proposed car parking has been increased by one space which represents a higher level of compliance in relation to the parking rates for a key location. The proposed plans and elevations remain capable of accommodating a Refuse Collection Vehicle and onsite waste collection at ground level without impacting on the Cremin Street road reserve. Furthermore, the infrastructure demand required for the proposed units has been considered through the building design and associated services including water, sewer, electricity and mechanical areas which are effectively screened.

(c) *any pre-request response notice or response notice given in relation to the change application; and*

Not applicable. A response notice was not requested or given.

(d) *if the responsible entity is, under section 78(3)(ba) or (bb), 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*

Not applicable. The responsible entity is not the Minister.

(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

The original development application was lodged and was assessed against the relevant provisions of Version 33.00/2025 of the *Brisbane City Plan 2014* (Superseded Planning Scheme). Version 36 of the *Brisbane City Plan 2014* (Planning Scheme) is now in effect, with the main change relating to reduced car parking rates for a Multiple Dwelling Use within proximity to centre zoned land, or high frequency public transport. There are no identified changes to the site's zoning, overlays or amendments which further constrain the proposed development.

(e) another matter that the responsible entity considers relevant.

Noted, however there are no other matters that are considered relevant to the assessment of this minor change application.

Determining whether the change is a "Minor Change"

In accordance the definitions in Schedule 2 of the *Planning Act 2016*, a "minor change" means a change that—
(b) for a development approval—

i. would not result in substantially different development;

Schedule 1 of the Development Assessment Rules (the DA Rules), a statutory instrument made under section 68(1) of the *Planning Act 2016*, provides guidance on what may constitute a "substantially different development" in the context of the meaning of a minor change to a development application or development approval. A change may be considered to result in a substantially different development if the proposed change:

Development Assessment Rules	Response
(a) involves a new use; or	The proposed change does not result in a new use on the premises.
(b) results in the application applying to a new parcel of land; or	No new land is being included as part of the change.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	The proposal will not dramatically change the built form in terms of scale, bulk and appearance. The Multiple Dwelling retains the same building height, profile, and residential form which is reduced by the use of decorative screening.
(d) changes the ability of the proposed development to operate as intended; ²⁸ or ²⁸ For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	The proposed amendments are driven by the building application process, and allow for structural integrity and servicing. The changes do not alter the ability of the proposed development to operate as intended.
(e) removes a component that is integral to the operation of the development; or	The proposed changes do not remove any integral components from the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	The minor change results in one additional car park and retains an appropriate layout for onsite waste collection at ground level. The proposal will therefore not significantly impact on traffic flow, or the transport network.
(g) introduces new impacts or increase the severity of known impacts; or	The proposal does not introduce new impacts, or increase the severity of known impacts. The density, building setbacks and landscape design remain in line with the approved development.

(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	The proposed modification does not seek to remove any incentive or offset component of the development.
(i) impacts on infrastructure provisions.	The proposal will not result in any significant impacts on the provision of infrastructure, location or demand.

- ii. *if a development application for the development, including the change, were made when the change application is made would not cause—*
- A. *the inclusion of prohibited development in the application; or*

The proposed changes do not introduce prohibited development.

- B. *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
- 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*

The original development application did not require referral to any referral agencies. A new development application, including the changes, would not trigger referral to any referral agencies.

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

The original development application required triggered Impact assessment, and formal public notification. Therefore, the proposal would not introduce a new level of assessment or additional notification requirements.

This letter demonstrates that the proposed changes do not impact on the nature or intent of the existing development permit, nor do they constitute a substantially different development. Accordingly, we request that Council approve the proposed Change Application as a Minor Change in accordance with Section 78 of the *Planning Act 2016*.

We trust the above and attached information is sufficient for Council's assessment. We look forward to your response in due course.

Please contact the undersigned on 0458 745 229 or andrew@mbplanning.com.au should you require any further clarification or information on the proposed changes to the development.

Yours sincerely,

AMcK

Andrew McKnight
M. Urb. Env. Plan.

Encl: Attachment A – Minor Change Plans