

03 June 2026

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

Sent Via: Online Smart Form

Dear Sir / Madam,

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

We write on behalf of the applicant, *Josling Toowong Pty Ltd* requesting a Minor Change to the existing Development Permit (A006604044).

The recent approval was granted by Brisbane City Council on 18 of July 2025 for a Material Change of Use for Multiple Dwellings and Short term Accommodation (40 units). It is noted that ground breaking and construction has commenced on site and the changes sought are as a result of detailed design and ground truthing of existing services.

Enclosed are the details of the site and the proposed amendments for your consideration.

To facilitate Councils assessment of the proposal, please find enclosed the following:

- Planning Act Form 5;
- Signed Owners Consent;
- Amended Architectural Plans prepared by *LAVBL Design*;
- Traffic Statement prepared by *Q Traffic*; and
- Decision Notice and Stamped Approved Plans (A006604044).

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**

**Tara Nunn**  
**SENIOR PLANNER**

Enc Minor Change Application

## MINOR CHANGE APPLICATION

### 1. Site Details

Site Address	6 Josling Street & 73 Brisbane Street, Toowong QLD 4066
Real Property Description	Lot 2 on RP66363, and Lot 4 on SP259812
Area of Site	1,129m <sup>2</sup>
Area Classification	Low-medium density residential (2 or 3 storey mix) zone
Neighbourhood Plan	Toowong-Indooroopilly district neighbourhood plan
Overlays	<ul style="list-style-type: none"> <li>▪ Airport environs overlay</li> <li>▪ Bicycle network overlay</li> <li>▪ Community purposes overlay</li> <li>▪ Critical infrastructure and movement network overlay</li> <li>▪ Dwelling house character overlay</li> <li>▪ Flood overlay</li> <li>▪ Industrial amenity overlay</li> <li>▪ Potential and actual acid sulfate soils overlay</li> <li>▪ Road hierarchy overlay</li> <li>▪ Streetscape hierarchy overlay</li> <li>▪ Transport air quality corridor overlay</li> <li>▪ Transport noise corridor overlay</li> </ul>

The subject site is located at 6 Josling Street and 73 Brisbane Street, Toowong, legally described as Lot 2 on RP66363 and Lot 4 on SP259812. The subject site represents an irregular shaped allotment with a total size of 1,129 m<sup>2</sup> and a primary frontage to Josling Street to the west. In accordance with the *Brisbane City Plan 2014*, the site is located in the Low-medium density residential (2 or 3 storey mix) zone.

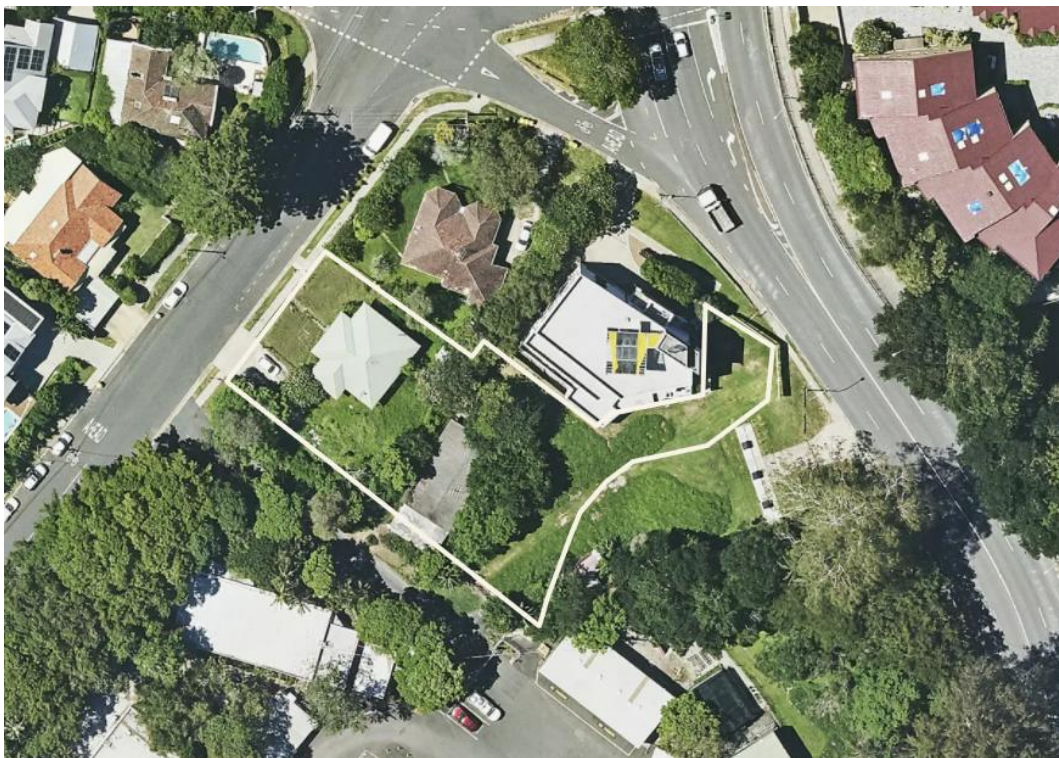


Figure 1: Subject Site Aerial

## 2. Application History

- **A006604044 – 18 July 2025**  
On 18 July 2025, Brisbane City Council granted a Development Permit to carry out the development of a Multiple Dwelling and Short Term Accommodation containing 40 units.
- **A006908715 – 19 December 2025**  
On 19 December 2025, Brisbane City Council granted a request for compliance assessment (construction management plan) for the development of a Multiple Dwelling and Short Term Accommodation containing 40 units.

## 3. Proposed Changes

As outlined above, this Minor Change application relates to changing the development approval given by Council on 18 July 2025 for Development Permit for Material Change of Use for Multiple Dwelling and Short Term Accommodation (40 units) – Council reference: A006604044.

