



11 September 2026

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

Submitted Online

Dear Sir / Madam,

RE: REQUEST FOR MINOR CHANGE & EXTENSION TO CURRENCY PERIOD IN ACCORDANCE WITH S81 & S86 OF THE *PLANNING ACT 2016* – DEVELOPMENT APPROVAL UPON LAND AT 97 SWANN ROAD, TARINGA QLD 4068, 7 & 9 BURNS STREET AND 62 RENNIE STREET, INDOOROOPIILLY QLD 4068 (COUNCIL REF: A006847313)

We write on behalf of the applicant, *Swann Indooroopilly Pty Ltd*, with respect to the approval granted by Brisbane City Council over the abovementioned land on 27 November 2025 for a Multiple dwelling (55 Units) over the subject site (Council Ref: A006847313).

In accordance with section 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval. The applicant is in the process of purchasing the site and has proceeded with reviewing the design to address building code requirements and identify construction efficiencies. Through the design review process and a review of forecasted demand for housing within the locality, it is also proposed to split the approved penthouse unit into two units, to contribute additional dwellings to the local inner west catchment.

Furthermore, in accordance with Section 86 of the *Planning Act 2016*, we hereby request that the currency period of the development approval also be extended by 2 years from 21 March 2027 until **21 March 2029**.

We provide below an overview and assessment of the Minor Change and Extension to Currency Period with respect to relevant provisions under the *Planning Act 2016* below.

To facilitate Council's assessment of the proposal, please find enclosed the following:

- DA Form 5;
- Signed Landowners Consent;
- Architectural Proposal Plans prepared by *Red Door Architecture*;
- Traffic Statement – Minor Change to Approval prepared by *QTraffic*;
- Amended Landscape Concept Plan prepared by *Mark Baldock Landscape Architect*;
- Revised Stormwater Drainage Plans prepared by *Civilworks Engineers*;

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further, please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD

Brendan Andrews
TOWN PLANNER

Enc Minor Change Application

MINOR CHANGE APPLICATION

1. Site Details

Site Address	97 Swann Road, Taringa QLD 4068 7, 9 & 9A Burns Street, Indooroopilly QLD 4068 62 Rennie Street, Indooroopilly QLD 4068
Real Property Description	Lots 1 & 2 on RP55171 Lot 4 on RP23410 Lots 9 & 29 on RP23408
Area of Site	2414m ²
Zone	Medium density residential zone
Neighbourhood Plan	Indooroopilly centre neighbourhood plan
Overlays	▪ Airport environs overlay ▪ Bicycle network overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay

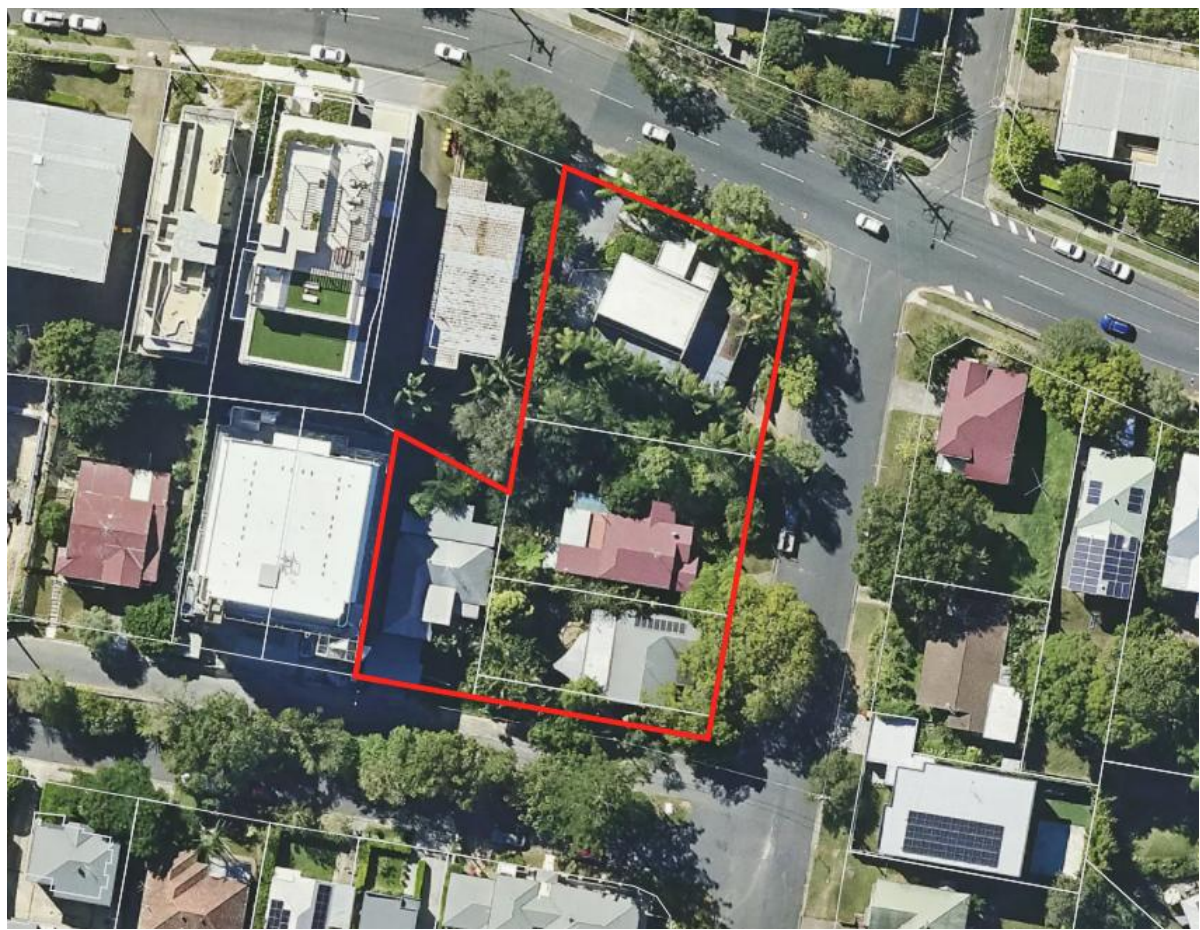


Figure 1: Aerial View of Subject Site & Existing Surrounds (Landchecker, April 2026)

