

Our Ref: BNE230025

21 August 2026

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

Attention: Development Assessment

Dear Sir/Madam,

Development Application:	A006579643
Property Location:	21 Riverview Street, Indooroopilly QLD 4068
Property Description:	Lot 35 on RP23506
Development:	Request to Change a Development Approval under Section 81 of the Planning Act 2016 – Development Permit for a Material Change of Use for Multiple Dwellings
Client:	Tocu Riverview Trust C/- Tocu Group Property Pty Ltd As Trustee

As prescribed under Section 78 of the *Planning Act 2016* ("PA") we hereby make a formal request to change development approval A006579643.

In accordance with Section 79 of the PA the following documentation has been lodged in support of this Minor Change application:

- Amended **Stormwater Drainage Plan** prepared by CMT Engineers, attached under **Appendix A**;
- DA Form 5.

Approval Summary

On 3 February 2026, Council approved a development application for a Development Permit for Material Change of Use for Multiple Dwelling (10 Units) located at 21 Riverview Terrace, Indooroopilly (Council Reference: A006579643). The development application was subject to Impact Assessment and the currency period will cease on 5 May 2032.

Description of Changes

This s81 change request seeks minor amendments to the plans which relate to the stormwater management arrangement associated with the approved multiple dwelling development. The proposed minor changes do not impact the approved built form, residential yield, GFA, site cover, setbacks, building height, landscaping, or access arrangements.

The proposed changes have been reviewed, and it is in the opinion of DTS Group QLD that the variations to the approved plans are considered to be a 'Minor Change'.

Stormwater Management

The proposed minor change is limited to amendments to the approved stormwater management arrangement. The approved stormwater management arrangement involved connections to the Council-owned gully pit to the north of the subject site. The approved arrangement involved non-standard service clearances and relocations of conflicting services, and therefore, was not deemed feasible. As such, the drainage design has been revised to discharge to the kerb and channel in accordance with the requirements.

As illustrated in the amended Stormwater Management Plans (attached under **Appendix A**) and in **Figure 1** below, the amended design involves the installation of a pump out detention tank at the basement area, capturing flows from the proposed roof and driveway entrance area. The pumps are to be fitted (in a duty / standby arrangement) within the proposed detention tank to pump the stormwater from the tank to the proposed inlet pit at the front of site. This pit connects to the existing kerb and channel within Riverview Terrace via RHS to kerb adaptors. Therefore, the pump flows from the pit to the existing kerb via gravity.

The surface catchment areas surrounding the proposed building are to be captured by a series of field inlet pits and gravity drain to the Riverview Terrace kerb. The roof area and surface flows at the site entrance are to be captured by a series of gutters, downpipes and field inlets and gravity drained to the detention tank located beneath the carpark for pumped discharge to the lawful point of discharge.

In the case of blockage, pump failure or tank emergency overflow, flows will outlet from the drainage system via a proposed surcharge pit in the north-western corner of the site, without flooding habitable areas. These flows will overland flow over the verge and front property boundary as per the pre-development scenario.

The amended design involves substantially less disruption to services and the adjoining properties in between the site and the gully pit and is not anticipated to significantly impact the operation of the development in accordance with the approval. Therefore, the proposal change is deemed suitable for the development, in accordance with the planning scheme requirements. The proposal requires the amendment of Condition 39, as discussed further in this report.

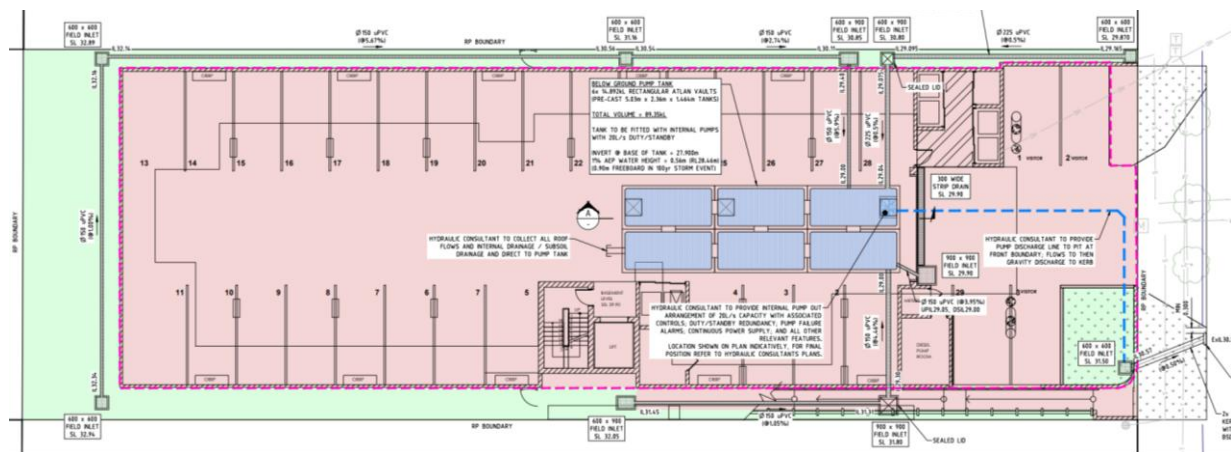


Figure 1 Amended Stormwater Drainage Plan

Planning Act 2016 (“PA”)

Section 78

Section 78 of the PA allows for the change of an existing development approval. The proposed amendments to the development approval satisfy the definition of a Minor Change as prescribed within Schedule 2 of the PA, as follows:

(i) would not result in substantially different development; and

Substantially different development is defined within Schedule 1 of the Development Assessment Rules (DAR). The schedule outlines what constitutes a substantially different development, and an assessment of the proposed changes against the criteria has been provided below.