Since the issuing of the approval and commencement of the detailed design process, the applicant has reviewed the approved concept with a view to further improve the design and layout where possible, including some value management given the continually rising costs associated with construction.

A summary of the proposed minor alterations to the design are as follows:

*Table 1: List of Amendments to Design*

LEVEL	DESCRIPTION OF CHANGES
All levels	<ul style="list-style-type: none"> <li>▪ Removal of second lift</li> <li>▪ External finishes changed to accommodate layout and structural changes accordingly.</li> </ul>
Basement levels	<ul style="list-style-type: none"> <li>▪ Reduction of the approved Basement 2 area as a result of existing underground stormwater pipes resulting in removal of 6 residential car parks.</li> <li>▪ Two new parking spaces on (one per basement level) in the previous location of the second lift resulting in a net reduction of 4 residential car parks.</li> <li>▪ Roller shutter and control added in Basement Level 1 for security.</li> </ul>
Ground floor	<ul style="list-style-type: none"> <li>▪ Relocation of fire pump room.</li> <li>▪ Provision of mechanical exhaust services along front boundary.</li> <li>▪ Planter extended in accordance with Council's amendments in red to Approved Plans.</li> <li>▪ Relocation of bin chutes and increase in refuse room where second lift was removed.</li> <li>▪ Refuse service vehicle clearance reduced to 3980mm.</li> </ul>
Level 2	<ul style="list-style-type: none"> <li>▪ Southern boundary (side) minor deck extension.</li> <li>▪ Reconfiguration of location of bin chute to align with changes on ground level.</li> <li>▪ Minor increase in Unit 209 size due to removal of second lift.</li> <li>▪ Removal of bedroom balcony in Unit 204 and minor increase in bedroom size.</li> </ul>
Levels 3 – 4	<ul style="list-style-type: none"> <li>▪ Reconfiguration of location of bin chute to align with changes on ground level.</li> <li>▪ Minor increase in Unit 309 and 409 size due to removal of second lift.</li> <li>▪ Removal of bedroom balcony in Unit 304 and 404 and minor increase in bedroom size.</li> </ul>
Level 5	<ul style="list-style-type: none"> <li>▪ Reconfiguration of location of bin chute to align with changes on ground level.</li> <li>▪ Minor increase in Unit 509 size due to removal of second lift.</li> </ul>

LEVEL	DESCRIPTION OF CHANGES
	<ul style="list-style-type: none"> <li>Reconfiguration of communal open space layout including pool dimension, increased area of landscaping planters along frontage, and incorporation of a raised deck for access to the pool.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>Proposed metal sheet roof to replace pergola.</li> <li>Extension of concrete roofed area over entry and exit to lift lobby.</li> <li>Amendment of pitched roof to flat concrete roof to accommodation plant and equipment where necessary.</li> <li>Two enclosed water tanks added to rooftop for firefighting purposes.</li> </ul>

The proposed changes are generally contained within the approved building footprint. Further detail regarding the key changes are provided in the following sections.

### 3.1. Minor Alterations to Floor Layouts

As illustrated in the amended architectural plans and Table 1 above, minor alterations are proposed to the layout of the residential levels.

Amendments on the ground floor level are limited to minor service relocations and internal alterations that do not impact the overall building footprint or function. This includes:

- Relocation of fire pump room to improve servicing efficiency;
- Mechanical exhaust along site frontage to service ventilation from the underground basements;
- Access clearance into the site has been reduced to a height of 3.98m;
- Removal of the second lift which creates additional internal area, expanding the bin chute enclosure across each level; and
- A roller shutter door is included to limit access to residents and bona fide visitors to provide improved security to the development.

Additionally, the front landscape planter has been extended in direct response to Council's amendments in red on the approved drawings. As a whole, it is considered the ground floor changes are minor in nature and do not result in any major alterations to the approved design as illustrated in Figure 2 and Figure 3.

