

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

Via Email: angela.cleary@brisbane.qld.gov.au

ATTN: Angela Cleary

Dear Angela,

RE: MINOR CHANGE TO EXISTING APPROVAL UPON LAND AT 6 JOSLING STREET & 73 BRISBANE STREET, TOOWONG QLD 4066

We write in relation to the abovementioned application and Council's Further Advice email dated 15 July 2026 and provide the following response.

Refuse

1. *The proposed bollard-mounted security intercom near the entrance to the car park appears to be directly within the bin transfer path.*
 - a) *Relocate the bollard-mounted security intercom feature so that it does not interfere with the bin transfer path to the rear of the RCV loading area*
 2. *Despite the Bin Collection room being decreased in size, it remains functional. However, the dimensions for the Bin Collection and Bin Refuse rooms have been deleted from the proposed plans.*
 - a) *Demonstrate on amended plans the dimensions of the Bin Collection and Bin Refuse rooms.*
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1. The proposed bollard-mounted intercom for access to the basement car park has been relocated to the lower side of the speed hump. This amendment enables bins to be transferred from the bin collection room to the rear of the RCV without obstruction from the bollard. This also allows bins to remain in front of the speed hump at all times during the transfer, to ensure bins do not roll away as demonstrated in Figure 1. Refer to the enclosed updated Ground Floor (Level 1) Plan prepared by LABVL Design.

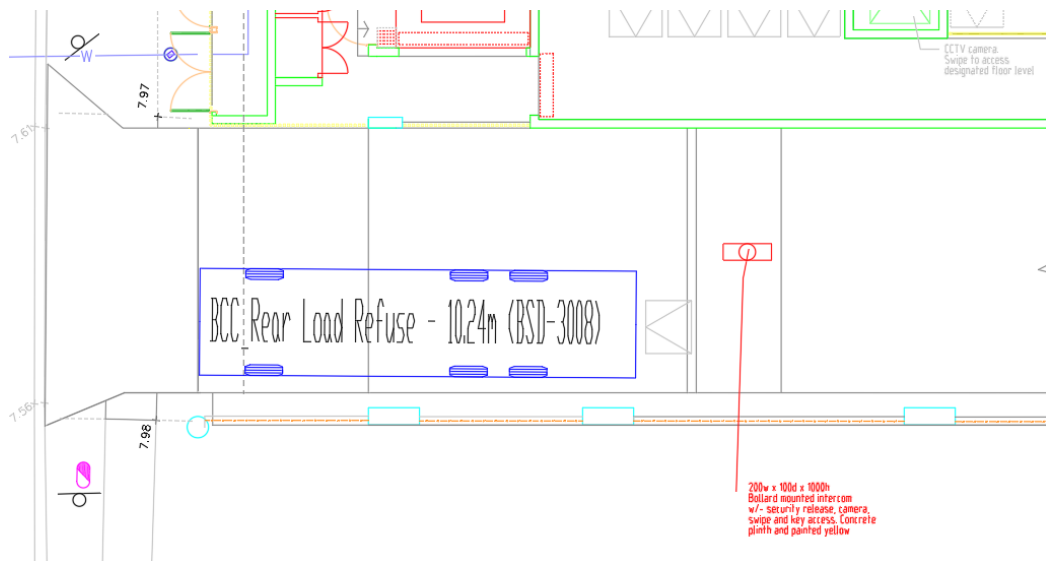


Figure 1: CAD drawing demonstrating relocated bollard and location of bin between rear of RCV and speed hump

2. The bin collection room remains of sufficient size and dimension to ensure the storage, rotating and relocation of bins to and from the collection point. To demonstrate the suitability, dimensions for the bin collection room and bin refuse rooms are provided on the enclosed updated Ground Floor (Level 1) Plan prepared by LABVL Design.

Landscaping and Architecture

1. The new water tanks on the roof are visually prominent. Along with the other proposed changes to the roofline, this will add to the bulk and scale of the building.
 - a) Consolidation of the water tanks towards the centre of the roof will reduce the impact. Please refer to AO10.2 of the Multiple dwelling code.
 2. The mechanical ventilation for the basement, along with driveway, fire escape stairs and other services, appears to dominate the street frontage. The current approval does nominate a location to the front of the site, but the mechanical ventilation was not as large or as prominent as the one proposed.
 - a) Setback the mechanical ventilation for basement from the street frontage, consider rotating it to the pedestrian access path. Please refer to AO5 of the Multiple dwelling code
1. Options to relocate the water tanks have been investigated. However, as the development is already under construction, the structural loading for the water tanks has already been designed and commenced construction for the tanks as in the location shown on the submitted plans. The structural design for the building as a whole has been developed on the basis of the rooftop water tanks being located as shown on the submitted drawings which has been designed to accommodate the loads imposed by the tanks in that position. Any significant relocation of the water tanks, such as to the centre of the roof as suggested by Council, will result in substantial structural implications. This would necessitate a major redesign of the concrete transfer slab, impact basement clearances, and affect the footing arrangement, some of these elements which have already been constructed. To this end, the water tanks are proposed to remain in the location as submitted to Council.

With reference to AO10.2 of the Multiple dwelling code, the enclosure for the water tanks is provided as a visual screening measure. The structure is designed as a continuation of the already approved built form and incorporates the same approved materials and finishes to integrate with the design. The location of the tanks specifically align with the balconies below, and presents as an extension of this vertical building element being the pronounced balcony projections.



Figure 2: East elevation showing the continuation of projection elements up the building to the water tank level

2. Council's comments are noted. The option to rotate the mechanical exhaust vent has been reviewed, however the rotating of the vent causes the discharge to be under the required clearances under the National Construction Code (NCC) and Australian Standards. The NCC requires compliance with AS1668.1 and AS1668.2. These state that carpark exhaust discharges must be separated by a minimum of 6m from any openable windows and doors. In accordance with AO5 of the Multiple dwelling code, the visual appearance and screening of the exhaust can be improved. Specifically, the current approved render for the frontage of the site appears as in Figure 3 however the design can be amended to provide screening in line with the booster cabinet screening as per Figure 4.



Figure 3: Existing front boundary elevation render



Figure 4: Proposed front boundary elevation with amended screening to exhaust

We have now responded to Council Further Advice email and request that Council proceed with the assessment of the application. To support this response, please find enclosed the following additional documents:

- Updated Ground Floor (Level 1) Plan prepared by LABVL Design.

Should you wish to discuss the matter further, please do not hesitate to contact our office.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD

A handwritten signature in black ink, appearing to read 'Tara Nunn'.

Tara Nunn
SENIOR PLANNER

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