The subject site comprises an irregularly shaped, significant landholding of five allotments, with a total site area of approximately 2414m². The land has frontage of approximately 31m to Swann Road in the north, approximately 61.6m to Burns Street in the east and approximately 45m to Rennie Street in the south. The site combines four individual holdings each containing a single detached dwelling house, as seen in Figure 1 above. The land has a generally steep topography, sloping from approximately 41m AHD along Swann Road, down to approximately 28m AHD along Rennie Street.

Existing development within the locality is characterised by multiple dwellings of varying ages or under construction to the north, while detached dwelling houses predominate to the south. Indooroopilly and Taringa offer exceptional opportunity for infill development to contribute much needed housing supply in the right locations, in close proximity to a wide range of retailers and services at Indooroopilly Shopping Centre, Toowong Village and the University of Queensland, connected by high frequency public transport.

Under the Brisbane City Plan 2014, the subject site is contained within a street block of Medium density residential zoning, which extends across to the northern side of Swann Road. Land across the southern side of Rennie Street is identified within the Low-medium density residential zone, while land across the eastern side of Burns Street is within the Character residential and Low density residential zones. Refer to Figure 2 below.



Figure 2: Brisbane City Plan 2014 Zoning Map

2. Application / Consultation History

To assist Council with this request, the relevant development approval/consultation history over the site is detailed below:

- **A004952892** – Material Change of Use for Multiple Dwelling (35 Units over 2 stages)
On 21 December 2018, an approval was granted by Council over three of the subject landholdings for a Multiple dwelling comprising 19 units in Stage 1 and 16 units in Stage 2. This approval had a currency period until 21 March 2025 and has subsequently been changed as listed below.
- **A005204580** – Material Change of Use for Multiple Dwelling (34 Units)
On 19 September 2019, an Other Change to the above development approval was granted by Council to remove the staging component and reduce the number of dwellings to 34 units. This approval has subsequently been changed as listed below.
- **A005408261** – Material Change of Use for Multiple Dwelling (37 Units)
On 18 September 2020, a Minor Change to the above development approval was granted by Council to increase the number of dwellings to 37 units. This approval has subsequently been changed as listed below.
- **A005625631** – Material Change of Use for Multiple Dwelling (46 Units)
On 17 November 2021, an Other Change to the above development approval was granted by Council to add the fourth landholding to the subject site and increase the number of dwellings to 46 units. This approval has subsequently been changed as listed below.
- **A006675925** – Material Change of Use for Multiple Dwelling
On 28 August 2025, an application for a Minor Change to the above development approval was withdrawn without progressing to a decision by Council.
- **A006847313** – Material Change of Use for Multiple Dwelling (55 Units)
On 27 November 2025, an Other Change to the above development approval was granted by Council over the four landholdings comprising the subject site to increase the number of dwellings to 55 units and increase the building height to 8 storeys. The decision notice for this approval noted the currency period as taken to be set by the original development approval, being 21 March 2025 and this approval is the subject of this minor change application.
- **ASR-15625-X6D** – Prelodgement Meeting
On 8 June 2026, a Prelodgement Meeting was held between Council and the applicant to discuss a future minor change application to capture minor adjustments to the approved development. This minor change application has been prepared in response to Council's advice confirming the proposed changes are suitable to be considered through a s81 minor change process.

3. Responsible Entity

Section 78A of the *Planning Act 2016* outlines the responsible entity for a change application, as follows:

- (1) 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.

Note—

For the responsible entity for a change application for a development approval that was a PDA development approval, see also the *Economic Development Act 2012*, section 51AN.

- (2) However, the P&E Court is the responsible entity for the change application instead of the person under subsection (1) if—
- (a) the change application is for a minor change to a development approval; and
 - (b) the development approval was given or changed by the P&E Court; and
 - (c) a properly made submission was made about—
 - (i) the development application for the development approval; or
 - (ii) another change application for the development approval.
- (3) Also, the Minister is the responsible entity for the change application instead of the person under subsection (1) if—
- (a) the change application is for a change to—
 - (i) a condition of a development approval that the Minister directed be imposed or amended under section 95; or
 - (ii) a condition of a development approval that the Minister directed be imposed under the old Act, section 419 or the repealed Integrated Planning Act 1997, section 3.6.1; or
 - (iii) a development approval given or changed by the Minister for an application that was called in under a call in provision; and
 - (b) the P&E Court is not the responsible entity for the change application.

With reference to the above, we note that the responsible entity for this change request is Brisbane City Council.

4. Proposed Changes

Pursuant to the latest development approval being granted, the applicant is in the process of acquiring the subject site and is reviewing the design to address building code requirements and identify construction efficiencies, with works set to commence onsite imminently. Through the design review process and a review of forecasted demand for housing within the locality, it is also proposed to split the approved penthouse unit into two units, to contribute additional dwellings to the local inner west catchment.