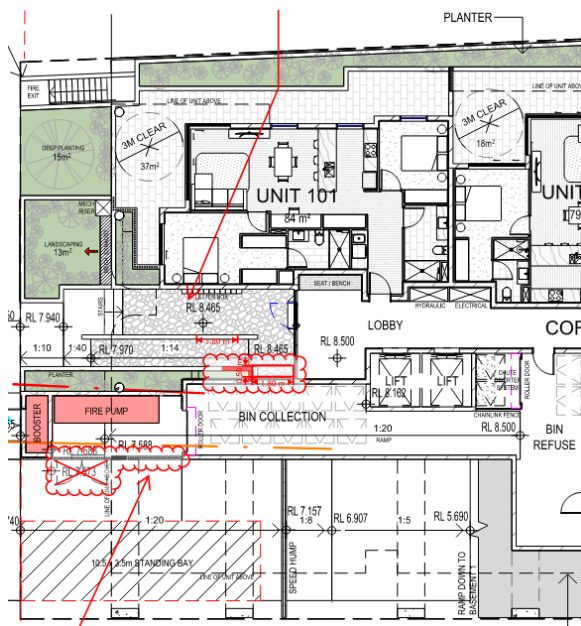


Figure 2: Approved ground floor plan

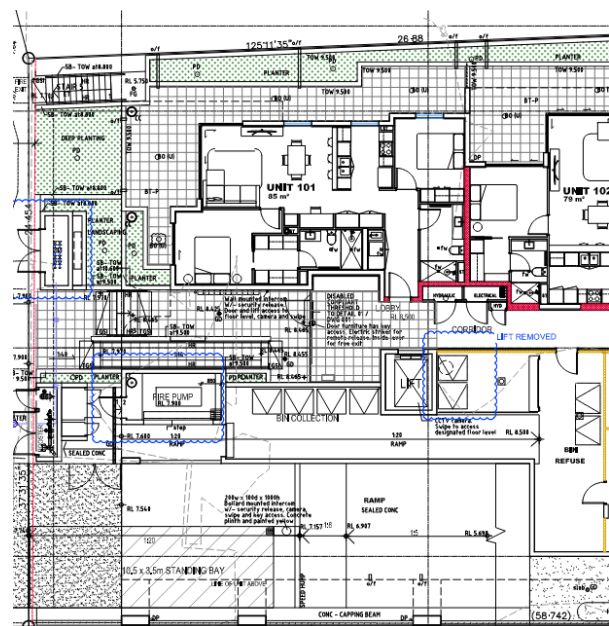


Figure 3: Proposed amended ground floor plan

As a result of the bin chute redesign on each level, Units 209, 309, 409, and 509 now include minor increases in floor area. Furthermore, removal of bedroom balconies in Units 204, 304, and 404 allows for improved internal bedroom layouts. These changes are internal and minor, with no negative impacts on building

footprint or external amenity, and instead provide modest improvements to the functionality of the development.

Changes at Level 2 are confined to a nominal extension of the western boundary deck at Unit 201. This adjustment is very minor and does not change the appearance of the building. It is extended to create further cohesion with the design and building façade along the western elevation and remains consistent with the established building envelope.

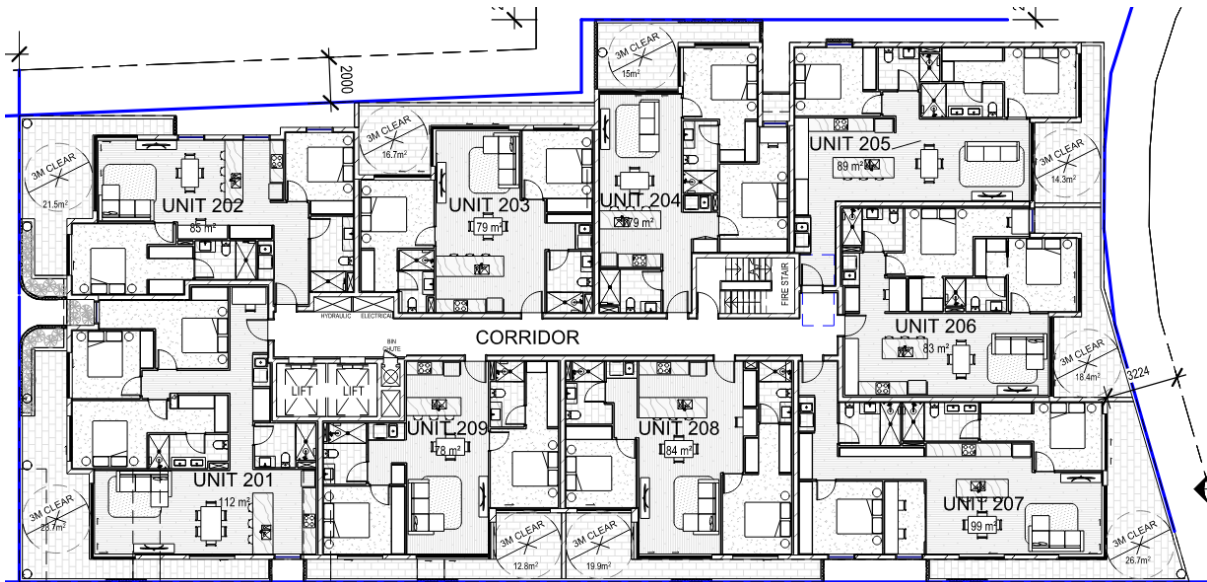


Figure 4: Approved typical floor level 2-4

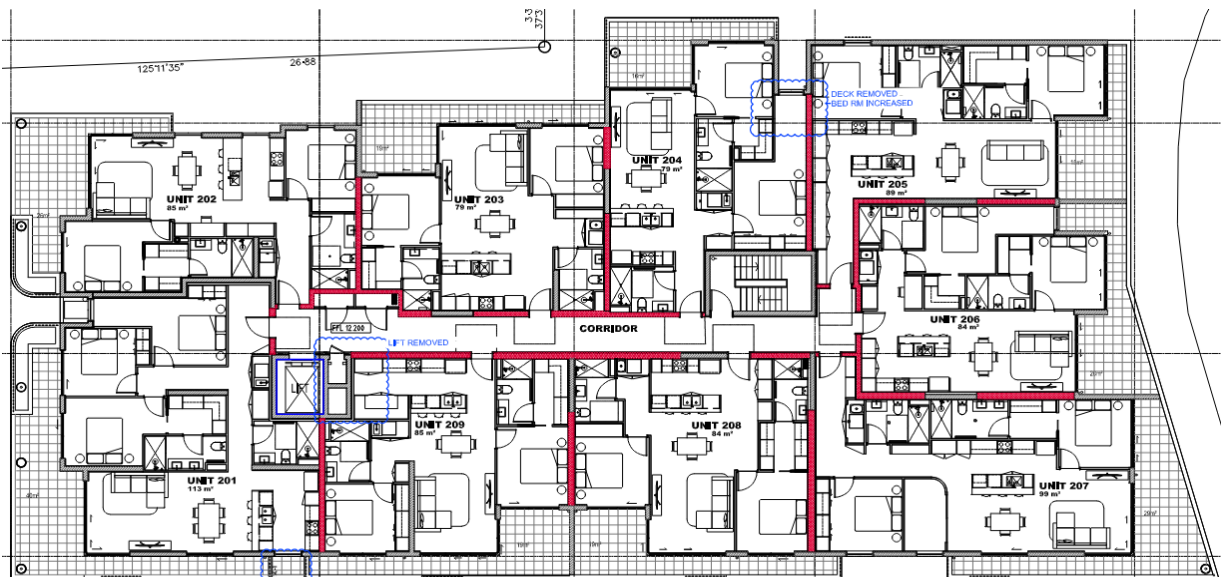


Figure 5: Proposed amended typical floor level 2-4 showing removed second lift and removed balcony of Unit 204

### 3.2. Communal Open Space

The communal open space (COS) upon Level 5 has been further refined as part of the detailed design process. Specifically, the pool now provides a 6m x 3m dimension, with expanded landscaped planters located to the front boundary (north) to increase the privacy of recreational users and provide additional visual amenity within the development and to the streetscape.

