

Change Application (Minor Change) Town Planning Assessment 43 Wambool Street, Bulimba

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: A006235318) over the site at 43 Wambool Street, Bulimba comprising a Development Permit for Material Change of Use for Multiple Dwelling (8 x units) and Development Permit for Building Work (identified within the Traditional Building Character Overlay) granted by the Brisbane City Council on 6 September 2023. For further detail refer to the copy of the development approval included within **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 43 Wambool Street, Bulimba and is more properly described as Lot 69 on RP12589. The site is rectangular in shape with a total site area of 1,012m² and comprises an approximate frontage of 19.3m to Wambool Street.

Having regard to the Certificate of Title (**Attachment B**) for the site, the registered owner of the site is C Dos Pty Ltd (A.C.N. 664 665 052).

The site is not identified as benefitting from or being burdened by an easement, an access restriction strip or a covenant. A copy of the current certificate of title is included within **Attachment B**.

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 current development approval (subject to v26.00/2023). 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 Change Application.

Table 1 – Town Planning Designations		
	Brisbane City Plan 2014 (v26.00 / 2023)	Brisbane City Plan 2014 (v35.00 / 2025)
Zone	<ul style="list-style-type: none"> • Low-medium density residential (2 or 3 storey mix) 	<ul style="list-style-type: none"> • Low-medium density residential (2 or 3 storey mix)
Neighbourhood Plan	<ul style="list-style-type: none"> • Bulimba District Neighbourhood Plan (not identified within a specific precinct / sub-precinct) 	<ul style="list-style-type: none"> • Bulimba District Neighbourhood Plan (not identified within a specific precinct / sub-precinct)
Overlays	<ul style="list-style-type: none"> • Airport Environs Overlay <ul style="list-style-type: none"> ○ OLS – Horizontal Limitation Surface Boundary ○ PANS – Procedures for Air Navigation Surfaces ○ BBS Zone – Distance from Airport 3-8km • Community Purposes Network Overlay • Critical Infrastructure and Movement Network <ul style="list-style-type: none"> ○ Critical Infrastructure and Movement Planning Area Subcategory • Dwelling House Character Overlay • Road Hierarchy Overlay <ul style="list-style-type: none"> ○ Neighbourhood Road (Wambool Street) • Streetscape Hierarchy Overlay <ul style="list-style-type: none"> ○ Neighbourhood Street Minor (Wambool Street) • Traditional Building Character Overlay <ul style="list-style-type: none"> ○ Local character significance sub-category 	<ul style="list-style-type: none"> • Airport Environs Overlay <ul style="list-style-type: none"> ○ OLS – Horizontal Limitation Surface Boundary ○ PANS – Procedures for Air Navigation Surfaces ○ BBS Zone – Distance from Airport 3-8km • Community Purposes Network Overlay • Critical Infrastructure and Movement Network <ul style="list-style-type: none"> ○ Critical Infrastructure and Movement Planning Area Subcategory • Dwelling House Character Overlay • Road Hierarchy Overlay <ul style="list-style-type: none"> ○ Neighbourhood Road (Wambool Street) • Streetscape Hierarchy Overlay <ul style="list-style-type: none"> ○ Neighbourhood Street Minor (Wambool Street) • Traditional Building Character Overlay <ul style="list-style-type: none"> ○ Local character significance sub-category

2.2 Approval Background

In accordance with Brisbane City Council’s public scrutiny file (Development i), the following development approval is identified over the site and is discussed in detail below. This Change Application relates to the current development approval (Council Reference: A006235318) over the site.

Material Change of Use – September 2023 (Council Reference: A006235318)

A Development Permit for a Material Change of Use for Multiple Dwelling (8 x units) and Building Works (identified within the Traditional Building Character Overlay) was granted by Brisbane City Council on 20 March 2023 (Council Reference: A006235318). Pursuant to the Decision Notice, the currency period for the development approval (inclusive of all its parts) will end on 6 December 2029.

The approved development comprises eight (8) units, consisting of 8 x 3 bedroom units, with ancillary basement car parking, landscaping and private recreational areas.

The approved development comprises a stepped building height outcome of two (2) to three (3) storeys. The approved development includes deep planting within the front and rear portions of the site, together with landscaping incorporated to the side boundaries and throughout the building facades.

The development accommodates 21 x car spaces (inclusive of 2 x visitor car spaces) within the basement level and vehicle access is obtained via a 6.5m Type B2 crossover which supports LRV and MRV servicing.

