

Change Application (Minor Change) Town Planning Assessment

125 – 127 Sherwood Road, Toowong



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1. Introduction

This town planning assessment is prepared in respect of a Change Application made to Brisbane City Council (the **responsible entity**) pursuant to sections 78 of the *Planning Act 2016* (**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 (BCC reference: A006792300) over the site 125 – 127 Sherwood Road, Toowong (the **site**) for a Development Permit for a Material Change of Use for a Multiple Dwelling (**existing development approval**). For further details, refer to the copy of the development approval included in **Appendix 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 the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement of the Change Application.

There are no affected entities for the proposed Change Application. The original development application required referral to the State Assessment and Referral Agency (**SARA**) for development adjoining a State heritage place. Pursuant to Section 80 of the Planning Act, the Chief Executive (i.e. SARA), is not an affected entity.

2. Background

2.1 Site and Relevant Planning Designations

The subject site is located at 125 – 127 Sherwood Road, Toowong and is more properly described as Lots 2 and 3 on SP337447. The site is mostly regular in shape, includes dual frontages to Sherwood Road and Woodstock Road and comprises an area of 850m². Having regard to the Certificate of Title (**Appendix B**) for the site, the current owner of the site is ACME Toowong Pty Ltd.

The site is subject of the Brisbane City Plan 2014 (**the City Plan**), version 36.00/2026 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 original development approval and the current application being lodged.

Table 1 – Town Planning Designations		
	City Plan (v.36.00/2026) Current City Plan	City Plan (v.32.00/2025) Original Approval
Zone	Character (Infill Housing) Zone	Character (Infill Housing) Zone
Neighbourhood Plan	Toowong – Indooroopilly District Neighbourhood Plan (not identified within a specific precinct / sub-precinct)	Toowong – Indooroopilly District Neighbourhood Plan (not identified within a specific precinct / sub-precinct)
Overlays	- Airport environs overlay - Procedures for air navigation surfaces (PANS) - BBS Zone – Distance from airport 8-13km - Bicycle network overlay	- Airport environs overlay - Procedures for air navigation surfaces (PANS) - BBS Zone – Distance from airport 8-13km - Bicycle network overlay

Table 1 – Town Planning Designations

	City Plan (v.36.00/2026) Current City Plan	City Plan (v.32.00/2025) Original Approval
	○ Woodstock Road – Secondary cycle route • Community purposes network overlay • Critical infrastructure and movement network overlay ○ Critical infrastructure and movement planning area sub-category • Dwelling House Character Overlay • Heritage overlay ○ Local heritage place sub-category ○ State heritage place sub-category • Road hierarchy overlay ○ Sherwood Road – District road ○ Woodstock Road – Suburban road • Streetscape hierarchy overlay ○ Sherwood Road – Neighbourhood street minor ○ Woodstock Road – Neighbourhood street minor • Traditional Building Character Overlay ○ Neighbourhood character sub-category	○ Sherwood Road – Local cycle route ○ Woodstock Road – Local cycle route • Community purposes network overlay • Critical infrastructure and movement network overlay ○ Critical infrastructure and movement planning area sub-category • Dwelling House Character Overlay • Heritage overlay ○ Local heritage place sub-category ○ State heritage place sub-category • Road hierarchy overlay ○ Sherwood Road – District road ○ Woodstock Road – Suburban road • Streetscape hierarchy overlay ○ Sherwood Road – Neighbourhood street minor ○ Woodstock Road – Neighbourhood street minor • Traditional Building Character Overlay ○ Neighbourhood character sub-category

As identified above, the current planning designations are generally consistent with the planning designations applicable to the assessment of the original approval and current approval. However between versions 32.00 / 2025 and 36.00 / 2026, there have been changes in the following codes and mapping, which are discussed below:

2.1.1 Heritage overlay code: There has been changes in the text of the Heritage overlay code. The changes can be summarised as the removal of text primarily in relation to Local heritage place sub-category. Whilst the subject site is mapped within the Local Heritage Place, it is also a State Heritage Place. A review of the changes to the code, along with the changes to the proposed development continue to be in accordance with the Heritage Impact Assessment Report as submitted with the original development application.

2.1.2 Bicycle network overlay code: There has been a change to the Bicycle Network, which resulted in the cycle route on Sherwood Road being deleted in its entirety and the cycle route on Woodstock Road being changed from a local cycle route to a secondary cycle route. The route has also shifted from the northern side of Woodstock Road to the centre of the road. A review of the changes to the mapping, along with the changes to the proposed development continue to be in accordance with the Bicycle network overlay code as submitted with the original development application.

2.2 Approval Background

Original Development Application – November 2025

The development approval was granted by Brisbane City Council by way of a Decision Notice dated 19 November 2025 for a Development Permit for a Material Change of Use for Multiple Dwelling. Council's reference for the development approval is A006792300.

The original development application was subject to Impact Assessment procedures and required referral to SARA for adjoining a State Heritage Place.

A summary of the development approval is provided below.

- The development comprises five (5) x residential units (2 x 4-bedroom units and 3 x 3-bedroom units), ancillary basement car parking, landscaping and private open space areas;
- A building height of three to four storeys;
- Vehicular access is provided from Sherwood Road and Woodstock Road;
- A total of 16 car spaces is provided. Further details are provided below:
 - 3 x residential car parks (accessed from Sherwood Road);
 - 11 x residential car parks (accessed from Woodstock Road); and
 - 2 x visitor car parks (accessed from Sherwood Road); and
- Five (5) residential bicycle parking spaces to be provided and two (2) visitor bicycle parking spaces accommodated at Ground Level.

Figures 1 - 9 illustrates the approved development outcome. Please refer to **Appendix A** for the full approval package.