Additionally, a raised deck has been incorporated to provide access to the pool area as it will be located above the finished floor level of the roof. The previously approved design resulted in the majority of the communal outdoor space being above the internal floor level. As such, this revised arrangement results in a more

functional communal area that provides a level transition with the indoor spaces and lift lobby, and also allows for a larger BBQ, outdoor kitchen and dining area without increasing the overall intensity or scale of development.

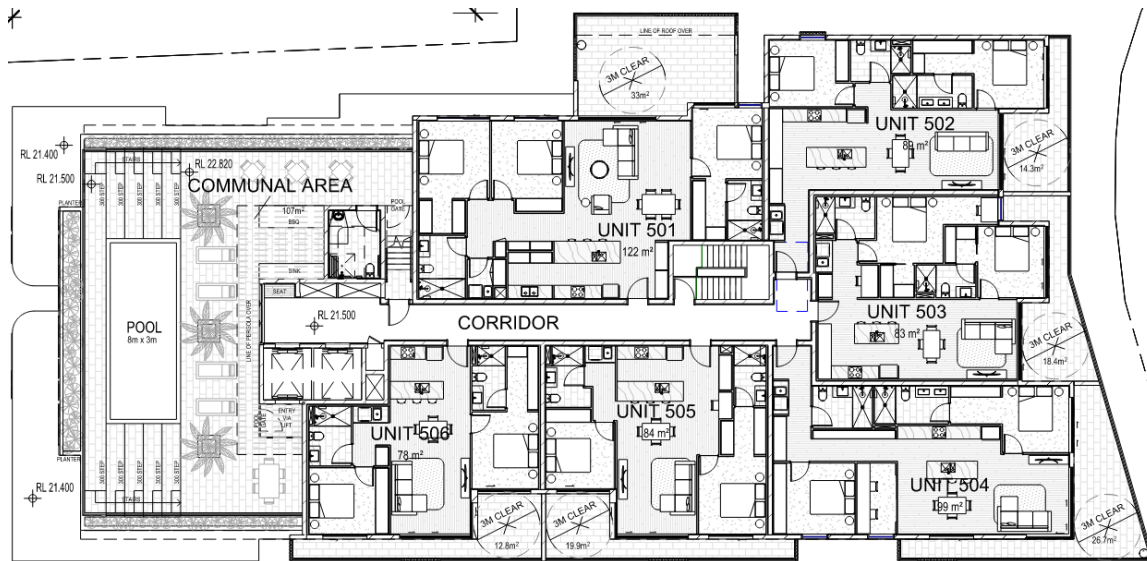


Figure 6: Approved level 5 and communal open space plan

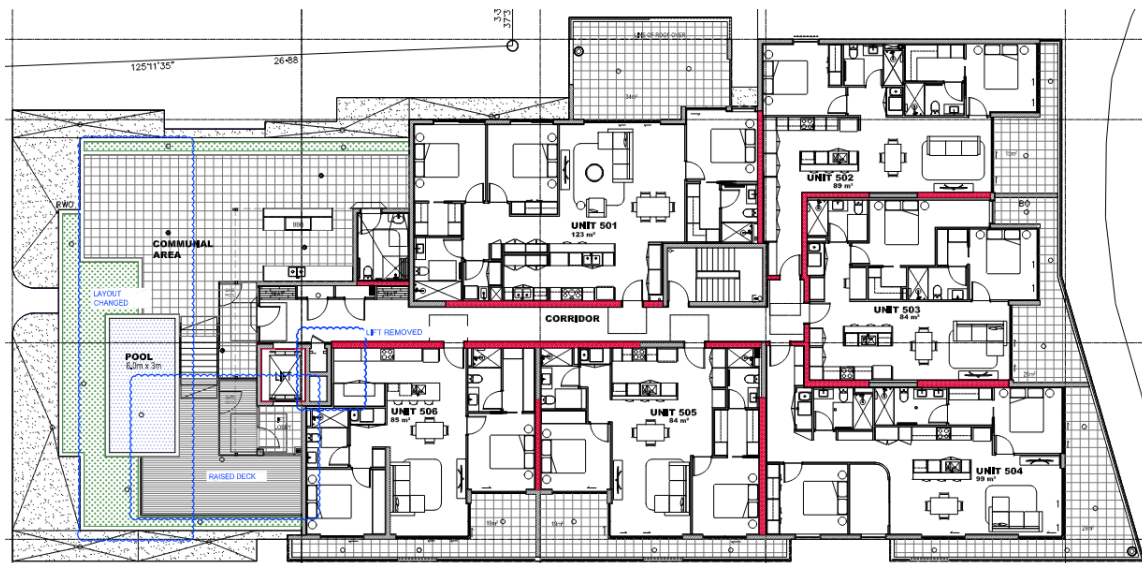


Figure 7: Proposed amended level 5 and communal open space plan

### 3.3. Landscaping

The proposal continues to place a strong emphasis on subtropical design through the expansion of landscaping along the site's boundaries. Generous landscaping is provided through the form of inground planting and containerised planting.

Specifically, the deep planting area on ground level adjoining the front verge is maintained to be planted with a feature tree, shrubs and groundcovers in accordance with the approval. This deep planting area has an unobstructed soil depth consistent with the current approval.