Figure 1 illustrates the approved development outcome over the site.



Figure 1: Development Approval (Council Reference: A006235318) (Source: Gatehouse Architecture, 2023)

3. Proposed Changes

Overview

The change application is being made as a consequence of changes that have arisen through the construction process. As such, the change application seeks to resolve these changes as part of a minor change to the existing approval.

At the outset, we advise that the land use, fundamental design and operational aspects of the proposal remain unchanged. The proposed development continues to represent a stepped 2-3 storey building height outcome, consistent with the approved development. The built form extent remains substantially consistent, with the setbacks and scale remaining coherent to the current development approval.

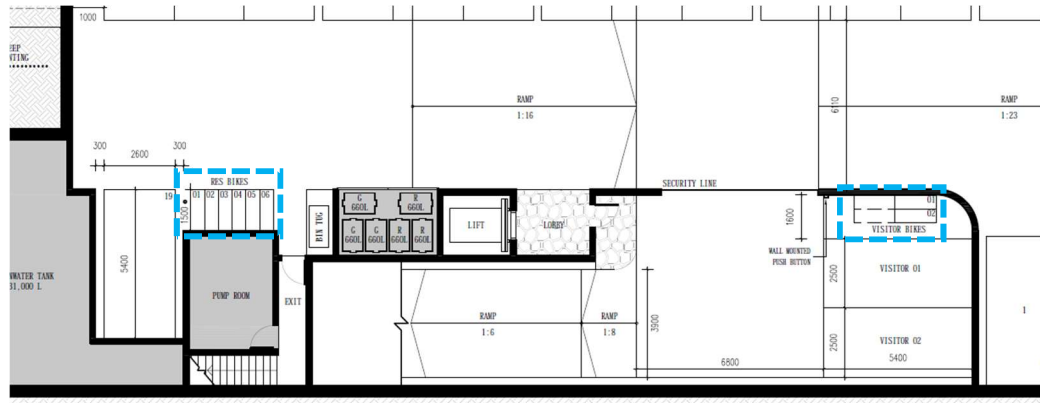
The following provides a detailed summary of the proposed changes, which are illustrated in the Revised Architectural Package contained within **Attachment C**.

A summary of the proposed changes is detailed below.

Bicycle Parking

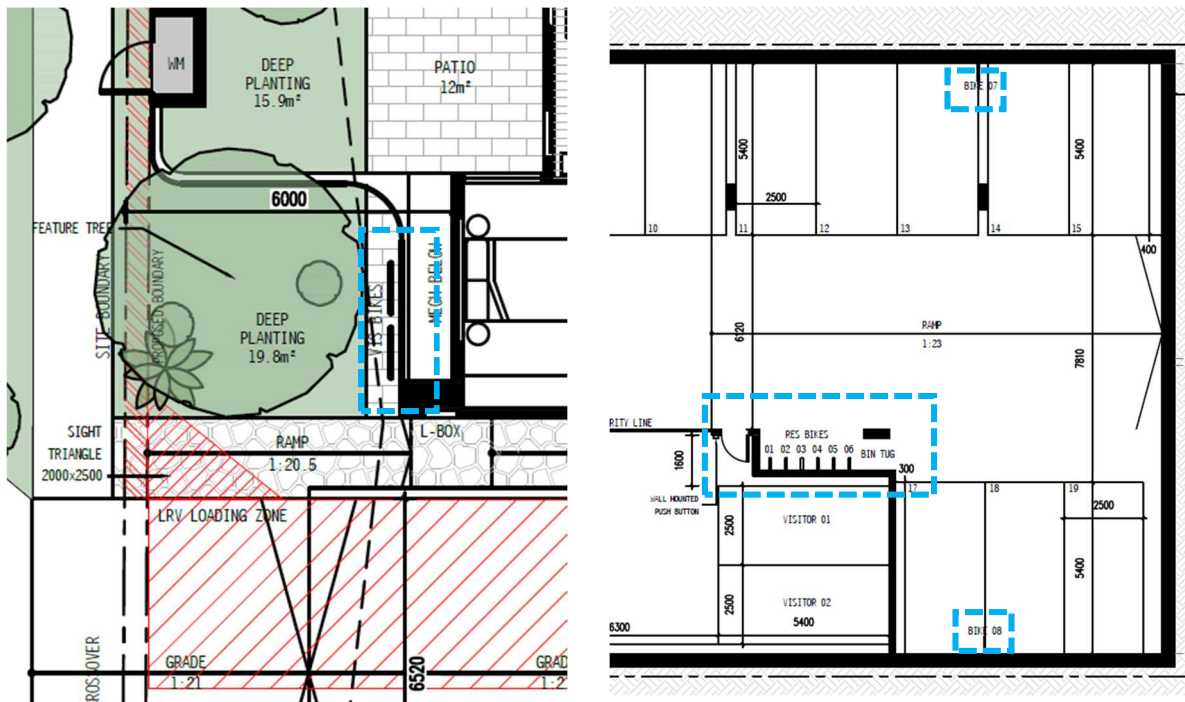
The Applicant proposes to reposition the residential bicycle parking spaces on the basement level and relocate the visitor bicycle parking spaces from the basement level to ground level (positioned adjacent to the access ramp entry from Wambool Street). As demonstrated within the Revised Architectural Plans (and **Figure 2** below), the revised outcome continues to provide a total of 10 bicycle parking spaces (inclusive of 8 x residential bicycle spaces and 2 x visitor bicycle parking spaces), pursuant to the current development approval (Condition 26).