Further, the below outline summarises the changes sought to the approved development arising from detailed design:

Basement 01 & 02 Floor Plans

- Reduced car park widths from 2.5m or 2.6m to 2.4m or 2.5m, due to column or lift shaft placements;
- Increased car park widths from 2.3m to 2.4m;
- Reduced aisle width from 6m to 5.85m due to greater basement wall thickness;
- 8 additional bicycle spaces for residents (4 spaces per floor);

Lower Ground 04 Floor Plan

- Reduced car park widths from 2.5m or 2.6m to 2.4m, due to lift shaft placement;
- One car park space reduced in width from 2.6m to 2.3m, designated as a small car space;
- Removal of pad mounted transformer from the Rennie Street frontage;
- Additional booster cabinet relocated to Rennie Street frontage;
- Minor internal reconfiguration of bin rooms, services and building cores;
- Removal of 5 bicycle spaces for residents;

Lower Ground 03 Floor Plan

- Consolidation of fire tanks and pump rooms internally to suit revised servicing strategy;
- Relocation of detention tank to adjacent the Burns Street frontage resulting in removal of one small landscaping planter;
- Inclusion of additional bulky goods storage areas for residents;

Lower Ground 02 Floor Plan

- Full enclosure of stair egress on Burns Street for compliance with fire engineering requirements, adjoining by additional landscaped planters on the front boundary;

Lower Ground 01 Floor Plan

- No discernible changes

Ground Floor Plan

- Relocation of water meter assembly, including removal of enclosure, along the Swann Road frontage;
- Relocation of booster cabinet along the Swann Road frontage;
- Relocation of pad mounted transformer to the north-western corner of the Swann Road frontage for compliance with Energex requirements;
- Rationalisation of deep planting along the Swann Road frontage;

Level 01 Floor Plan

- Introduction of additional articulation between ballast and planters on the Rennie Street frontage;

Level 02 Floor Plan

- Reconfiguration of communal open space, including:
 - Addition of indoor recreation spaces being kitchen, gym and sauna;
 - Revised pergola extent;
 - Marginal increase of concrete roof extent to provide awnings to doors and kitchen;
 - Marginal reduction in planter widths;
 - Increase to pool size and introduction of a raised pool deck;

Level 03 Floor Plan

- Marginal increase of roof extent to revised communal open space below;
- Revised pergola extent to revised communal open space below;

Level 04 Floor Plan

- No discernible changes

Level 05 Floor & Roof Plans

- Conversion of the approved penthouse unit into two units;
- Partial enclosure of approved balcony space as internal space for each unit;
- Corresponding increase to roof extent;
- Marginal reduction in planter width;
- No change to setback from Swann Road to planter (OMP);

Table 1 below summarises a comparison of key development parameters between the approved and proposed designs.

Table 1: Comparison of Key Development Parameters

KEY PROPOSAL STATISTICS	
BCC Approved Plans (A006847313) <i>Rothelowman</i> Approval Date: 27 November 2025	Architectural Proposal Plans (Minor Change) <i>Red Door Architecture</i> Issue Date: 11 September 2026
▪ Yield: 55 apartments ▪ Building Height: 8 storeys ▪ Site Cover: 57.1% (pre-road dedication) ▪ 59.6% (post-road dedication) ▪ Front Setback (Rennie St): 1.5m-21.3m (pre-road dedication) ▪ Front Setback (Burns St): 1.6m-5m (pre-road dedication) ▪ Front Setback (Swann Rd): 2m-4m (pre-road dedication) ▪ Side Setbacks: 1.5m-5m ▪ Rear Setback: N/A	▪ Yield: 56 apartments ▪ Building Height: 8 storeys ▪ Site Cover: 57.5% (pre-road dedication) ▪ 59.97% (post-road dedication) ▪ Front Setback (Rennie St): 1.5m-31.5m (pre-road dedication) ▪ Front Setback (Burns St): 1.6m-7.98m (pre-road dedication) ▪ Front Setback (Swann Rd): 2m-7.5m (pre-road dedication) ▪ Side Setbacks: 1.5m-5m ▪ Rear Setback: N/A

KEY PROPOSAL STATISTICS

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ Car Parking: 109 spaces (98 resident spaces & 11 visitor spaces) ▪ Bicycle Parking: 75 spaces (65 resident spaces & 10 visitor spaces) | <ul style="list-style-type: none"> ▪ Car Parking: 109 spaces (98 resident spaces & 11 visitor spaces) ▪ Bicycle Parking: 78 spaces (68 resident spaces & 10 visitor spaces) |
|---|---|

We note that the changes as proposed do not significantly differ from the development that was approved by Council on 27 November 2025. This correspondence, in conjunction with the attached documents, demonstrates that, where variations do exist, they do not result in a development application that cannot satisfy the current and relevant provisions of *Brisbane City Plan 2014*. It is noted that the proposed changes were discussed at a prelodgement meeting with Council on 8 June 2026 (Council Ref: ASR-15625-X6D), where in principle support was obtained for the proposed revisions and a s81 minor change process.

A comparison of the approved and proposed plans (select layouts and all elevations) is illustrated in Figure 3 to Figure 8 below.