(a) involves a new use;

The proposed changes do not change the approved use from multiple dwellings, and therefore, does not involve a new use.

(b) results in the application applying to a new parcel of land; or

The proposed changes will not result in the inclusion of a new parcel of land.

(c) dramatically changes the built form in terms of scale, bulk and appearance; or

The proposed change does not alter the built form in terms of scale, bulk and appearance. The proposed changes are limited to the amendment of the stormwater drainage arrangement. The proposed changes will not significantly impact the approved development.

(d) changes the ability of the proposed development to operate as intended; or

The proposed changes are minor and will not have any significant impact on the approved use or its ability to operate as intended.

(e) removes a component that is integral to the operation of the development; or

No integral aspects of the approved development are removed as part of the proposed changes.

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

The proposed changes will not impact the proposed traffic flow and networking which has been approved for the uses on the site.

(g) introduces new impacts or increase the severity of known impacts; or

The proposed change does not introduce new impacts or increase the severity of known impacts.

(h) removes an incentive or offset component that would have balanced a negative impact of the development; or

The proposed change will not remove an incentive or offset component that would have balanced a negative impact of the development.

(i) impacts on infrastructure provisions.

The minor change to the development approval does not propose any additional impacts on infrastructure provisions. As a result, the minor change will not adversely impact upon infrastructure provision, location or demand within the surrounding area.

In relation to the above, it has been demonstrated that the proposed minor change does not constitute a substantially different development in accordance with Schedule 1 of the DA Rules.

(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

The proposed changes to the development will not result in prohibited development.

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

The original development application did not require referral to any referral agencies and the proposed minor change does not require referral.

(C) referral to extra referral agencies, other than to the chief executive; or

The proposed changes would not require referral to 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; or

The original development application did not require referral to any referral agencies and the proposed minor change does not require referral.

(E) public notification if public notification was not required for the development application.

The approved development was Impact Assessable, however, no properly made submissions were received during the public notification period.

Section 81

Section 81 of the PA outlines aspects to which the responsibly entity, Brisbane City Council, must have regard when assessing the minor change, this includes:

Properly made submissions about the development application or another change application that was approved

The original development application was Impact Assessable and did not receive any properly made submissions.

Any pre-request response notice or response notice given in relation to the change application

The original development application did not require referral, and the proposed minor change will not result in any new referrals.

All matters the responsible entity would or may assess against or have regard to, if the change application were a development application.

The matters made assessable by the original development application have been considered as part of this minor change request. The changes are considered appropriate on the basis that the proposal is able to continue to comply with the relevant acceptable / performance outcomes in the applicable codes within the local planning scheme.

Conditions

The conditions package will need to be updated to reflect the proposed changes to the stormwater management arrangement, as outlined in the table below.

Table 1 Amended Conditions

Approved Condition	Amended Condition	Comment
39) Site Drainage – Major <i>Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run- off to a lawful point of discharge, generally as shown on the Finished Grading and Stormwater Layout Plan CSK200 Revision F dated 22.04.2025 (Received), prepared by Tonkin Consulting (as amended in red by Council) and in accordance with the relevant Brisbane Planning Scheme Codes.</i>	39) Site Drainage – Major <i>Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run- off to a lawful point of discharge, generally as shown on the Finished grading and Stormwater Layout Plan CSK200 Revision F C26-161 C201 Issue C dated 22.04.2025 (Received) 13/08/2026, prepared by Tonkin Consulting (as amended in red by Council) CMT Engineers and in accordance with the relevant Brisbane Planning Scheme Codes.</i>	This condition is required to be amended to reflect the proposed change to the stormwater management arrangement, as illustrated under Appendix A .

Approved Plans and Documents

As indicated in **Table 1** below, this minor change request requires the Approved Drawings and Documents table to be updated to reflect the amended Stormwater Drainage Plans (**Appendix A**).

Table 1 **Changes to Approved Drawing or Document**

Drawing or Document	Number	Plan Date
Finished Grading & Stormwater Layout Plan	CSK200 Rev F (Amended In Red 07-MAY 2025) C26-161 C201 Issue C	22/04/2025 13/08/2026

To summarise, the proposed amendments to the plans constitute a minor change in accordance with the *Planning Act 2016*. We trust that this application will be given the utmost attention and consideration.

Should you require any further information, we would be pleased to assist.

Yours sincerely,



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