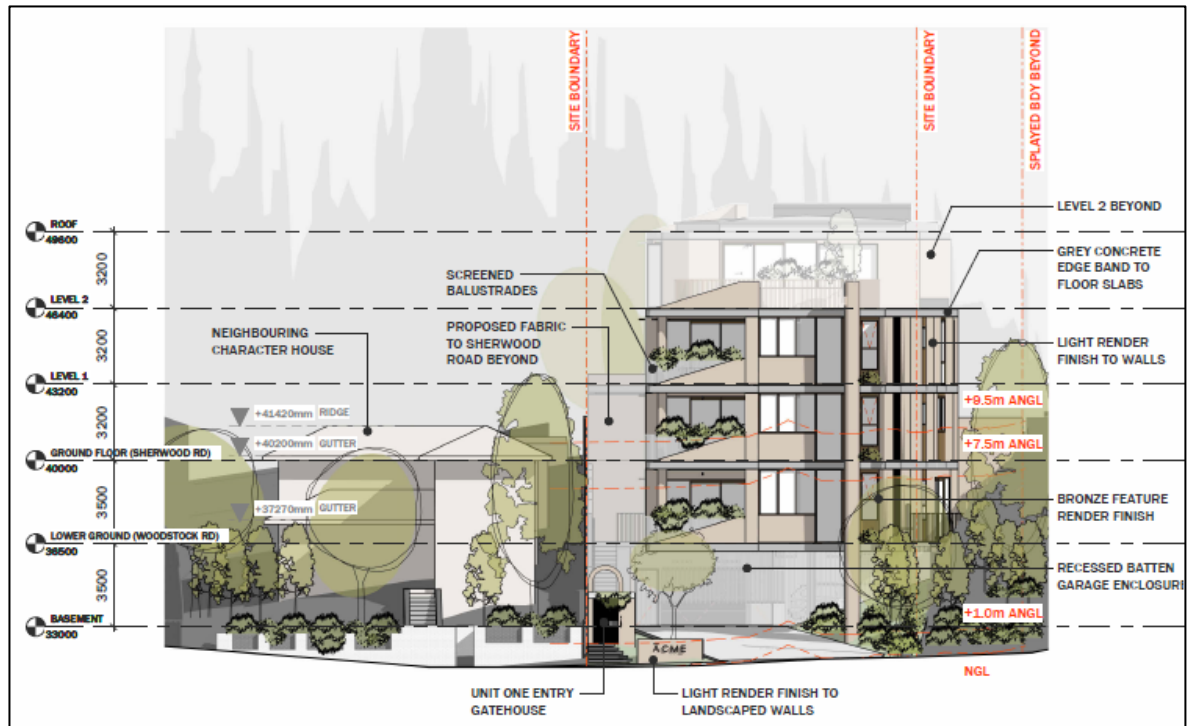


Figure 1: Woodstock Road elevation

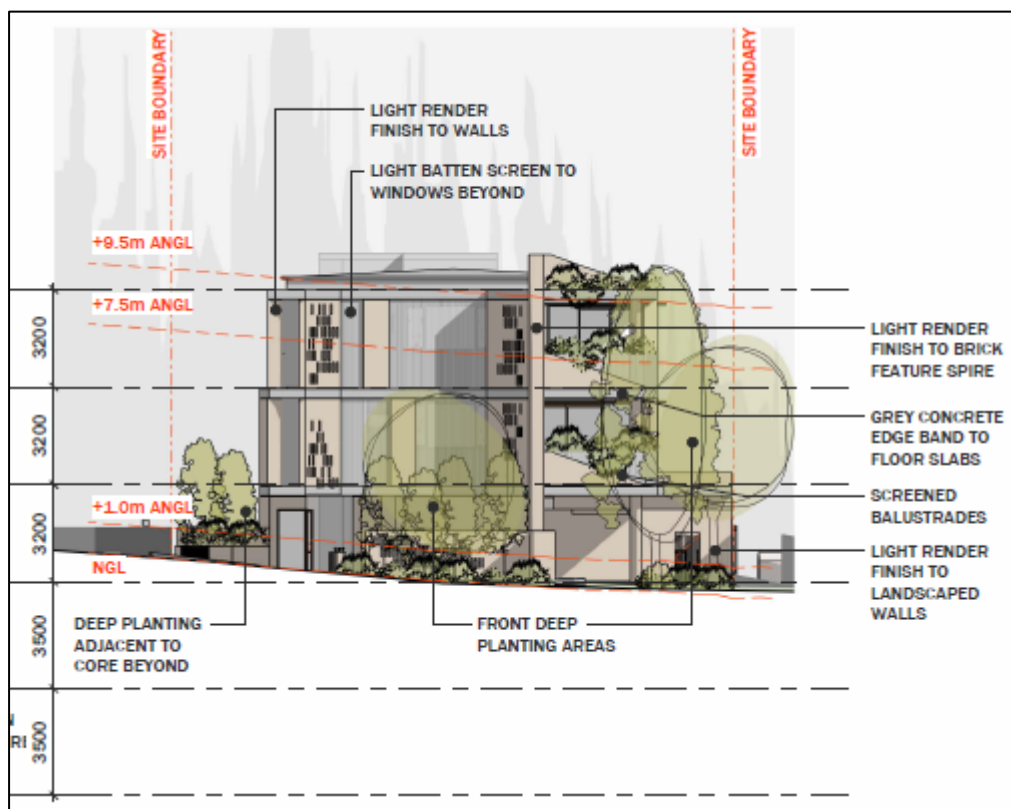


Figure 2: Sherwood Road elevation

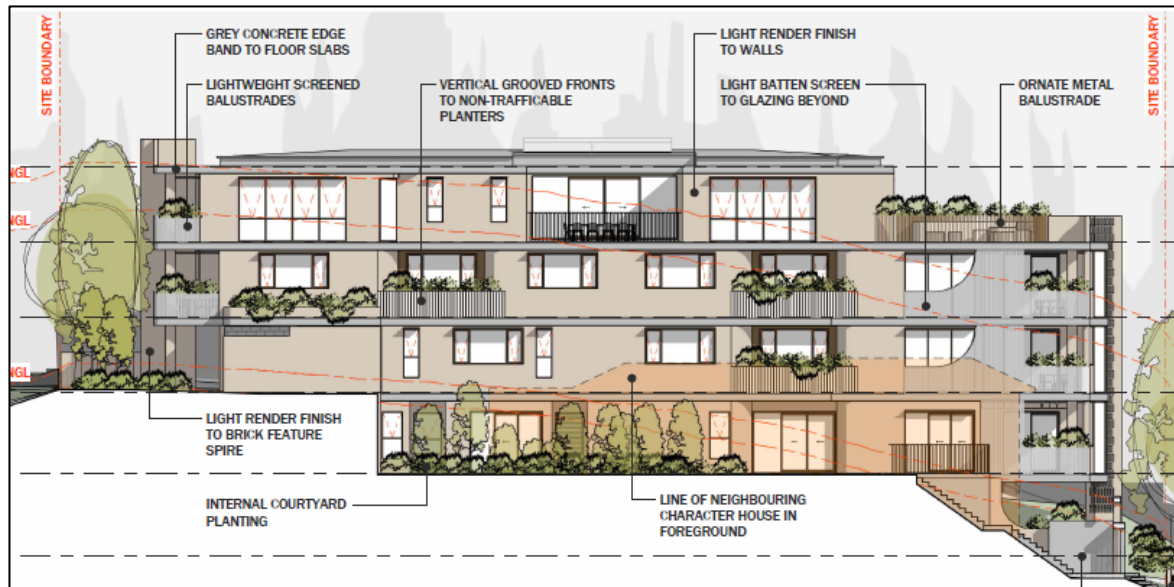


Figure 3: Eastern Elevation

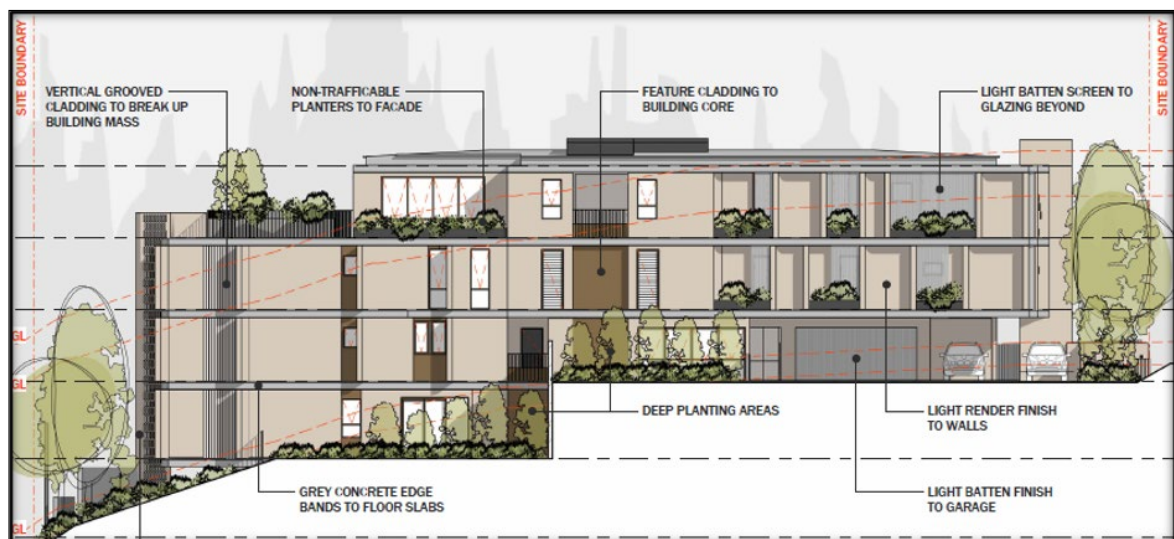


Figure 4: Western Elevation

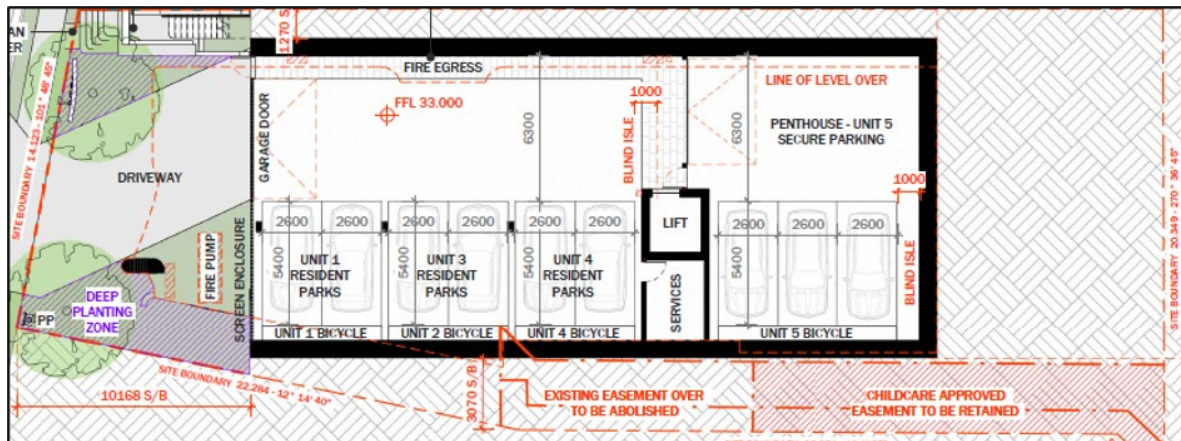


Figure 5: Basement Level

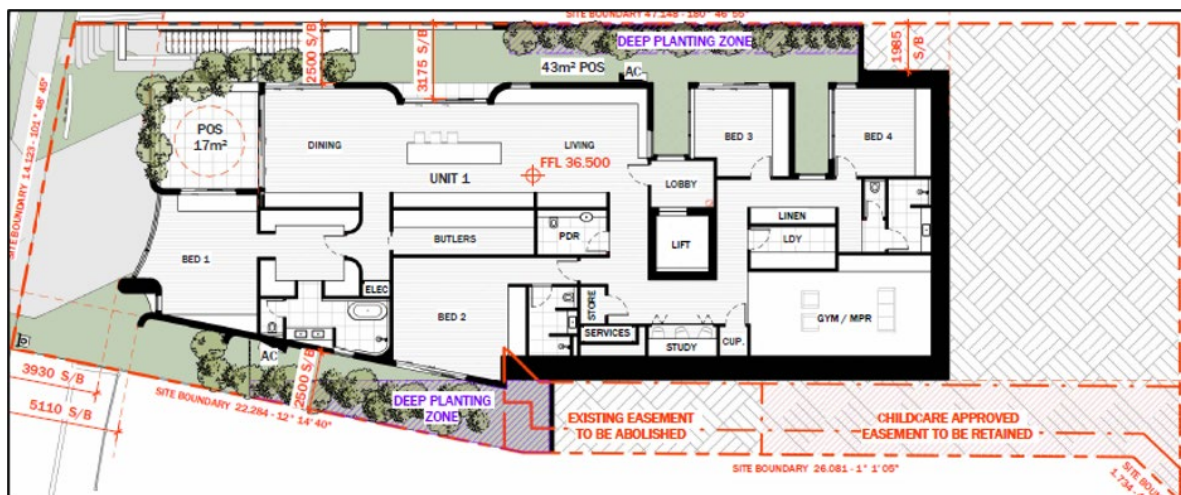


Figure 6: Ground Floor Level

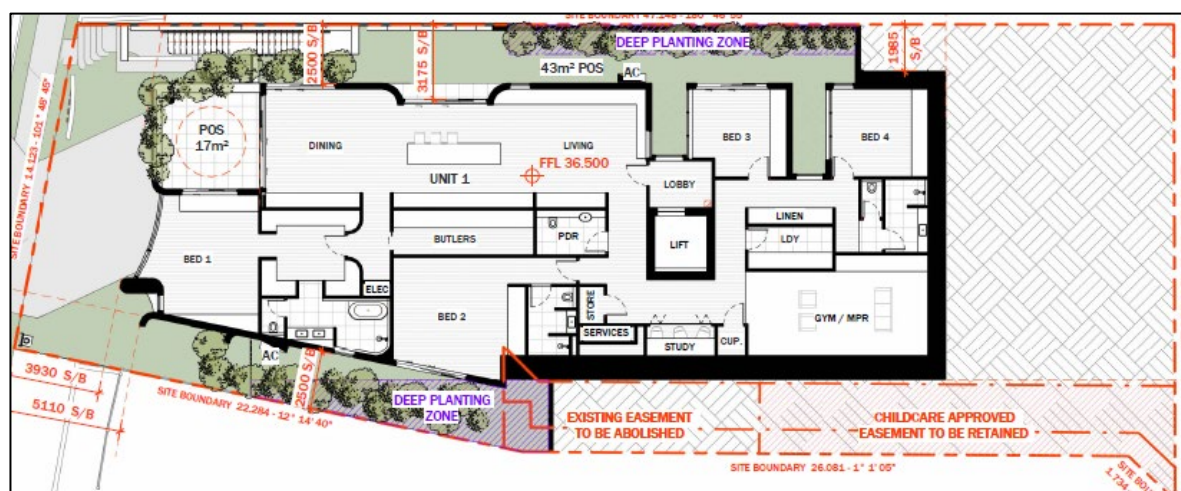


Figure 7: Lower Ground Floor Level

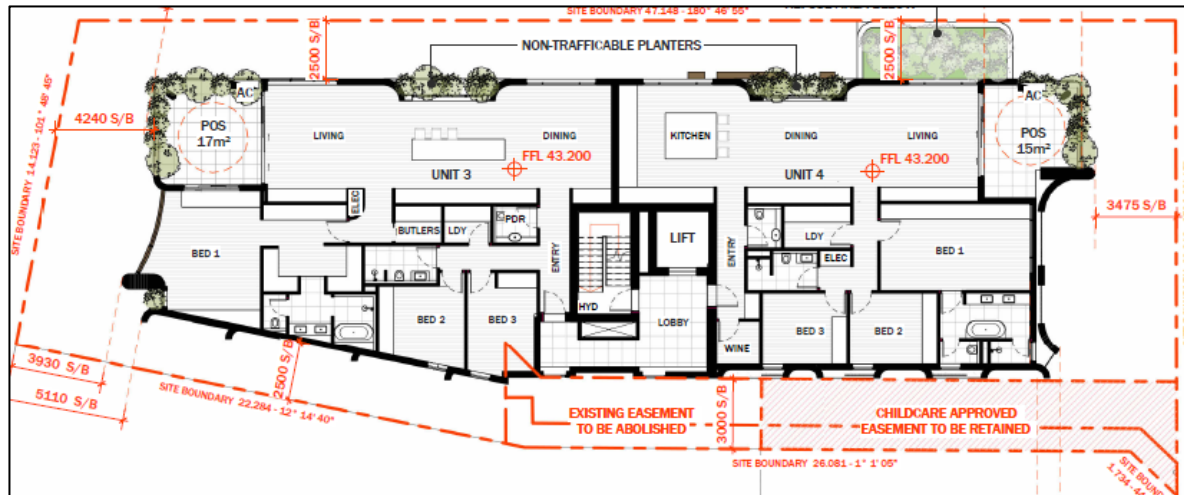


Figure 8: Floor Plan - Level 1

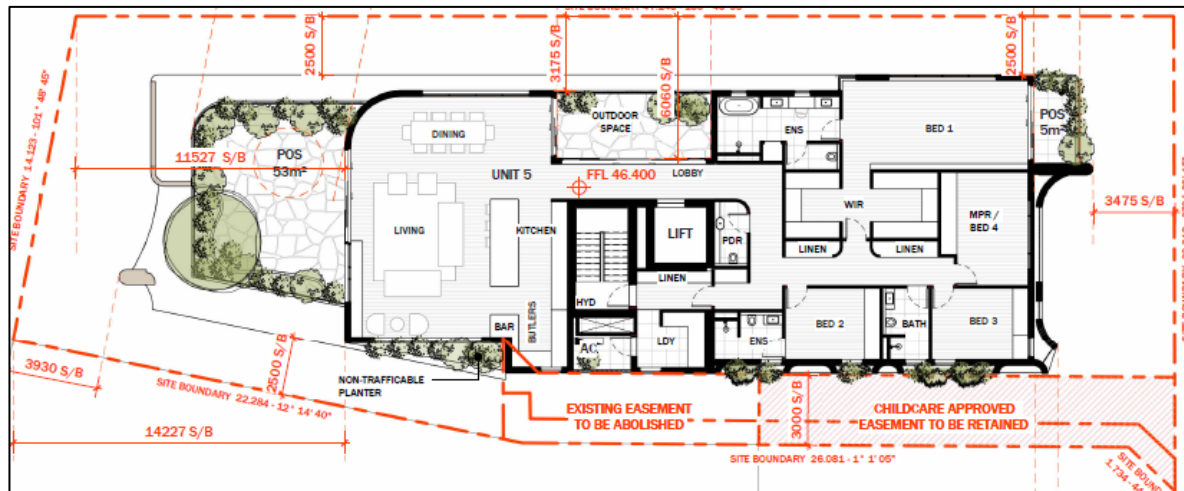


Figure 9: Floor Plan - Level 2

This approval represents the current approval for which this Change Application is being made. A copy of the development approval is included within **Appendix A**.

3. Proposed Changes

3.1 Overview of Proposed Changes

The Change Application is being made as a consequence of changes that have arisen during detailed design and progress towards construction, including matters related to buildability and structural design following engagement with the appointed builder.

The Change Application seeks to resolve these changes as part of a minor change to the existing development approval. An overview of the proposed changes is summarised below:

- There is no change to the approved land use or development yield, with the development continuing to comprise a multiple dwelling with five (5) dwelling units;
- There is a minor change in building height (approx. 400mm), with no material change to the approved building height or number of storeys, with the overall scale and vertical extent of the building remaining consistent with the existing approval;