Figure 3: Approved & Proposed Lower Ground 04 Floor Plans

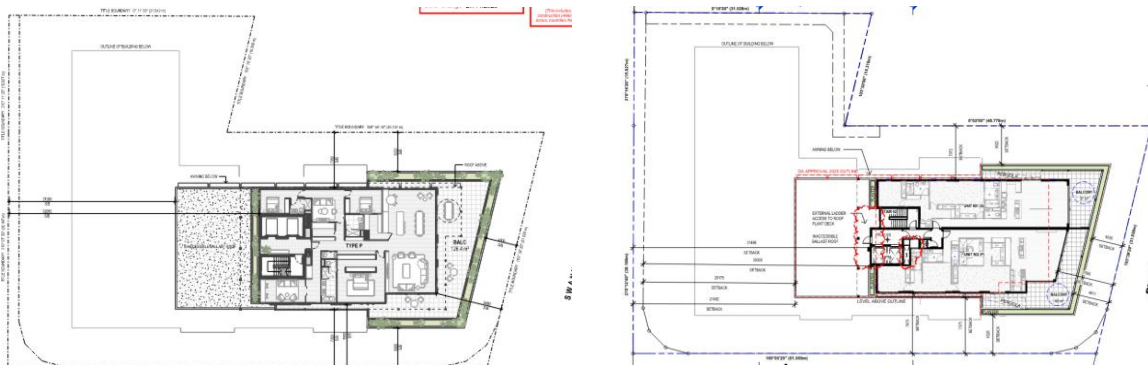


Figure 4: Approved & Proposed Level 05 Floor Plans

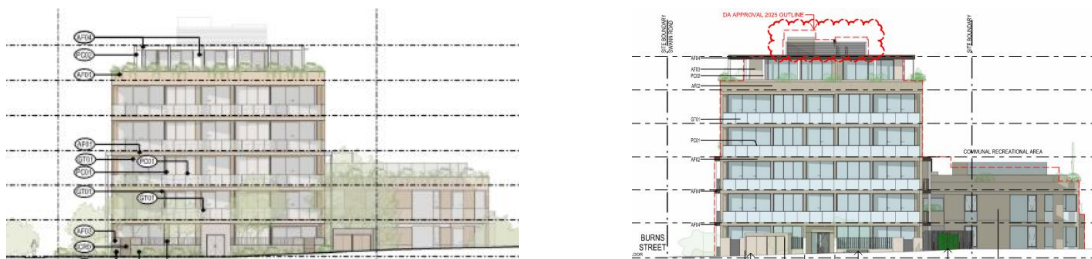


Figure 5: Approved & Proposed Northern Elevation Plans



Figure 6: Approved & Proposed Southern Elevation Plans



Figure 7: Approved & Proposed Eastern Elevation Plans



Figure 8: Approved & Proposed Western Elevation Plans



For full details, please refer to the enclosed architectural plans prepared by *Red Door Architecture*. Key changes proposed to the approved development are discussed in the subsections below.

4.1 Additional Unit & Changes to Swann Road Setback

Through the design review process, an opportunity has arisen to refine the approved dwelling product by reconfiguring the approved penthouse dwelling into two three bedroom dwellings. This enables the development to accommodate one additional household and provides a more diverse and comparatively more affordable housing product than the currently approved penthouse dwelling. The change therefore represents an opportunity to improve the efficiency and housing diversity of the approved development, while generally retaining the established building envelope and overall architectural intent.

The reconfiguration of the penthouse necessitates corresponding changes to the private open space arrangements and results in a partial enclosure of the approved balcony space. This reduces the Swann Road frontage setback from 8.5m to approximately 7.5m to the wall. The approved planter width is also reduced by approximately 300mm, resulting in a setback of approximately 4.8m to the revised planter arrangement. Importantly, the proposal maintains the approved 4m setback to the outermost projection, being the external face of the planter, with sufficient width retained to accommodate substantial deep planting along the Swann Road frontage.

The setback change is therefore a direct consequence of the revised dwelling configuration and the need to provide functional private open space for the two new three-bedroom dwellings, rather than an intention to materially increase the visual scale or bulk of the development. The changes remain generally contained within the approved building envelope and do not materially alter the established built form relationship with Swann Road.

Importantly, the minor change to the upper-level setback will not be readily discernible at the pedestrian scale. The approved 4m setback to the outermost projection is retained, while the substantial ground level and upper level landscaping continues to soften and screen the built form. The combination of the retained setback, deep planting and architectural articulation ensures that the pedestrian experience of the Swann Road frontage remains substantially unchanged.

Further, the development provides a particularly substantial landscape response to the Swann Road frontage when compared with a number of recent comparable developments within the locality. The approved deep planting zone is retained, supplemented by podium and upper level planting, provides a strong landscaped interface and contributes to a high level of streetscape amenity. This landscape outcome assists in offsetting the minor reduction in setback to the wall and ensures that the proposal continues to present as a well-integrated and visually softened development when viewed from Swann Road.

Accordingly, the proposed amendment is considered to represent a minor and appropriately responsive refinement to the approved development. The negligible change to the upper level setback facilitates the delivery of an additional three-bedroom dwelling and a more diverse and comparatively more affordable housing product, while retaining the fundamental streetscape, landscape and architectural outcomes of the approved development.

The proposed development is therefore considered to comply with Performance Outcome PO6 of the Multiple dwelling code for the following reasons:

- **Defines the street edge:** The proposed development maintains the general location and orientation of the approved built form addressing Swann Road. Notwithstanding the minor adjustment to the upper level setback, the development continues to provide a clearly defined and appropriately landscaped street edge. A substantial width deep planting zone is maintained along the frontage, as approved, providing a strong landscape buffer between the development and the public realm.

The extent of landscaping is considered to be particularly noteworthy, providing a more substantial landscaped interface than that associated with a number of recent developments within the locality. This contributes to a greener and more visually softened streetscape outcome and ensures that the built form does not present as an overly hard or dominant edge to Swann Road.

- **Creates a clear threshold and transition from public to private space:** The development maintains a clear and legible transition between the public realm and the private residential environment through the combination of building setbacks, substantial ground level landscaping, entry points and built form elements.