For further detail regarding the proposed changes outlined above, please refer to the comparative imagery below (**Figure 2**) and the Revised Architectural Package prepared by Gatehouse Architecture, included within **Attachment C**.



Approved Basement Level

Current Development Approval – Bicycle Parking depicted in blue



Revised Ground Level

Revised Basement Level

Revised Outcome – Bicycle Parking depicted in blue

Figure 2: Revised Bicycle Parking Layout (Source: Gatehouse Architecture, 2026)

Rainwater / Irrigation Tank

As a consequence of detailed design, the approved rainwater tank has been reconfigured. Pursuant to Condition 17 of the existing development approval, the proposed rainwater tank will continue to hold 31,000L for irrigation to the development. Refer to the comparative imagery included within **Figure 3**.

For further detail regarding the proposed changes outlined above, please refer to the Revised Architectural Package prepared by Gatehouse Architecture, included within **Attachment C**.

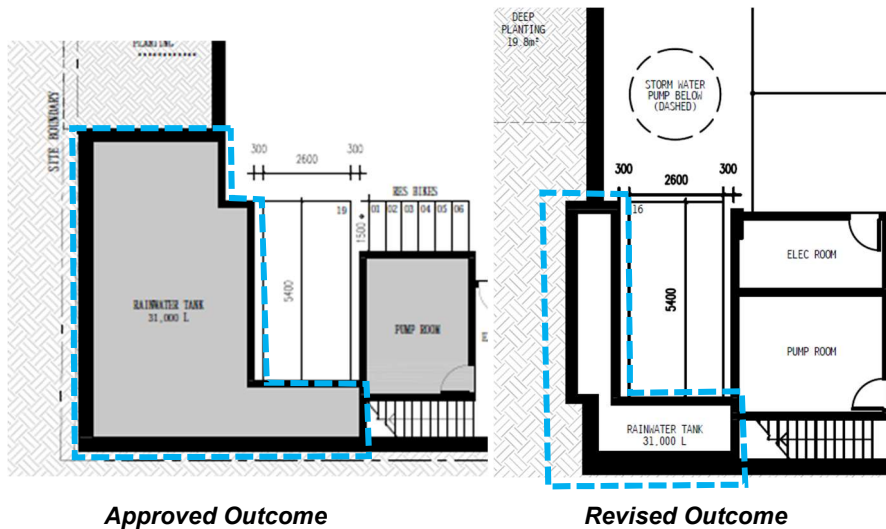


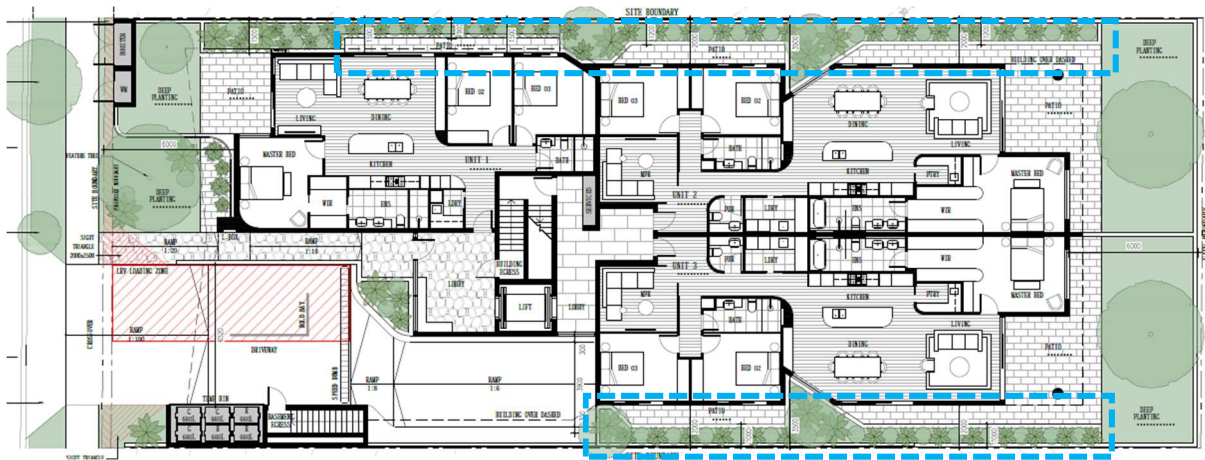
Figure 3: Revised Rainwater Tank – Comparative Imagery depicted in blue (Source: Gatehouse Architecture, 2025)

Side Boundary Patio (Ground Level)

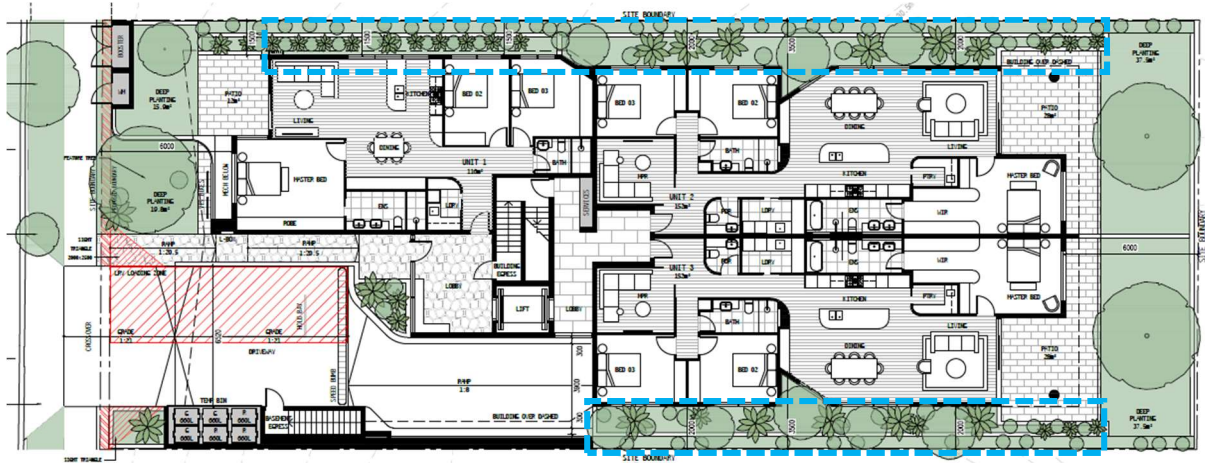
As a consequence of detailed design, the side boundary patios along the ground level have been removed and replaced with landscaping. The proposed change does not result in changes to the approved building setbacks to the side boundaries and represents an improved amenity and privacy outcome to adjoining residences. Refer to the comparative imagery included within **Figure 4**.

Having regard to the above proposed change, it is noted that the side patios (proposed to be removed) formed part of the ‘secondary’ private open space areas on ground level, and therefore the proposed change does not impact upon the primary private open space provision for Units 1-3. The ground level private open space areas therefore continue to comply with the relevant provision of the Multiple Dwelling Code (AO31.1 and PO31), consistent with the current development approval.

For further detail regarding the proposed changes outlined above, please refer to the Revised Architectural Package prepared by Gatehouse Architecture, included within **Attachment C**.



Approved Outcome



Revised Outcome

Figure 4: Revised Side Boundary Outcome – depicted in blue (Source: Gatehouse Architecture, 2026)

Window (Front Façade)

As a consequence of detailed design, a window has been introduced to the front façade on ground level. As detailed within **Figure 5** below, the proposed window comprises a high-level window above the master bedroom. The proposed change does not dramatically change the built form appearance and is intended to provide residents with greater opportunities for natural ventilation and improved amenity to the master bedroom. It is noted that the window is high-level and further screened by the deep planting area from Wambool Street (therefore not impacting upon privacy to the master bedroom).