Furthermore, as illustrated in Figure 7 and as detailed above, the rooftop communal area proposes additional containerised planting area from that approved. The increased width of the planting area will ensure longevity of planted species. The outcome of the landscaping is generally in keeping with the approved landscape concept plan and Condition 59 and 60 of the approval.

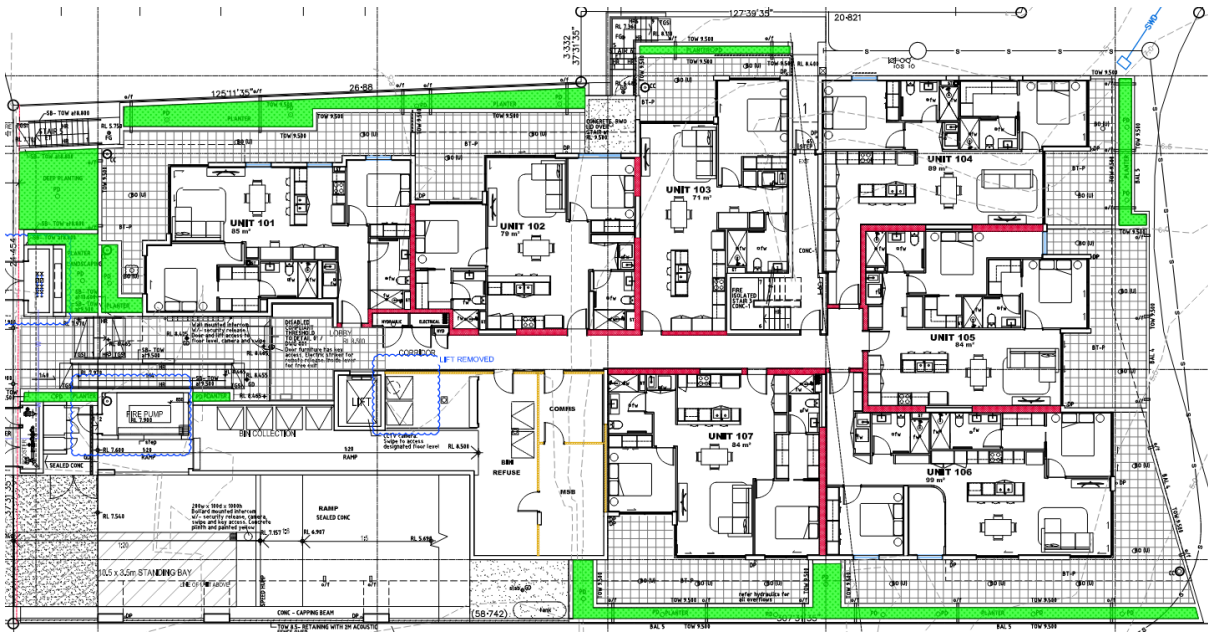


Figure 8: Proposed amended ground floor plan with landscaping areas highlighted in green demonstrating consistency with approval

### 3.4. Basement Layout and Carparking

The proposed changes to development provides a total of 61 dedicated resident space and 10 visitor spaces within the two levels of basements.

Pursuant to Table 13 of Council's Transport, access, parking and servicing planning scheme policy, the following rates apply for Multiple dwellings and Short term accommodation land uses:

- Multiple dwelling:
  - a) Minimum 1 spaces per 1 bedroom dwelling
  - b) Minimum 2 spaces per 2 or 3 bedroom dwelling
  - c) Minimum 0.25 spaces per dwelling for visitor parking
- Short term accommodation:
  - a) Minimum 0.5 spaces per room, unit or cabin; plus
  - b) 0.5 spaces for staff.

We note the approved carparking arrangement for the development provided an undersupply of resident spaces with 65 residential carparks approved in lieu of an acceptable outcome of 89 residential carparking spaces. This was considered acceptable given the site's proximity to significant public transport, high walkability, car ownership rates in Toowong based on ABS Census data, and proximity to daily services, retail and employment.

As part of the initial basement works for the project, an underground stormwater pipe was identified and required reconfiguration of the Basement 2 layout to avoid development impact. As a result, there has been a total net reduction of 4 residential carparking spaces. The revised development now provides a total of 61 dedicated resident spaces within the basement levels. This minor reduction of 4 resident carparking spaces does not significantly impact the operation of the development or put unnecessary pressure on the external transport network. As detailed in the enclosed Traffic Statement prepared by Q Traffic, the same justification for the original reduced car parking numbers applies in this instance. In particular, based on the ABS Census data for vehicle ownership in Toowong, a suitable minimum number of resident carparking spaces is 47 based on a demand for only 47 resident vehicles. Furthermore, the 10 visitor parking spaces are retained, thus resulting in a total demand of 57 parking spaces for the development as a whole. On this basis, the provision of 71 carparking spaces (61 resident and 10 visitor spaces) provides sufficient parking based on the expected demand for the development.

As such, the proposal remains compliant with the necessary visitor carparking requirements. Condition 15 is proposed to be amended to align with the revised car parking numbers.

Please see the attached Traffic Statement prepared by *Q Traffic* for further details regarding the suitability of the reduction in carparking spaces.

### 3.5. Roof Alterations

The proposed amendments upon the roof seek to remove the pitched roof to facilitate the provision of plant and equipment within the roof area. A flat, concrete roof is proposed to accommodate air conditioning units which will be screened from view in accordance with Condition 57 and 61 of the approval. Furthermore, two fire water tanks are proposed on the rooftop along the north-east edge of the building, to be fully enclosed and roofed and integrated within the building form. The height of these tanks do not exceed the height of the approved lift core, ensuring the built form remains contained within the approved building envelope.

In addition, previously approved pergola roof over the communal open space is proposed to be replaced with a metal deck roof structure. The amended roof improves the functionality of the rooftop open space by providing additional sun and weather protection.