- There are minor refinements to the building footprint and setbacks across various levels, which remain generally consistent with the approved development envelope;
- There is some internal reconfiguration each of the units, to improve functionality and amenity, without materially altering the external building form;
- There is a reconfiguration and consolidation of building services and infrastructure (including basement and ground level service areas), resulting in a more efficient layout;
- There are minor adjustments to vehicle access, servicing and circulation arrangements, while retaining the approved access points and overall parking strategy;
- There is no change to the overall car parking provision, with parking continuing to be accommodated within the basement and lower ground levels consistent with the approved scheme;
- There are minor refinements to the ground level interface, including adjustments to the entry, lobby and landscaping arrangement to improve legibility and streetscape presentation;
- There are some changes to façade detailing and materiality, including balustrade treatments and glazing presentation, which refine (but do not alter) the approved architectural intent;
- There is some reconfiguration and enhancement of landscaping and deep planting areas across the site, including a modest decrease in deep planting provision, but increase in overall landscaping provision;
- The proposed change introduce some refinements to containerised planting and landscaping elements across multiple levels, contributing to improved visual amenity and articulation of the built form; and
- There are some minor adjustments to screening elements, particularly to the eastern elevation, to maintain privacy outcomes and address the interface with adjoining residential properties.

The proposed amendments will not substantially change the overall building scale, form and intensity of the approved development and will continue to represent a high-quality design outcome.

3.2 Proposal Comparison

Table 2 provides a comparison of the approved and proposed development.

Table 2 – Proposed Development Parameters		
	Originally Approved (A006792300)	Proposed Minor Change
Proposed Use	Multiple Dwelling	No change: Multiple Dwelling
Development Yield	Five (5) units total, comprising: 2 x four (4) bedroom units 3 x three (3) bedroom units	No change: Five (5) units total, comprising: 2 x four (4) bedroom units 3 x three (3) bedroom units
Building Height	3 – 4 storeys (RL 49.6m maximum)	Some change: 3 – 4 storeys (RL 50.0m maximum)
Site Cover	481.41m ² (56.64%)	Some change: 503m ² (59.2%)
Setbacks	<u>Front (Sherwood Road)</u> - Ground Level: 6.976m - Level 1: 4.0m – 4.0m (Balcony) – 6.0m (Wall) - Level 2: 4.0m (Balcony) – 6.0m (Wall) <u>Front (Woodstock Road)</u> - Basement Level: 7.469m – 10.168m - Lower Ground Level: 3.66m (balcony) & 3.93m (wall) - Ground Level: 3.66m (balcony) & 3.93m (wall) - Level 1: 3.66m (balcony) & 3.93m (wall) - Level 2: 5.84m (balcony) & 12.335m – 14.227m (wall) <u>Eastern Side</u> - Basement Level: N/A - Lower Ground: 