For further detail regarding the proposed changes outlined above, please refer to the Revised Architectural Package prepared by Gatehouse Architecture, included within **Attachment C**.

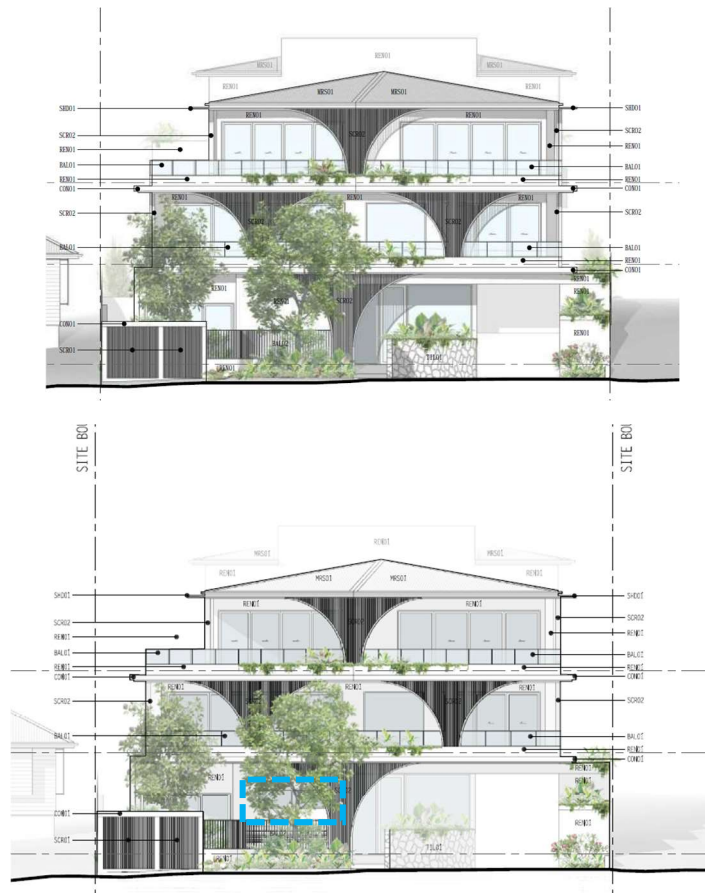


Figure 6: Revised Front Façade / Introduction of Window depicted in blue (Source: Gatehouse Architecture, 2026)

Mechanical Room

As a consequence of detailed design and requirements from the Mechanical Engineer, the mechanical plant room has been relocated. The location of the mechanical room is illustrated within **Figure 7** below.

Pursuant to AO5 of the Multiple Dwelling Code, the proposed mechanical room is not located within 4.0m of the front boundary to Wambool Street. The proposed mechanical room is also located behind the deep planting area and therefore is screened and landscaped so as to not be visually obtrusive from the street frontage. Please refer to the Revised Front Elevation included within **Attachment C**, confirming the proposed mechanical room is not overly perceptible from the street frontage and is screened by the proposed deep planting and architectural balustrading / screening.