The minor upper level setback variation does not compromise this relationship, as the primary interface experienced at pedestrian level remains defined by the established ground level setback and landscaping. The landscape treatment provides an appropriate sense of separation and privacy, while maintaining visual permeability and a clear connection between the development and the street.

- **Assists in achieving visual privacy to ground-floor dwellings from the street:** The ground floor dwellings addressing Swann Road remain as approved and the proposed amendment does not reduce the established level of visual privacy afforded to these dwellings. The substantial landscape treatment within the frontage, together with the existing separation from the street, assists in filtering views and providing an appropriate degree of privacy for residents.
- **Supports the location of balconies for casual surveillance of the street and modulation of the façade:** Open balconies and generous window openings are provided across the levels addressing Swann Road, allowing for passive surveillance of the street and contributing to an active and safe public realm.

The façade is further articulated through the use of aluminium batten screening, projected balcony elements and integrated planter boxes. These elements provide visual depth and rhythm to the elevation and assist in breaking down the perceived scale of the building.

Importantly, the minor change to the upper level setback does not result in a discernible increase in the visual bulk of the development, when experienced from the street. The architectural articulation and substantial landscaping collectively ensure that the change is appropriately integrated into the overall built form.

- **Allows for built form and façade articulation that contributes to the streetscape character and landscape:** The proposed changes retain a highly articulated architectural response to Swann Road, with a combination of projections, recesses, balconies, screening and integrated landscaping providing visual interest and reducing the perception of a single building mass.

The upper level landscaping is particularly important in this regard, as it provides a softer interface to the built form and assists in integrating the development with the established landscape character of the street. The proposed design therefore continues to provide a considered relationship between architecture and landscape, notwithstanding the minor adjustment to the upper-level setback.

- **Is consistent with the intended streetscape and setback pattern:** While the proposal includes a minor reduction to the upper level setback, the change is limited in extent and is driven by the reconfiguration of the approved penthouse into two, three bedroom dwellings. The associated private open space has necessarily been reconfigured to respond to the revised dwelling layout, resulting in the minor adjustment to the setback.

The change should be considered in the context of the development as a whole. The upper level setback variation will have limited visibility and impact at the pedestrian scale due to the substantial building separation, architectural articulation and extensive landscaping provided along the Swann Road frontage. The fundamental setback and streetscape relationship established by the approved development is therefore maintained.

Further, the overall streetscape outcome is enhanced by the substantial landscape treatment, which provides a stronger landscaped interface than that evident in a number of recent developments in the locality. Accordingly, the minor departure from the approved upper-level setback does not compromise the intended streetscape character or result in an unacceptable built form outcome.

- **Facilitates landscaping appropriate to soften and screen the built form of the development from the street:** The development retains a substantial landscape response along Swann Road, including the approved deep planting zone at ground level. This provides a significant landscaped buffer between the building and the public realm and assists in softening and filtering views towards the development.

Additional planting is provided within the podium and upper levels, including integrated planter boxes associated with the balconies. Collectively, this landscaping assists in visually breaking up the building mass and reducing the perceived prominence of the built form when viewed from the street.

The extent of landscaping is considered to provide a higher level of streetscape amenity than would typically be achieved through a more limited landscape treatment and is a significant factor in ensuring that the minor upper level setback reduction does not result in an adverse pedestrian-scale outcome. Further detail regarding the landscape treatment is provided within the enclosed Landscape Concept Plan prepared by *Mark Baldock Landscape Architect* (Ref: 2707).

Overall, the proposed amendment represents a minor and site responsive change to the approved development. The setback adjustment is a direct consequence of reconfiguring the approved penthouse into two functional three-bedroom dwellings and the corresponding need to reorganise the private open space



Figure 10: Extract of Revised Landscape Concept Plan – Swann Road Frontage

The revised deep planting provision supports a wide range of tall shrubs, gardens and shade/screening trees to Swann Road, including the following species capable of growing up to 10m-20m at maturity:

- *Waterhousia floribunda* (Green Avenue);
- *Cupaniopsis anacardioides* (Tuckeroo);
- *Harpullia pendula* (Tulipwood);
- *Elaeocarpus reticularis* (Blueberry Ash);
- *Backhousia citriodora* (Lemon Scented Myrtle);

Furthermore, the approved pad mounted transformer location will be replaced by additional deep planting areas on Rennie Street. The proposal achieves 286.4m² dedicated deep planting areas in total, comprising 11.9% of the site. This represents a 0.4% increase on the approved development however, not all dedicated deep planting areas on the revised landscape concept plan strictly achieve minimum 4m dimensions in all directions. Notwithstanding, the landscaping strategy continues to satisfy the intent of Performance Outcome PO28 of the Multiple dwelling code, which requires landscaping that:

- **Provides shade to pedestrian pathways:** Deep planting areas remain strategically located along pedestrian interfaces, ensuring shade and comfort are maintained.
- **Maintains sightlines and supports personal safety:** The revised landscape layout preserves open sightlines to the street and public spaces, enabling passive surveillance from units and balconies.
- **Presents an integrated landscape and streetscape character:** The proposed landscape intent continues to deliver a cohesive subtropical landscape that complements the neighbourhood character and softens the built form.
- **Contributes positively to amenity and the microclimate:** The proposed deep planting areas include species selected for canopy spread, shade provision and cooling benefits, supporting a comfortable microclimate for residents and pedestrians.
- **Reduces the appearance of building bulk:** Landscaping remains positioned to break up building edges, screen hardstand areas and soften the interface with adjoining properties.
- **Contributes to privacy between residences:** Planting continues to be used to create visual separation between private open spaces and neighbouring dwellings.