2.5m - Ground Floor: 2.5m - Level 1: 2.5m - Level 2: 2.5m <u>Western Side Boundary</u> - Basement Level: N/A - Lower Ground Floor: 2.5m - Ground Floor: 2.5m - Level 1: 2.5m - Level 2: 2.5m	Some change: <u>Front (Sherwood Road)</u> - Level 2: 4.1m - Level 3: 3.5m – 6m - Level 4: 3.5m – 6m <u>Front (Woodstock Road)</u> - Basement Level: N/A - Level 1: 3.6m (balcony) & 4.1m (wall) - Level 2: 3.6m (balcony) & 4.1m (wall) - Level 3: 3.6m (balcony) – 4.1m (wall) - Level 4: 4.1m – 12.28m <u>Eastern Side</u> - Basement Level: N/A - Level 1: 2.5m – 3.2m - Level 2: 2.5m – 3.2m - Level 3: 2.5m – 3.2m - Level 4: 2.4m – 3.175m <u>Western Side Boundary</u> - Basement Level: N/A - Level 1: 2.2m – 2.5m - Level 2: 2.2m – 2.5m - Level 3: 2.2m – 3.4m - Level 4: 2.2m – 3.4m
Private Open Space	Unit 1: 85m ² Unit 2: 27m ² Unit 3: 21m ² Unit 4: 21m ² Unit 5: 84m ²	Some change: Unit 1: 153m ² Unit 2: 30m ² Unit 3: 19m ² Unit 4: 14m ² Unit 5: 71m ²

	Originally Approved (A006792300)	Proposed Minor Change
Deep Planting	153.77m ² (18.09%)	Some change, and remains compliant: 104m ² (12.2%)
Landscaping	98m ²	Some change (increase in landscaping): 137m ²
Car Parking	Total of 16 car spaces, including: 14 car parking spaces for residents 2 car parking spaces for visitors	No change: Total of 16 car spaces, including: 14 car parking spaces for residents 2 car parking spaces for visitors
Bicycle Parking	Total of 7 bicycle spaces, including 5 bicycle spaces for residents; and 2 bicycle spaces for visitors.	No change: Total of 7 bicycle spaces, including 5 bicycle spaces for residents; and 2 bicycle spaces for visitors.