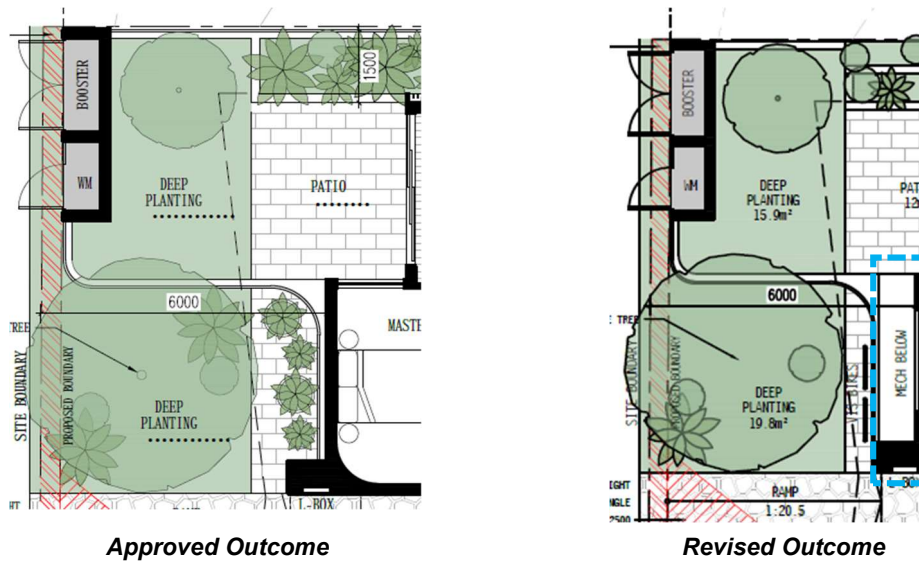


Figure 7: Revised Mechanical Room Location - depicted in blue (Source: Gatehouse Architecture, 2026)

Deep Planting (Rear Boundary)

As a consequence of construction requirements (relating to the construction of the basement), the dimension (in width) to the rear deep planting area has been amended from approximately 4.2m to 4.0m.

Having regard to the proposed amendments, the following key aspects are noted below:

- The revised outcome continues to accommodate large sub-tropical shade trees that represent the same amenity outcome and character response pursuant to the current development approval.
- The deep planting area within the rear portion of the site continues to accommodate the provision of large subtropical shade trees, as demonstrated within the current development approval. The deep planting area continues to be open to the sky with access to light and rainfall, be exclusively for landscaping (no underground development or infrastructure) and will improve the amenity to the rear adjoining development.
- The revised deep planting outcome comprises a minimum width of 4.0m and therefore continues to comply with the minimum deep planting dimensions pursuant to AO28.1 of the Multiple Dwelling Code.
- The revised outcome accommodates a total 10.8% of deep planting over the site and therefore continues to achieve compliance against AO29.2 of the Multiple Dwelling Code.

For further detail regarding the proposed changes outlined above, please refer to the Revised Architectural Package prepared by Gatehouse Architecture, included within **Attachment C**.

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**). Only the documents subject of change are identified below; all other approved documents are unchanged.

Table 2 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Site Plan	DA1.00 Issue 2 (Amended In Red 05-SEP-2023)	25-JUL-2023 (Received)
Basement Floor Plan	DA1.01 Issue 2 3	25-JUL-2023 (Received) 24-FEB-2026
Ground Floor Plan	DA1.02 Issue 3 2 (Amended In Red 05-SEP-2023)	04-SEP-2023 (Received) 24-FEB-2026
Level 01 Floor Plan	DA1.03 Issue 2	25-JUL-2023 (Received)
Level 02 Floor Plan	DA1.04 Issue 2	25-JUL-2023 (Received)
Roof Plan	DA1.05 Issue 2	25-JUL-2023 (Received)
Front Elevation (West)	DA2.00 Issue 2 3	25-JUL-2023 (Received) 24-FEB-2026
Side Elevation (South)	DA2.01 Issue 2	25-JUL-2023 (Received)
Side Elevation (North)	DA2.02 Issue 2	25-JUL-2023 (Received)
Rear Elevation (East)	DA2.03 Issue 2	25-JUL-2023 (Received)
Long Section 01	DA3.00 Issue 2	25-JUL-2023 (Received)
Long Section 02	DA3.01 Issue 2	25-JUL-2023 (Received)
Short Section 01	DA3.02 Issue 2	25-JUL-2023 (Received)
Short Section 02	DA3.03 Issue 2	25-JUL-2023 (Received)
Landscape Concept Plan - Level 1	23.035-Sheet 2- Issue E	25-JUL-2023 (Received)
Landscape Concept Plan - Level 2	23.035 - Sheet 3- Issue E	25-JUL-2023 (Received)
Landscape Sections	23.035 - Sheet 5- Issue E	25-JUL-2023 (Received)
Existing Tree Schedule	23.035 - Sheet 8- Issue E	25-JUL-2023 (Received)
Proposed Planting Schedule	23.035 - Sheet 9- Issue E	25-JUL-2023 (Received)
Proposed Planting Schedule	23.035- Sheet 10- Issue E	25-JUL-2023 (Received)
Proposed Planting Schedule	23.035- Sheet 11- Issue E	25-JUL-2023 (Received)

Table 2 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Proposed Planting Schedule	23.035- Sheet 12- Issue E	25-JUL-2023 (Received)
Landscape Concept Plan - Ground Floor	23.035- Sheet 1-Issue E (Amended In Red 05-SEP-2023)	25-JUL-2023 (Received)
Traffic Impact Assessment Report	001 Revision 01	20-MAR-2023 (Received)
Concept Bulk Earthworks Plan	23012/SK01	20-MAR-2023 (Received)

3.1.2 Changes to Conditions of Approval

The proposed change does not result in any changes to the current conditions of approval.