- **Provides natural shade to mitigate heat-island impacts:** The selected deep planting species deliver meaningful canopy coverage, ensuring the development continues to contribute to heat-island mitigation despite the reduced area.

For further details on the proposed landscape intent for the subject site, please refer to the enclosed Detailed Landscape Plan prepared by *Mark Baldock Landscape Architect* (Ref: 2707).

4.3 Revisions to Communal Open Space

As part of the proposed changes, the communal open space has been refined to enhance the amenity provision of functional areas, including gym, sauna, pool and outdoor kitchen, with consequential amendments to solid concrete and pergola roofed extents.

Whilst the planter widths around the perimeter of the communal open space are reduced in parts, the enclosed landscape concept plan prepared by *Mark Baldock Landscape Architect* (Ref: 2707) demonstrates 0.8m-1.2m high planter boxes accommodating species capable of reaching up to 0.9m height at maturity, which is considered to achieve sufficient shade planting and enhance the microclimate for the residential units, particularly on the western façade. An extract of the proposed communal open space from the revised landscape concept plan can be seen in below.

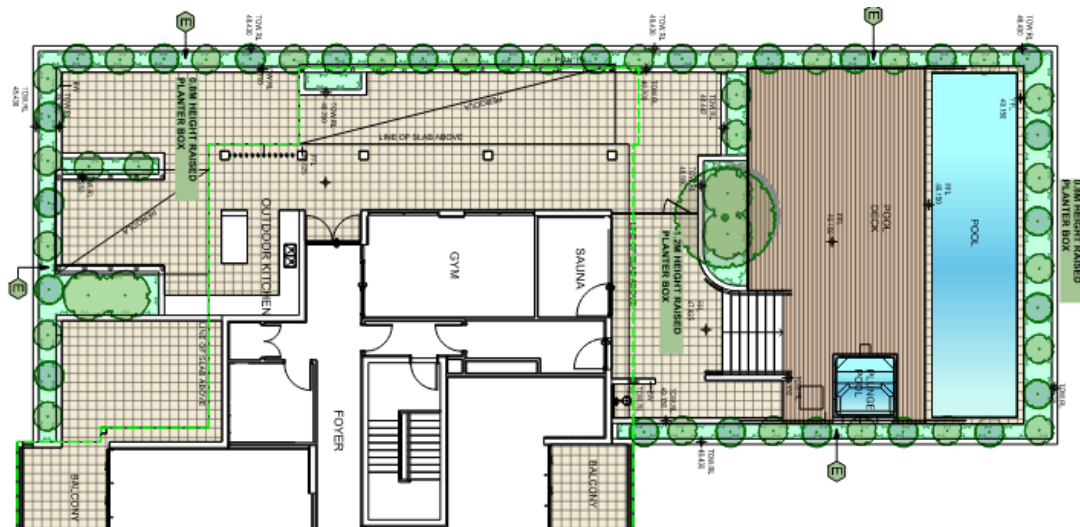


Figure 11: Proposed Communal Open Space Area

The proposed communal open space is considered sufficient to provide residents with passive and active recreation opportunities for a range of uses and flexible use, amongst a pleasant outlook maximising opportunities for shared views or access to viewing points, in accordance with Performance Outcome PO30 of the Multiple dwelling code. It is considered that any communal space onsite will supplement the well-designed private open spaces that exceed minimum requirements, as well as the various '*things to see and do in Brisbane*', given the attractive proximity of high quality amenities and recreation opportunities afforded by the inner city location of Indooroopilly and Taringa.

For further details on the proposed landscape intent for the subject site, please refer to the enclosed Detailed Landscape Plan prepared by *Mark Baldock Landscape Architect* (Ref: 2707).

4.4 Car Parking

It is acknowledged that, despite the proposed additional unit, no changes to the number of car parking spaces provided for residents and visitors is proposed. Notwithstanding, the enclosed traffic statement prepared by *QTraffic* (Ref: 2323_TPA42) has recalculated the estimated resident demand for the revised 56 unit proposal, based on Census data in the approved traffic engineering statement, to be 71 vehicles. As such, the estimated residential demand for the revised proposal remains numerically below the approved supply of 98 spaces, coupled with the 11 visitor spaces, ensuring that peak parking demand is accommodated onsite without any overflow of car parking to adjoining premises or surrounding streets, in accordance with Performance Outcome PO13 of the Transport, access, parking and servicing code.

5. Changes to Approved Documents

The applicant seeks to formally change the development approval over the site as a result of reviewing the design to address building code requirements and identify construction efficiencies. Through the design review process and a review of forecasted demand for housing within the locality, it is also proposed to split the approved penthouse unit into two units, to contribute additional dwellings to the local inner west catchment. The proposal differs from the approved plan set in accordance with Section 4 above and are reflected in the attached Architectural Proposal Plans prepared by *Red Door Architecture*.

