

Change DA Approval & Associated Building Works Install Bifolds to half balcony

22/2 Campbell Street Toowong Qld 4066

18/12/2025

1.0 Summary

1.1 Development application details

Proposed development:	Enclosure of approximately 50% of the balcony area of Lot 22 within CTS 30888 (Encore Apartments) using frameless 12mm toughened glass bifold windows
Type of approval sought:	Minor Change to DA & Associated Building Works
Site address:	22/2 Campbell Street Toowong Qld 4066
Real property description:	Lot 22 on SP 154507
Site area:	138m ²
Assessment manager:	Brisbane City Council
Owner details:	Steve and Tania Gillespie
Applicant details:	Steve Gillespie

1.2 Planning instrument details

State planning policy:	The proposed development does not involve any matters of state interest and therefore does not require separate assessment against the SPP
Regional plan: Designation:	SEQ Regional Plan 2009–2031, urban footprint designation. The proposed building works are consistent with the intent of the Urban Footprint. No further assessment against the regional plan is required.
Planning scheme:	Brisbane City Plan 2014
Applicable preliminary approval:	N/A
Strategic framework:	The proposed building works are consistent with the intent of the Medium Density Residential zone and do not conflict with the outcomes of the Strategic Framework.
Zone:	Medium Density Residential
Local plan:	Toowong-Indooroopilly district neighbourhood plan
Level of assessment:	Code
Applicable overlays:	Airport environs Procedures for air navigation surfaces BBS zone – Distance from airport 8-13km

	<p>Bicycle network</p> <p>Biodiversity areas</p> <p>MSES sub-category of the Biodiversity areas overlay</p> <p>Community purposes network</p> <p>Critical infrastructure & movement network</p> <p>Critical infrastructure & movement planning area sub-category</p> <p>Dwelling house character</p> <p>Flood</p> <p>Brisbane River flood planning area 2a&b sub-categories</p> <p>Brisbane River flood planning areas 3&4 sub categories</p> <p>Creek/waterway flood planning areas 3-5 sub-categories</p> <p>Potential and actual acid sulfate soils</p> <p>Potential and actual acid sulfate soils sub-category</p> <p>Land at or below 5m AHD sub-category</p> <p>Land above AHD and below 20m AHD sub-category</p> <p>Road hierarchy</p> <p>Streetscape hierarchy</p> <p>Transport noise corridor</p> <p>Designated State Noise corridor – rail network:</p> <p>Categories 0-4</p>
Applicable codes:	<p>6.2.1.3 Medium density residential zone</p> <p>7.2 Neighbourhood plan codes / Toowong—Indooroopilly</p> <p>8.2.2 Airport environs overlay code</p> <p>8.2.3 Bicycle network overlay code</p> <p>8.2.8.A Community purposes network overlay code</p> <p>8.2.9 Critical infrastructure and movement network overlay code</p> <p>9.3.7 Dwelling house code</p> <p>8.2.11 Flood overlay code</p> <p>8.2.15 Potential and actual acid sulfate soils overlay code</p> <p>8.2.18 Road hierarchy overlay code</p> <p>8.2.20 Streetscape hierarchy overlay code</p> <p>8.2.24 Transport noise corridor overlay code</p>

1.3 Referral agencies

Referral requirement	Referral agency and role
<p>No referral agencies are applicable to this development application.</p> <p>The proposal does not trigger any referral requirements under Schedule 10 of the Planning Regulation 2017.</p>	

2.0 Site details

2.1 Site description

Table 1: Site description

Site characteristic	Description
Existing land use	Multi-unit residential accommodation
Existing structures	The site is developed with the Encore Apartment complex, comprising four separate 3-storey residential buildings interconnected by a shared basement car parking facility. The development contains a total of 75 apartments. Communal facilities include a central swimming pool, landscaped recreation areas, and a resident gymnasium.
Frontage and access	2 Campbell Street Toowong has direct frontage to both Campbell Street and Burns Road, with a primary pedestrian entrance and secure vehicular access via a shared driveway on Campbell Street. Access to individual units, including Unit 22, is via internal pathways and stairwells within the complex.
Topography and views	Flat east-west topography and around 1m fall north to south topography viewed from Perrin Park.