3.1.3 Changes to Infrastructure Charges Notice

There are no proposed changes to the approved Multiple Dwelling Units, and therefore there are no changes to the current Infrastructure Charges Notice.

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 3 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer to Table 4 .
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 4 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	The proposed minor change maintains the same land uses (Multiple Dwelling) as approved and does not involve a new land use.
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	<p>The proposed change will not dramatically change the built form, scale or appearance of the approved development for the reasons set out below.</p> <ul style="list-style-type: none"> • The overall building composition, bulk, scale and appearance remains consistent with the approval. • No changes are proposed to the external façade and materiality. The appearance and composition of the development remains unchanged (albeit the inclusion of an additional window included within the central front façade, which will be located in front of the deep planting area and not overly perceptible from the street frontage). • The development does not propose to change the approved building height in storeys. • The revised deep planting outcome continues to provide a deep planting amenity response that is consistent with the current development approval. • The proposal maintains the approved building setbacks. <p>The development therefore maintains a consistent overall built form and design outcome.</p>
Does not change the ability of the approved development to operate as intended	The proposed changes will not change the ability of the approved development to operate as intended. The proposal remains a Multiple Dwelling outcome.
Does not remove a component that is integral to the operation of the development	The proposed minor change will not remove a component of the approved development that is integral to the operation of the approved multiple dwelling development.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	There are no proposed changes to the overall car parking quantum or access arrangements. Therefore, the proposed changes will not impact on traffic flow and the transport network.
Does not introduce new impacts or increase the severity of known impacts	The proposed change will not introduce new impacts or increase the severity of known impacts. Notably, the proposal does not seek to change the approved building setbacks.
Does not remove and incentive or offset component that would have balanced a negative impact of the development	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.
Does not impact on infrastructure provisions	The proposed changes do not involve a change in unit yield / composition and therefore will not result in any additional infrastructure demand and will not impact on infrastructure provisions.

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*, with the *Brisbane City Plan 2014* providing the relevant planning scheme provisions. The legislative framework remains consistent and in force at the time of this change.

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

- The development application was subject to impact assessment procedures, with one (1) properly made submission received throughout the public notification period supporting the development outcome. The submission was notably in support of the application.
- 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 original application was assessed against the applicable provisions of the Low-Medium Density Residential Zone Code, Bulimba District Neighbourhood Plan 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:
 - **Deep Planting** – The application does not propose to change the approved deep planting area to Wambool Street. As discussed above, the revised deep planting area to the rear continues to accommodate large sub-tropical shade trees that represent the same amenity outcome and character response pursuant to the current development approval and continues to comply with the minimum dimensions, pursuant to AO28.1 and AO29.2 of the Multiple Dwelling Code.
 - **Bicycle Parking** – Whilst the bicycle parking has been reconfigured (as discussed above), the proposal continues to provide bicycle parking in accordance with the current development approval (and in accordance with the minimum rates sought under the TAPS PSP). The proposed development continues to accommodate 8 x residential bicycle parking spaces and 2 x visitor bicycle parking spaces, consistent with the current development approval (Condition 26).
 - **Irrigation Tank** – Whilst the irrigation tank has been reconfigured (as discussed above), the proposal continues to accommodate 31,000L of rainwater storage, consistent with the

current development approval (and in accordance with the rates sought within the Landscape Design Planning Scheme Policy).

- **Car Parking** – The application does not propose to change the car parking arrangements. The proposed development continues to accommodate twenty-one (21) car parking spaces via the basement level.
- **Setbacks** – The application does not propose to change any of the approved setbacks. The proposal involves the removal of the side boundary patios which are intended to be replaced with landscaping, representing a superior amenity and privacy outcome for adjoining residences.
- **Building Height** – The application does not propose to change the approved building height (in storeys). As discussed above, minor changes are proposed to the built form of the proposed development however will not result in any additional scale or building height.

6 Summary

This Town Planning Assessment in respect of the proposed Change Application (Minor Change) for the development approval at 43 Wambool Street, Bulimba 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.