Proposed Changes to Approved Plans / Documents

To assist Council, and given an entirely new set of plans accompany the change request, the amended table of drawings and documents sought to be approved is provided below (with changes bolded in **red**):

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Landscape Concept Plan – Lower Ground 3	2707 LCP-1 Rev B	26-AUG-2026
Landscape Concept Plan – Lower Ground 2	2707 LCP-2 Rev B	26-AUG-2026
Landscape Concept Plan – Lower Ground 1	2707 LCP-3 Rev B	26-AUG-2026
Landscape Concept Plan – Ground	2707 LCP-4 Rev B	26-AUG-2026
Landscape Concept Plan – Level 1	2707 LCP-5 Rev B	26-AUG-2026
Landscape Concept Plan – Level 2	2707 LCP-6 Rev B	26-AUG-2026
Landscape Concept Plan – Level 3	2707 LCP-7 Rev B	26-AUG-2026
Landscape Concept Plan – Level 5	2707 LCP-8 Rev B	26-AUG-2026
Landscape Specification Notes	2707 LCP-9 Rev B	26-AUG-2026
Stormwater Drainage Plan	CW25163-SW01 Issue B	18-JUN-2026
Detention Tank Layout and Details Plan	CW25163-SW02 Issue A	02-SEP-2026
Traffic Statement – Minor Change to Approval	2323_TPA42	27-JUL-2026
Development Summary	DA00.01 Revision 3	11-SEP-2026
Proposed Site Plan	DA00.03 Revision 5	11-SEP-2026
Lower Ground 06	DA01.01 Revision 4	11-SEP-2026
Lower Ground 05	DA01.02 Revision 4	11-SEP-2026
Lower Ground 04	DA01.03 Revision 4	11-SEP-2026
Lower Ground 03	DA01.04 Revision 5	11-SEP-2026
Lower Ground 02	DA01.05 Revision 5	11-SEP-2026
Lower Ground 01	DA01.06 Revision 3	11-SEP-2026
Ground	DA01.07 Revision 5	11-SEP-2026
Level 01	DA01.08 Revision 4	11-SEP-2026
Level 02	DA01.09 Revision 5	11-SEP-2026

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Level 03	DA01.10 Revision 4	11-SEP-2026
Level 04	DA01.11 Revision 3	11-SEP-2026
Level 05	DA01.12 Revision 4	11-SEP-2026
Roof	DA01.13 Revision 5	11-SEP-2026
North Elevation	DA02.01 Revision 7	11-SEP-2026
South Elevation	DA02.02 Revision 7	11-SEP-2026
East Elevation	DA02.03 Revision 7	11-SEP-2026
West Elevation	DA02.04 Revision 7	11-SEP-2026
Section A	DA03.01 Revision 4	11-SEP-2026
Section B	DA03.02 Revision 4	11-SEP-2026
Section C	DA03.03 Revision 3	11-SEP-2026
Section D	DA03.04 Revision 3	11-SEP-2026

Proposed Amendments to Conditions

It is requested that Council please issue a revised approval package, inclusive of an amended set of conditions of approval which are appropriately altered to reflect the proposed changes within the revised architectural plans, civil engineering plans and traffic statement. The following conditions are identified as requiring amendments to reflect earlier changes to the approval or the revised plans sought to be approved by this change application:

- Condition 29 – Access, Grades, Manoeuvring, Carparks, Signs and Line Marking, specifically parts (iv) and (vii);
- Condition 33 – Work for Transport Network – Road (Non-trunk) – External;
- Condition 34 – Site Drainage - Minor;
- Condition 40 – Permanent Vehicle Crossover.

6. Planning Act 2016 Provisions

The changes to the Development Approval outlined in the above sections are identified as meeting the benchmark for a Minor Change in accordance with Schedule 2 of the *Planning Act 2016*, given that the change:

- (i) **Would not result in a substantially different development** – The proposal as described above does not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:
 - a) **Involve a new use** – The proposed change does not involve a new use. The change is limited to the changes as noted within the above and attached correspondence. No new land uses are proposed over the site.
 - b) **Results in the application applying to a new parcel of land** – The proposed change does not result in the application applying to a new parcel of land. The development remains only over the allotments included in the original approval.
 - c) **Dramatically changes the built form in terms of scale, bulk and appearance** – The proposed changes to the development do not materially change the built form in terms of scale, bulk and appearance, when compared with the approved development. Importantly, the

amended proposal retains the fundamental stepped built form following the topography of the site, established by the existing approval. The proposed changes are more appropriately characterised as a refinement of the approved built form, involving changes to the architectural expression, rather than a fundamental change to the scale, bulk or overall built form outcome.

- d) ***Changes the ability of the proposed development to operate as intended*** – The proposed change does not alter the ability of the development to operate as intended.
 - e) ***Removes a component that is integral to the operation of the development*** – The proposed change does not result in the removal of a component that is integral to the operation of the development.
 - f) ***Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site*** – The proposed minor change will not result in any impacts on traffic flow or the transport network. The supporting traffic statement confirms that maintaining the number of onsite car parking spaces as currently approved will continue to accommodate the estimated residential demand accounting for the additional unit proposed.
 - g) ***Introduces new impacts or increase the severity of known impacts*** – The proposed change does not introduce new impacts or increase the severity of known impacts. The slight changes to the layout are generally maintained within the approved building envelope and therefore does not result in any new or increased impacts.
 - h) ***Removes an incentive or offset component that would have balanced a negative impact of the development*** – The proposed change does not remove any incentive or offset component.
 - i) ***Impacts on infrastructure provisions*** – The proposed change does not impact on infrastructure provision.
- (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*** – The proposed change would not cause the inclusion of Prohibited development in the application if a development application for the development including the change was made.
 - (B) ***Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application*** – The change would not cause referral to a referral agency if a development application was made for the development including the change.
 - (C) ***Referral to extra referral agencies, other than to the chief executive*** – Not applicable. When initially lodged, the application did not require referral to a referral agency. Moreover, the proposed changes do not result in referral to any additional referral agencies.
 - (D) ***A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made*** – The proposed change will not introduce any new matters for a referral agency assessment.
 - (E) ***Public notification if public notification was not required for the development application*** – The application was originally subject to Impact Assessable procedures and as such, public notification was undertaken as part of the original assessment. The proposed changes do not alter the level of assessment in this instance.