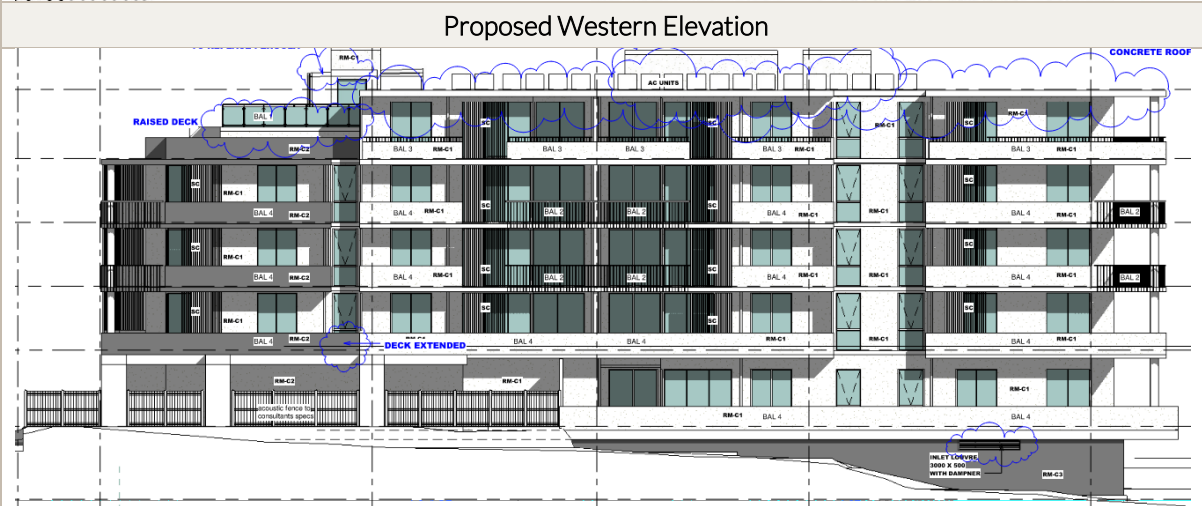
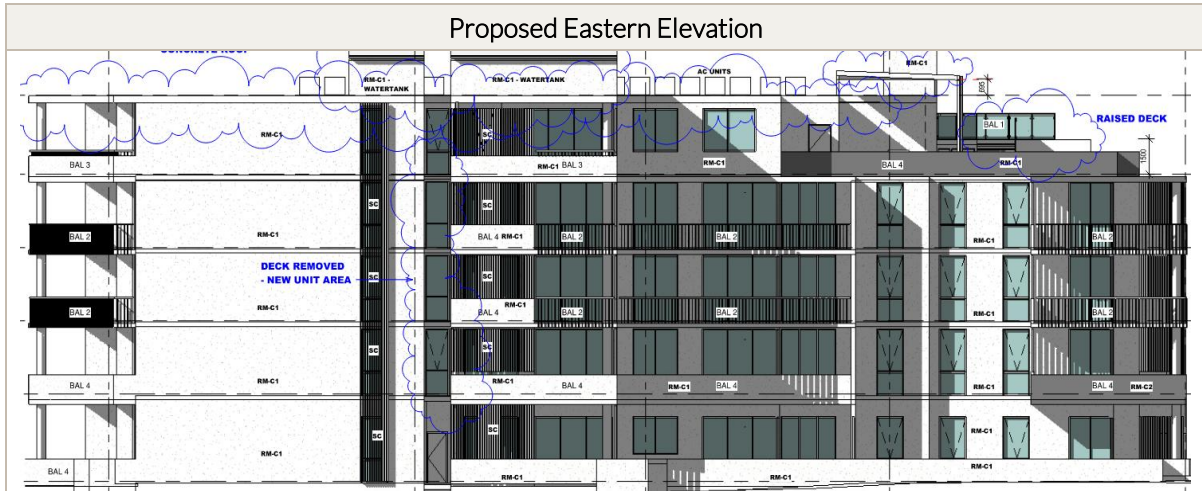
Importantly, the amendments are minor in nature as they do not result in any increase to the approved building height or overall development bulk. The replacement of the pergola with a metal deck roof represents a material and design adjustment, while the fire tanks are appropriately integrated with the built form to assist in minimising visual impacts and maintain consistency with the presentation of the development. Overall, the proposed roof level changes are functional refinements that improve outcomes without creating adverse visual, amenity, or bulk impacts.

### 3.6. Elevations and Facades

Despite the abovementioned changes, the external appearance of the development remains generally consistent with the approval. The minor changes to the development's internal layouts, as noted above, do not adversely change the approved material and façade presentation. Furthermore, the most identifiable changes in the elevations relate to the change in the pitched roof to a flat roof to accommodate building services. Notwithstanding, these services are screened from view and will not change the visual appearance of the building from a public pedestrian viewpoint.

A comparison of approved and proposed building elevation plans is provided below to demonstrate consistency of the proposed design with the approval.