3.3 Detailed Analysis of Proposed Changes

The following provides a detailed summary of the proposed changes. Please also refer to the amended Architectural Plans included in **Appendix C**.

Development Yield

No change to the development yield is proposed. The development continues to provide 3 x 3-bedroom units and 2 x 4-bedroom units.

Building Height

The development approval comprises a building height of 3-4 storeys and has a maximum height of RL49.6m. The minor change seeks to marginally increase the maximum height of the building to RL50m.

Figure 10 to 13 below illustrates the minor height difference and minimal changes in the difference in scale between the original approval and the proposed development, with the approved building outline shown in blue.

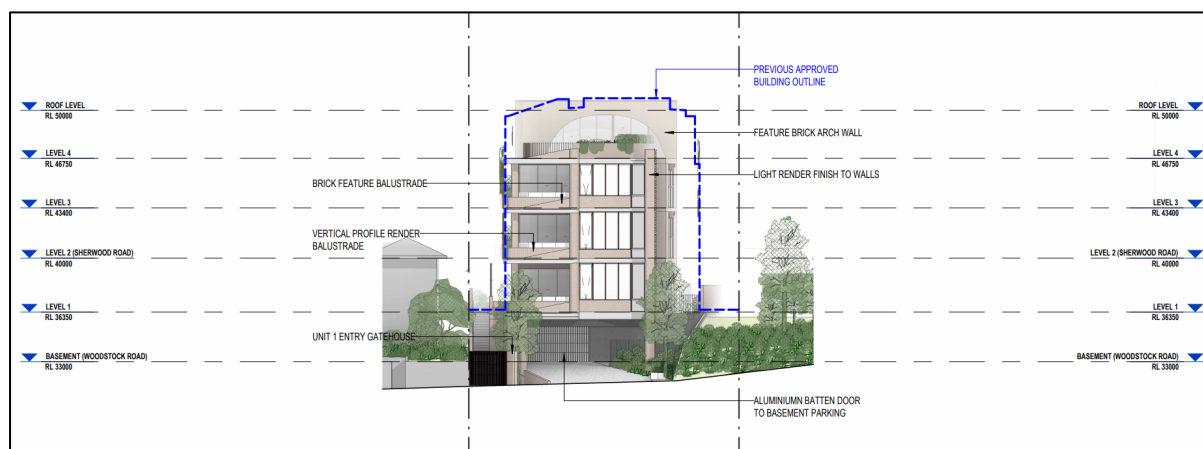


Figure 10: Woodstock Road elevation, with change in heights highlighted in blue

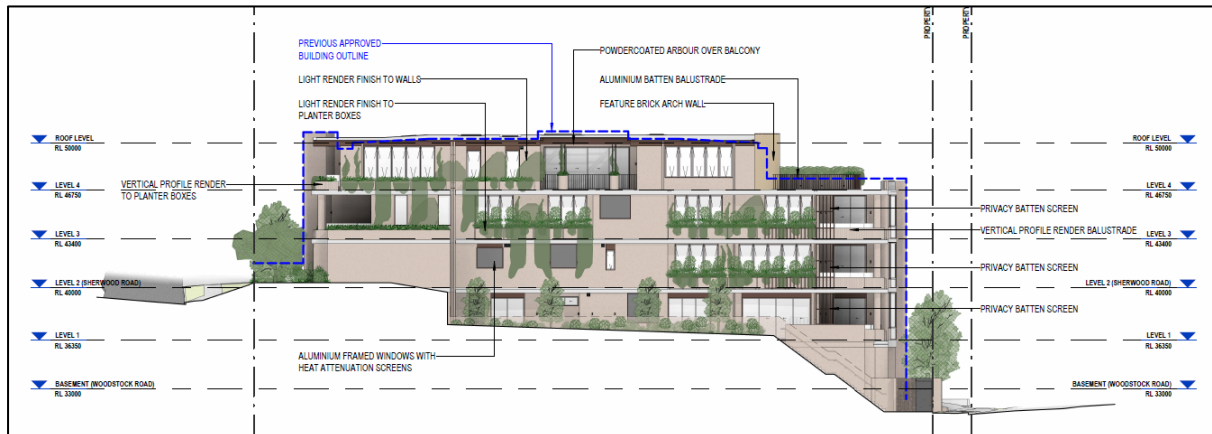


Figure 11: Eastern elevation, with changes in height highlighted in blue

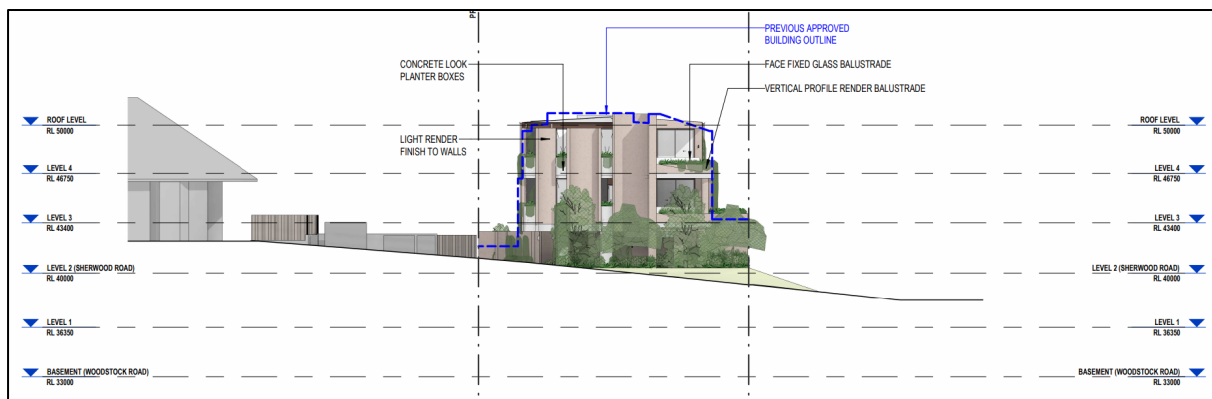


Figure 12: Sherwood Road elevation, with changes highlighted in blue

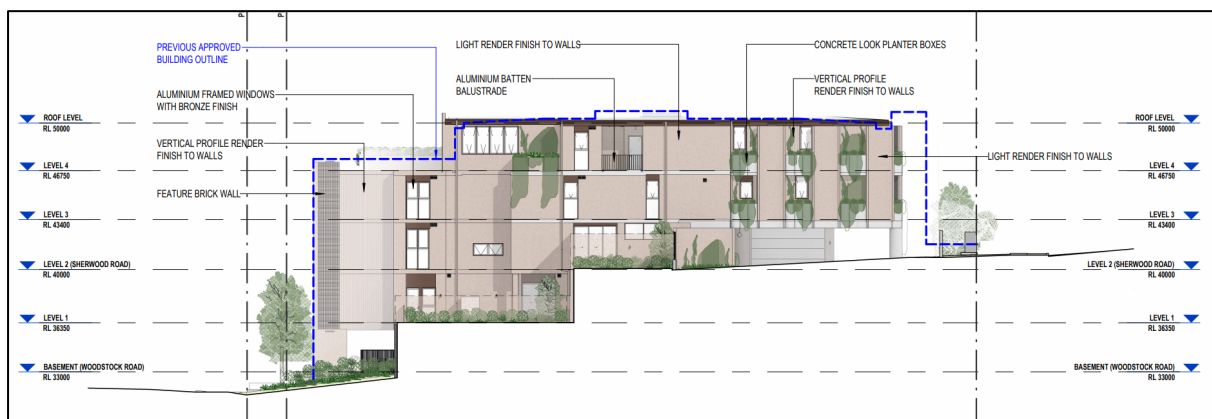


Figure 13: Western elevation, with changes highlighted in blue

Basement Level

The basement level, consistent with the development approval, will continue to accommodate vehicle parking, bicycle parking, servicing infrastructure and building services, with access provided from Woodstock Road. The overall extent of basement excavation and footprint remains generally consistent with the approved development envelope.

The Applicant proposes the following minor changes to the ground level of the development:

- Minor reconfiguration of the internal parking layout, including adjustments to resident parking spaces and circulation aisles, without altering the overall parking provision or functionality;
- Reorganisation of bicycle parking locations within the basement, maintaining compliance with the required bicycle parking rates;
- Refinement of building services and infrastructure, including relocation and consolidation of service elements (e.g. fire pump and associated equipment), resulting in a more efficient layout;
- Minor adjustments to the basement footprint and exclusion zones, which remain generally consistent with the approved building envelope;
- Integration of servicing and access arrangements, including clearer delineation of circulation and fire egress paths; and
- Retention of vehicle access from Woodstock Road with no change to the crossover location or access arrangement.

Figure 14 and 15 provides a comparison of the currently approved and proposed basement level floor plans.