7. Conclusion

In view of the above, the proposed changes meet the benchmark for a Minor Change to a development approval as detailed in the *Planning Act 2016*.

We request that the Council update the approval package to include the amended plans as identified in Sections 4 & 5 above. The proposed changes are sought to capture modifications made to the development from reviewing the design to address building code requirements and identify construction efficiencies to ultimately streamline project delivery and avoid any potential delays for future plan sealing applications.

In accordance with Section 80 of the *Planning Act 2016*, there are no affected entities associated with this request.

EXTENSION TO CURRENCY PERIOD REQUEST

Pursuant to Section 86 of the *Planning Act 2016*, “a person may make an application (an extension application) to the assessment manager to extend a currency period of a development approval before the approval lapses”.

The subject development approval was given under the *Planning Act 2016* on 21 December 2018. One minor change and three other change approvals were granted by Council, whereby the decision notices confirm the currency period is taken to be as per the original development approval. Pursuant to section 85 of the Act, a development approval lapses:

“for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

- (i) the period stated for that part of the approval; or
- (ii) if no period is stated—6 years after the approval starts to have effect;”

As such, the development approval had an initial lapse date of 21 March 2025.

However, in accordance with section 275R of the *Planning Act 2016*, the then Treasurer and Minister for Infrastructure and Planning declared the COVID-19 Applicable Event. Under this provision, 3 automatic extensions were granted, with the following being applicable / beneficial to this approval as detailed below:

- On 8 July 2020, the Minister issued a notice under section 257R of the *Planning Act 2016* granting a 6 month extension. The automatic extension notice had effect from 8 July 2020 to 31 October 2020.
- On 1 September 2021, the Minister issued a notice under section 257R of the *Planning Act 2016* granting a 6 month extension. The automatic extension notice had effect from 1 September 2021 to 30 September 2021.
- On 28 April 2022, the Minister issued a notice under section 257R of the *Planning Act 2016* granting a 12 month extension. The automatic extension notice had effect from 28 April 2022 to 24 June 2022.

The subject approval was in effect when the abovementioned notices were given on 8 July 2020, 1 September 2021 and 28 April 2022. Thus, the currency period of the Development Permit for Material Change of Use for Multiple dwelling (55 units) given on 27 November 2018 (Council Ref: A006847313) was extended by a period totalling 24 months. As such, the currency period expires on the **21 March 2027** pursuant to the provisions of the *Planning Act 2016* and the extension notices given by the Minister on 8 July 2020, 1 September 2021 and 28 April 2022.

In accordance with Section 86 of the *Planning Act 2016*, we hereby request that the currency period of the subject approval be extended by 2 years until **21 March 2029**.

1. Relevant Matters

Section 87(1) of the *Planning Act 2016* states that in assessing and deciding a request for extension to currency period, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to the assessment of the development application. The following matters are considered relevant to the assessment:

Consistency with Current Planning Scheme

The approval was given under the *Brisbane City Plan 2014*, which remains the planning scheme currently in effect. The site is located within the Medium density residential zone, with the Overall Outcomes of the zone supporting the delivery of housing supply that provides a mix of well-designed and location-responsive medium rise and density residential development in well-located parts of Brisbane, such as Taringa and Indooroopilly.

Community Awareness of Approval

The development application was Impact Assessable and underwent public notification. It is considered that the community have reasonable awareness of the approval, given that the approved development is consistent with the future intent and reasonable community expectations for the land. The proposal remains consistent with the applicable assessment benchmarks under the current Planning Scheme, addresses any submissions that were received.

Project Delays

Subsequent to issue of the development approval, the applicant is in the process of acquiring the subject site and is reviewing the design to address building code requirements and identify construction efficiencies, with works set to commence onsite imminently. A combination of external, industry-wide and location-specific constraints has affected the ability for previous owners to proceed within the original timeframe. These issues are as discussed below:

- Construction Costs & Labour Shortages

Extreme material supply shortages, labour shortages and contractor unavailability continues to cause substantial price increases for construction works. These circumstances have caused monetary pressures, resulting in the commencement of work to be continuously delayed.

- Funding & Market Uncertainty

The project's financing arrangements became materially affected by:

- sharp increases in construction costs;
- changed lender requirements for developments; and
- market uncertainty impacting pre-commitment and feasibility stability.

This created a temporary viability gap that required reassessment before responsibly commencing works.

- Ongoing COVID-19 Pandemic Impacts

The COVID-19 has had lasting impacts on construction markets, with the sector operating at reduced capacity. Thus, the applicant has had to navigate shifting market conditions, causing minimal progress in construction up to this point.

An extension of the currency period for an additional 2 years is therefore requested to enable the applicant to obtain the relevant operational works approvals and complete the development within the statutory timeframes. The applicant is actively progressing the approval, whilst the site purchase is processed, by already preparing building approval drawings and is make the necessary changes to ensure the development is viable and can ultimately proceed to construction, demonstrating commitment to bring the development to fruition.

2. Conclusion

We also hereby request that the currency period of the subject approval be extended by 2 years until **21 March 2029**.

An extension of the development approval's currency period is sought in light of the relevant matters raised above. The delay has not been due to inaction but rather a combination of labour constraints, supply-chain limitations, funding pressures and shifting market conditions, all being external factors and outside the reasonable control of previous owners and the applicant. Ensuring suitable residential housing supply is important to protect the local community from the adverse impacts of insufficient housing stock and the delays caused if new approvals are required.

The applicant remains fully committed to delivering the approved development and seeks a reasonable extension of time to allow resolution of these constraints to ensure that construction proceeds safely, economically and in compliance with contemporary planning requirements and Australian Standards.