Figure 1: Satellite view of the four buildings in Encore complex and site identification

Source: <https://cityplan.brisbane.qld.gov.au/eplan/property/22SP154507/0/264>

2.2 Surrounding land uses

Table 2: Surrounding land uses

Surrounding land uses		Photos
North	Detached residential dwellings located across Campbell Street	<i>See Figure 1 above</i>
South	Detached residential dwellings located across Alfa Street	<i>See Figure 1 above</i>
East	<p>Perrin Park, a large public open space extending along the full eastern boundary across Burns Road. This is the only vantage point that the proposed bifolds will be visible from.</p> <p>Photo: Looking east from lounge room to Perrin Park</p>	
West	Fresh Apartments, a multi-unit residential development adjoining the western boundary.	<i>See Figure 1 above</i>

3.0 Proposed development details

The proposed building works involves installation of frameless 12mm toughened glass bifold windows between the existing concrete balustrade and ceiling forming part of the balcony area immediately outside the lounge room, and between the balcony dividing wall, which will result in being able to close off approximately half the total staggered balcony area to the elements.

This minor change enhances residential amenity and weather protection while maintaining the architectural character and passive surveillance of the existing building.

The development satisfies the overall outcomes of the Medium Density Residential Code, specifically:

- Outcome 5(g)(ii)
Residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.

The proposed enclosure retains operable glazing and openable panels, ensuring continued access while enhancing privacy and acoustic comfort.

- Outcome 5(i)
Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level... which provides surveillance and encourages activation of parks and streets.

The works do not alter the building's orientation or visual connection to Campbell Street or Burns Road. Passive surveillance and interaction with public spaces are maintained.