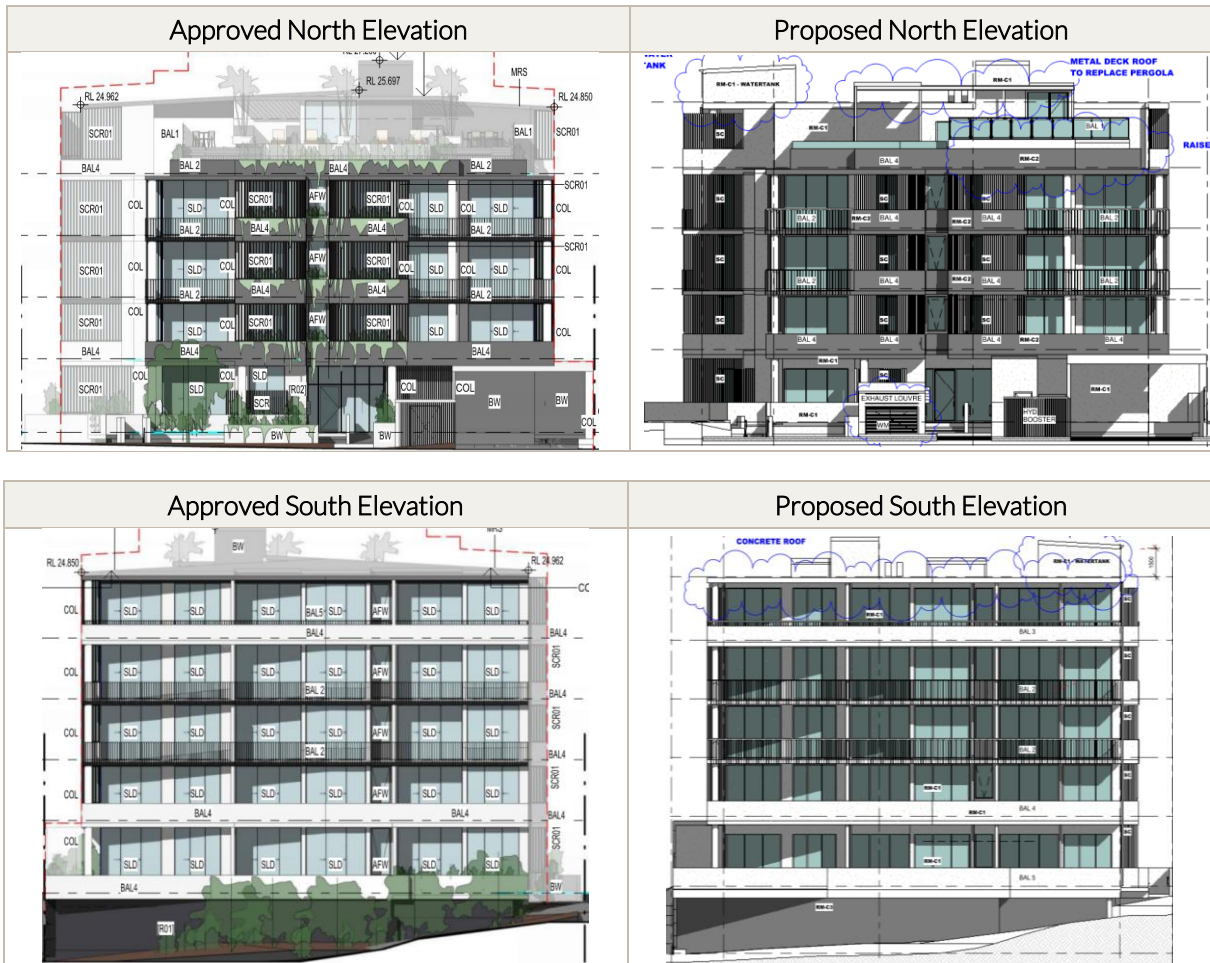


Figure 9: Elevation Plans – Approved and Proposed Comparison

## 4. Condition Amendments

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As a result of the proposed changes to the approved development discussed throughout this report, the following conditions of the decision notice (A006604044) are also required to be amended in order to be consistent with the new development plans and supporting reports as detailed below.

It is noted that words to be removed are shown ~~crossed out~~ and new text in **red and bold**.

### 4.1. Condition 15 & 76 – Access, Grades, Manoeuvring, Carparks, Signs, and Line Marking

As outlined above, Conditions 15 and 76 are required to be amended to reference the updated total carparking for residents and minimum height clearances as mentioned as part of the minor change application. Specifically, it is requested Conditions 15 and 76 to read as follows.

*Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:*

- i. *A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.*
- ii. *Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition.*
- iii. *Manoeuvring on site for a Refuse Collection Vehicle (RCV), Medium Rigid Vehicle (MRV) and for the loading and unloading of vehicle(s). A minimum height clearance of ~~4.054m~~ **3.980m** is to be provided and maintained for all onsite car parking areas required to be accessed by service vehicles.*
- iv. *For the Multiple dwelling /Short term accommodation development, provide parking on the site for ~~65~~ **61** x resident/tenant cars, 10 x visitor cars (including 1 x parking spaces for people with disabilities) and for the loading and unloading of vehicle(s) within the site.*
- v. *Provide and maintain 50 x secure resident bicycle parking spaces and 13 x lockable visitor bicycle parking spaces.*
- vi. *A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).*
- vii. *A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site.*
- viii. *An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.*
- ix. *Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.*

### PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.

## 4.2. Condition 22 & 83 – Land for Transport Network – Road (Non trunk)

Due to the updates to the approved drawing package, it is requested Conditions 22 and 83 be amended as follows.

Dedicate as road land shown as new road (non-trunk) on the ~~Approved Level 1 (Ground) Plan Drawing No. DA-100 (amended in red 23/05/2025)~~ **Approved Level 1 (Ground) Plan Drawing No. DA-100 (Rev A)**, including the following:

- i. A widening along the full length of the Josling Street frontage of the site to achieve a minimum verge width of 3.75m measured from the nominal face of kerb to the ultimate property boundary.  
Note: This condition is imposed under section 145 of the Planning Act 2016.

### 22(a) Submit Plan of Subdivision

Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.

#### PROOF OF FULFILMENT

The plan of subdivision is to clearly show the dimensions of the land dedication(s) required by this condition and certification by a registered surveyor (Qld) is to be provided that the plan of survey meets the requirements of this condition.

### 22(b) Lodge Notated Plan

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use.

#### PROOF OF FULFILMENT

Evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.

## 5. Changes to Approved Plans and Documents

Consequential changes are proposed to the list of approved drawings to reflect the amended architectural plans. The proposed plans prepared by *LAVBL Design* submitted as part of this change application will supersede the existing approved plans. A detailed list of the changes to the approved drawings and documents is provided within **Error! Reference source not found.** below.