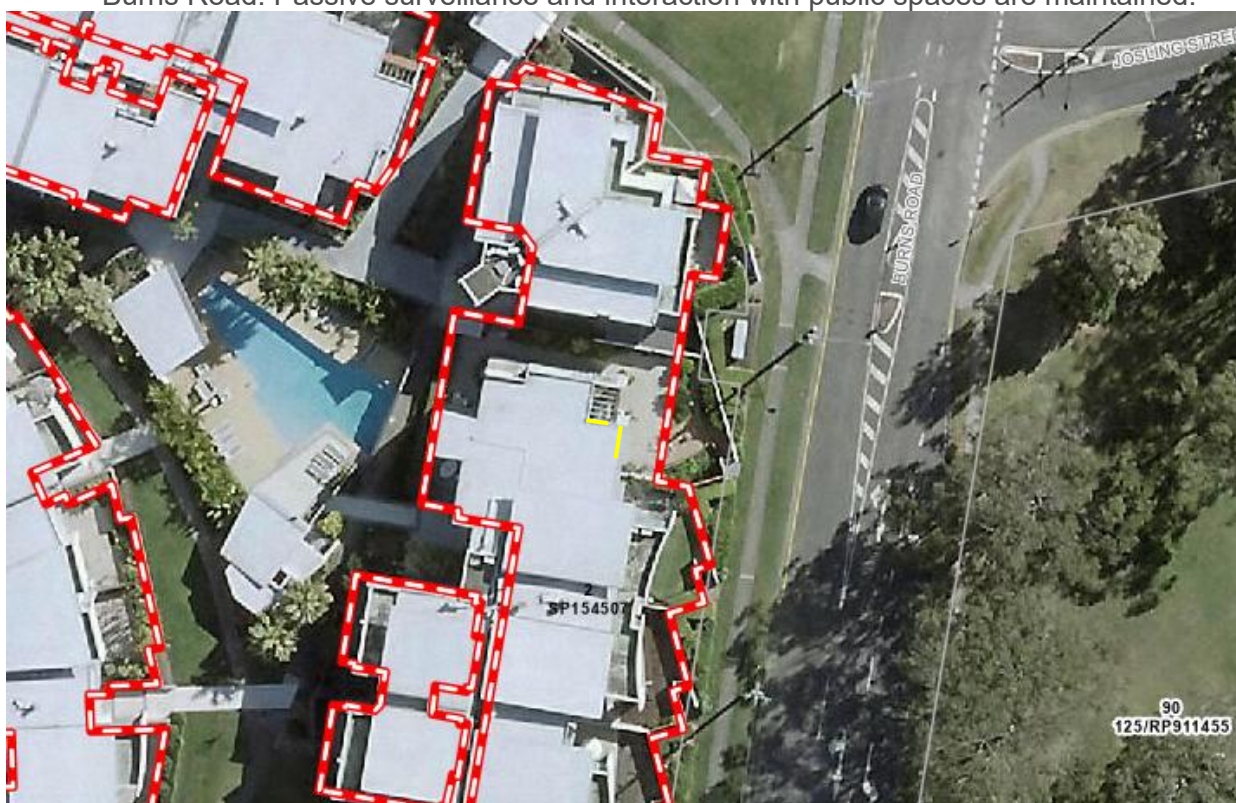


Figure 2: Location of proposed bifolds shown in yellow - aerial view

Source: <https://cityplan.brisbane.qld.gov.au/eplan/property/22SP154507/0/264>



Figure 3: Burns Road elevation Macquarie / Deakin buildings A & B
 Source: Pradella Proposed Encore Development Architectural Drawing 1783_107C

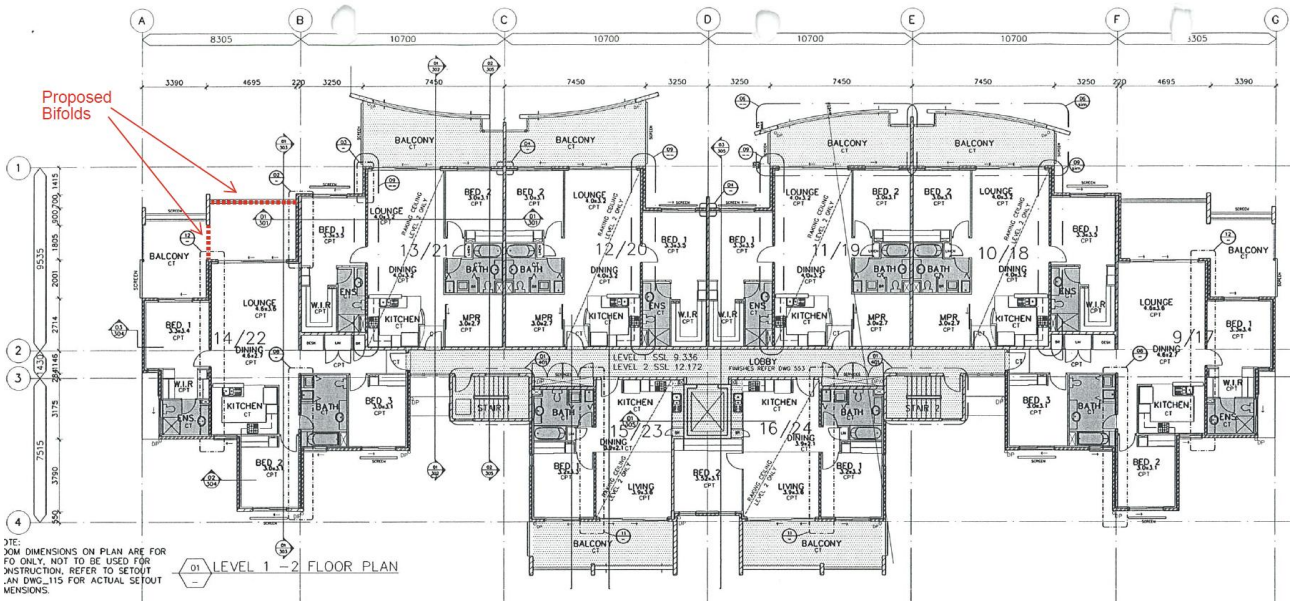


Figure 4: Position of bifolds in Lot 22 in overall context of Macquarie building A
 Source: Pradella Proposed Encore Development Architectural Drawing 1783_113E