It is noted that superseded documents to be removed are shown ~~crossed out~~ and new documents in **red and bold**.

Table 2: Proposed Changes to Approved Drawings

Drawing or Document	Author	Date	Drawing Number	Version
Demolition Plan	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-040	Rev 3
Site Plan	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-050	Rev 8
Basement 2	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-098	Rev 13
Basement 1	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-099	Rev 14 (Amended In Red 23-MAY- 2025)
Level 1 (Ground)	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-100	Rev 11 (Amended In Red 23-MAY- 2025)
Typical Floor Plan - Level 2-4	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-101	Rev 11
Floor Plan - Level 5	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-104	Rev 5
Elevations	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-200	Rev 6
Elevations	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-201	Rev 5
Sections - 1	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-300	Rev 11
Sections - 2	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-301	Rev 5
Sections - 3	LAVBL Design	<del>23-APR-2025</del> (Received)	DA-302	Rev 5
Siteworks and Drainage Layout	LAVBL Design	<del>23-JAN-2025</del> (Received)	DA-C030	Rev B (Amended In Red 23-MAY- 2025)
Schematic Design	LAVBL Design	<del>23-APR-2025</del> (Received)	SD-01	Issue F (Amended In Red 23-MAY- 2025)

Drawing or Document	Author	Date	Drawing Number	Version
Landscape Plan - Ground	LAVBL Design	23-APR-2025 (Received)	SD-02	Issue F (Amended In Red 23-MAY-2025)
Landscape Plan - Levels 2-5	LAVBL Design	23-APR-2025 (Received)	SD-03	Issue F
Landscape Plan - Roof Terrace	LAVBL Design	23-APR-2025 (Received)	SD-04	Issue F
Landscape Sections	LAVBL Design	23-APR-2025 (Received)	SD-05	Issue F
Landscape Sections	LAVBL Design	23-APR-2025 (Received)	SD-06	Issue F
Indicative Plant Palette	LAVBL Design	23-APR-2025 (Received)	SD-07	Issue F
Roof Plan	LAVBL Design	23-APR-2025 (Received)	DA-105	Rev 9
Indicative Character	LAVBL Design	23-APR-2025 (Received)	SD-08	Issue F
Permissible Change Basement 2 Plan	LAVBL Design	21 - MAY - 2026	DA098	Issue A
Permissible Change Basement 1 Plan	LAVBL Design	21 - MAY - 2026	DA099	Issue A
Permissible Change Ground Floor (Level 1) Plan	LAVBL Design	21 - MAY - 2026	DA100	Issue A
Permissible Change Level 2-4 Plan	LAVBL Design	23 - APR - 2026	DA101	Issue A
Permissible Change Level 5 Plan	LAVBL Design	21 - MAY - 2026	DA104	Issue A
Permissible Change Roof Plan	LAVBL Design	23 - APR - 2026	DA105	Issue A
Permissible Change Elevations	LAVBL Design	22 - MAY - 2026	DA400	Issue A
Elevations	LAVBL Design	22 - MAY - 2026	DA401	Issue A
Sections	LAVBL Design	22 - MAY - 2026	DA410	Issue A
Sections	LAVBL Design	22 - MAY - 2026	DA411	Issue A

Drawing or Document	Author	Date	Drawing Number	Version
Sections	LAVBL Design	22 - MAY - 2026	DA412	Issue A
Sections	LAVBL Design	22 - MAY - 2026	DA413	Issue A
Sections	LAVBL Design	22 - MAY - 2026	DA414	Issue A
Sections	LAVBL Design	22 - MAY - 2026	DA415	Issue A
Sections	LAVBL Design	22 - MAY - 2026	DA416	Issue A

## 6. Planning Act 2016 Provisions

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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 proposed development will continue to operate as a Multiple dwelling and Short Term Accommodation per the development approval.
  - 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 on the allotments included in the original approval.
  - c) ***Dramatically changes the built form in terms of scale, bulk and appearance*** – The proposed change does not dramatically change the built form in terms of scale, bulk and appearance in accordance with the approved plans. There is no change to the built form in terms of its scale or bulk with the minor changes maintained within the approved building envelope.
  - 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 changes do not significantly impact on traffic flow or the transport network. The minor changes to the basement layout are required due to existing underground infrastructure. Assessment of the reduced car parking supply demonstrates that there will be negligible impact on traffic flow to and from the development or on the external transport network.
  - 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 minor change to the layout is 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.
- (i) ***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 agencies if a development application for the development including the change was made.
- (C) *Referral to extra referral agencies, other than to the chief executive* – Not applicable. There were no referral agencies for the original development application.
- (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* – Not applicable. There were no referral agencies for the original development application.
- (E) *Public notification if public notification was not required for the development application* – Not applicable. The original development application included public notification.

## 7. Conclusion

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This report has been prepared on behalf of the applicant, *Josling Toowong Pty Ltd*, in support of a proposed change application pursuant to section 80 of the *Planning Act 2016*. The application seeks a minor change to the development approval upon land at 6 Josling Street and 73 Brisbane Street, Toowong QLD 4066.

The report addresses all relevant town planning issues associated with the current proposal. It addresses the merits of the proposed development with regard to the provisions of the *Brisbane City Plan 2014*, and the application will be assessed in accordance with the provisions of the *Planning Act 2016*.

The change application relates to the recent development approval for a Material Change of Use for Multiple dwelling and Short term Accommodation (40 units), approved on 18 July 2025 under Delegated Authority. The applicant seeks to make minor alterations to the decision notice and stamped plans as given by Council.

In assessing the changes in the context of the original approval, the changes to the development approval are identified as meeting the relevant assessment benchmarks under the *Brisbane City Plan 2014*. As such, the Change Application should be approved by Council.