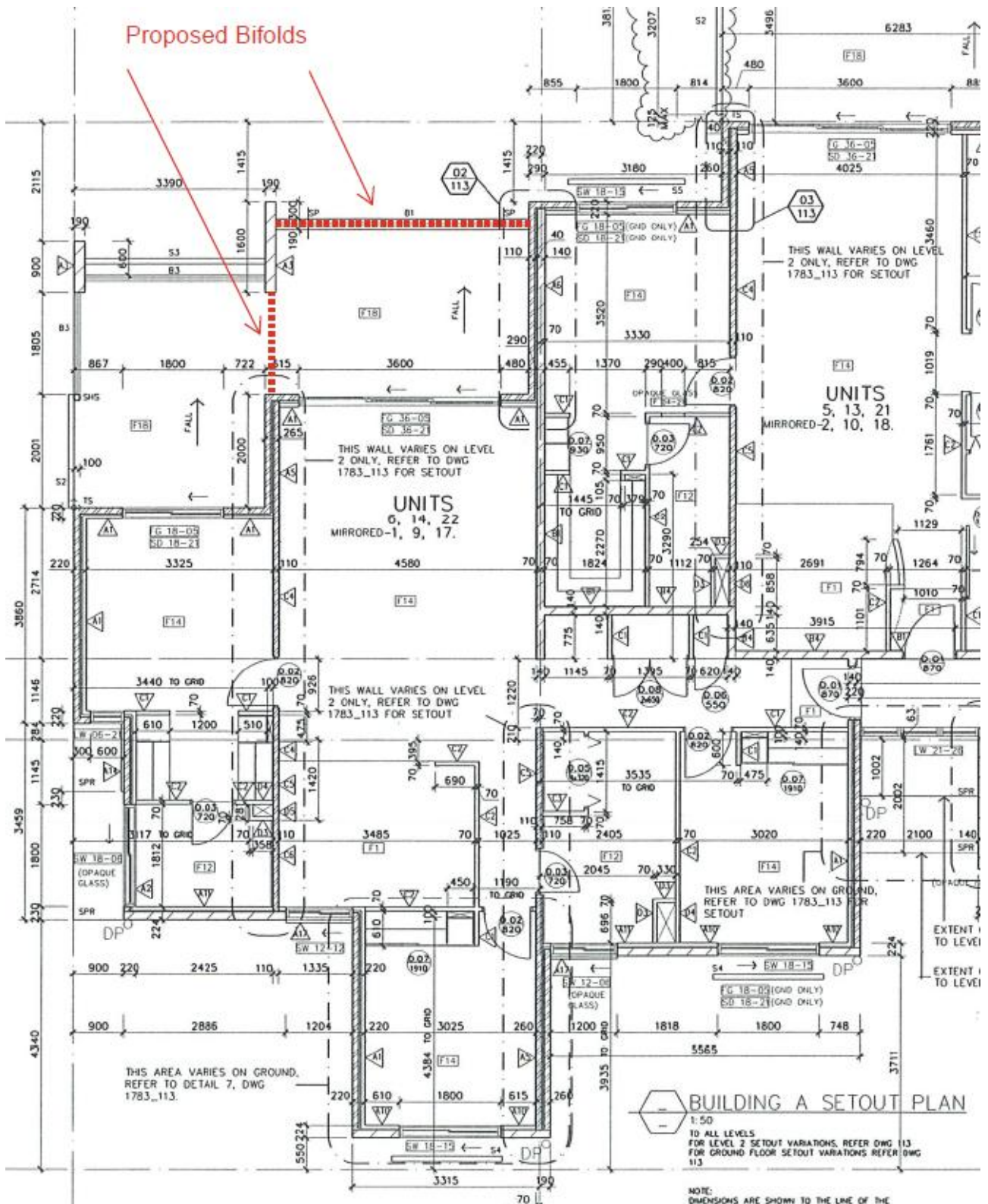


Figure 5: Dimensions of bifolds in Lot 22

Source: Pradella Proposed Encore Development Architectural Drawing 1783_115C

Table 3: Summary of development aspects

Building or operational work (If your development application does not include building or operational work, please delete this section)	
Building work	Altering balcony by installation of frameless 12mm toughened glass bifold windows between the existing concrete balustrade and ceiling forming part of the balcony area immediately outside the lounge room, and between the balcony dividing wall.
Value of proposed work	\$23,265.00

4.0 Planning assessment

4.1 Pre-lodgement

No pre-lodgement meeting was undertaken as part of this development application.

7.0 Conclusion

This proposal is consistent with the original development approval (A00162785) and does not result in substantially different development. It supports the zone's intent for high-quality, medium-density living and aligns with Brisbane's strategic planning framework.