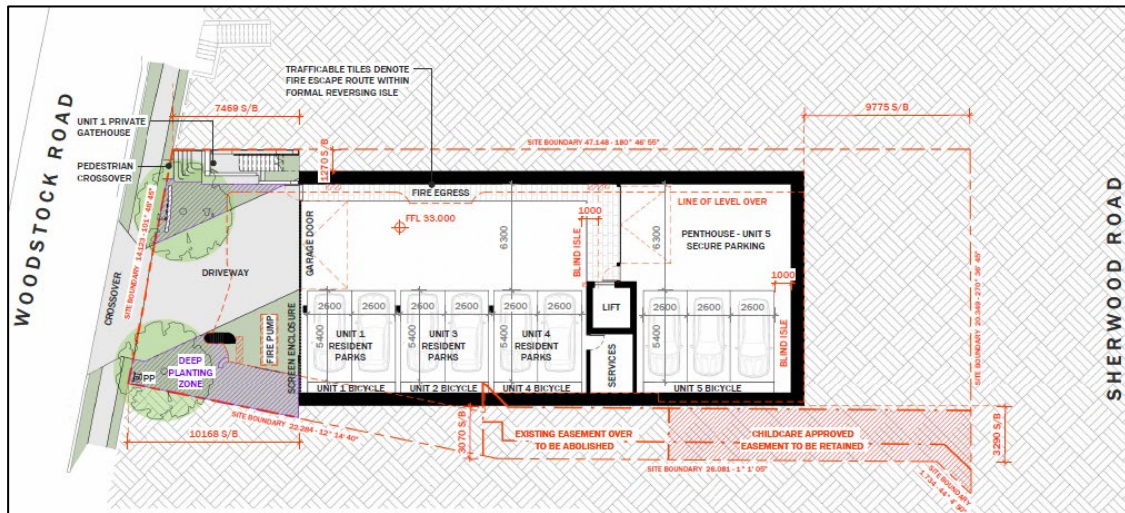


Figure 14: Approved basement level

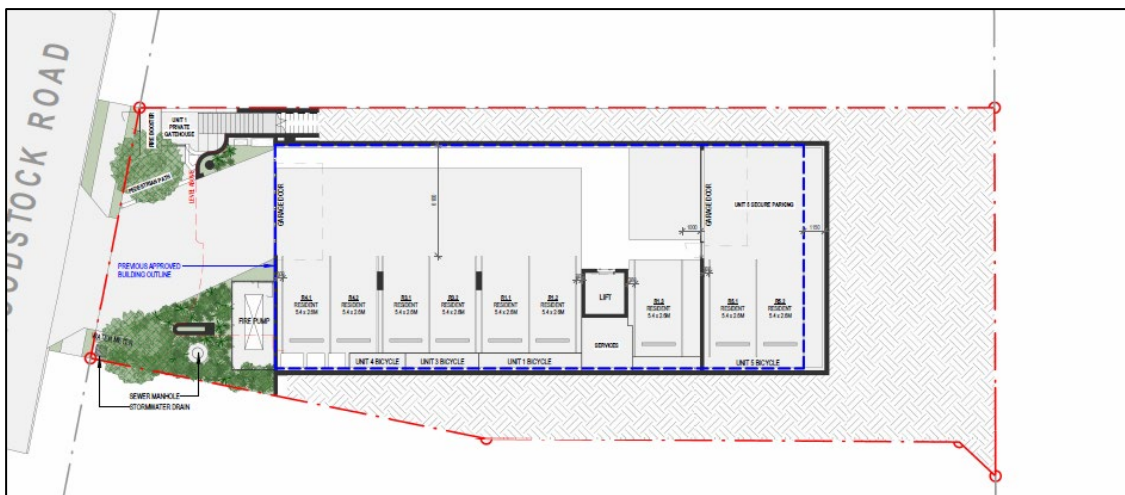


Figure 15: Proposed basement level

Lower Ground Level/ Level 1 (Unit 1)

The Applicant proposes the following minor changes to the lower ground level:

- Internal reconfiguration of Unit 1, including adjustments to the layout of living areas, bedrooms and ancillary spaces, improving internal functionality without altering the external building envelope in any material way;
- A new fire escape staircase included to the eastern side of the amended refuse bin enclosure. This fire escape staircase inclusion has been necessitated following a request from the Queensland Fire Department. The staircase is required to provide access from the Sherwood Road frontage to the lower levels of the development in the case of an emergency.
- Minor refinements to the interface with the Woodstock Road frontage, including adjustments to setbacks and landscaping zones, which remain generally consistent with the approved siting and do not introduce additional amenity impacts;
- Reconfiguration of private open space areas associated with Unit 1, including removal of balcony planters, maintaining a comparable level of amenity and usability to that approved;

- Overall, the proposed changes to this level are minor in nature and do not alter the role, function or external impacts of the approved lower ground level design.

Figure 16 and 17 provides a comparison of the currently approved lower ground level and proposed Level 1 floor plans.

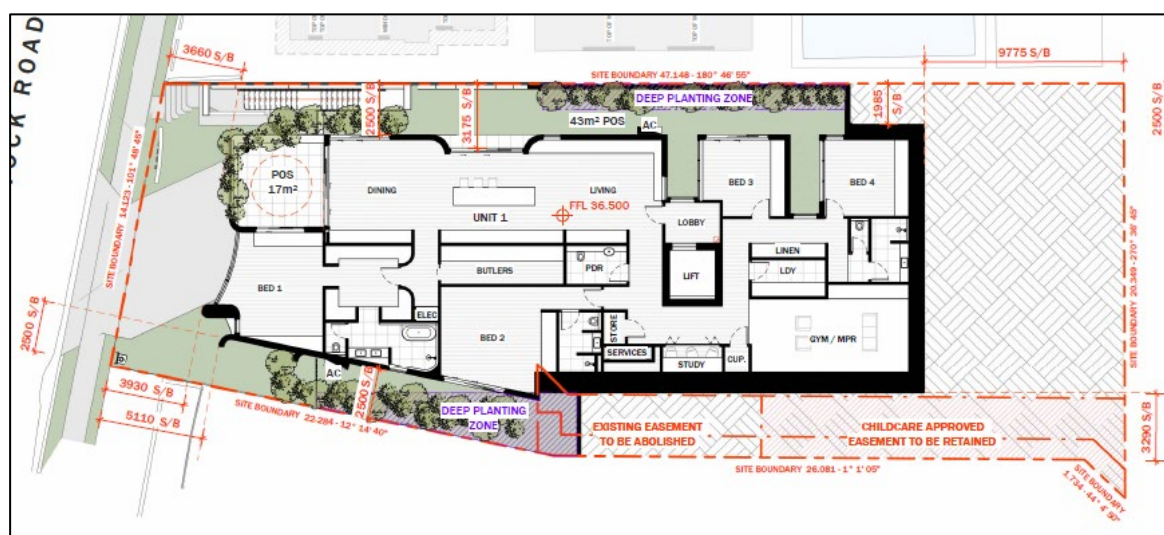


Figure 16: Approved lower ground level



Figure 17: Proposed level 1 (previously labelled lower ground)

Ground Floor / Level 2 (Unit 2)

The ground floor, consistent with the development approval, will continue to accommodate Unit 2, including the primary pedestrian entry, lobby interface, vehicle access and servicing elements from Sherwood Road. The overall building footprint and access arrangements remain generally consistent with the approved development.

The Applicant proposes the following minor changes to the ground floor:

- Internal reconfiguration of Unit 2, including adjustments to the layout of living areas, bedrooms and ancillary spaces, improving internal amenity and functionality without materially altering the external building form;
- Minor refinements to the building setbacks along the Sherwood Road frontage, which remain generally consistent with the approved development envelope and continue to provide an appropriate streetscape interface;
- Queensland Fire Department required fire escape staircase leading between the ground level on Sherwood Road frontage and the lower levels of the development;
- Minor refinements to the refuse bin enclosure layout and siting, as a consequence of the new QFD staircase on the eastern side. The refined refuse bin enclosure continues to accommodate 10 bins.
- Reconfiguration of the front entry and lobby arrangement, resulting in a more legible and functional pedestrian arrival experience, without changing the primary access point;
- Reconfiguration of private open space areas associated with Unit 1, including removal of balcony planters, maintaining a comparable level of amenity and usability to that approved;
- Minor adjustment to the crossover and driveway arrangement, including refinement of the shared zone and pedestrian interface, while maintaining access from Sherwood Road in accordance with the approved scheme;
- Reorganisation of on-site servicing elements, including utilities and refuse collection areas, to improve efficiency and integration within the ground floor layout;
- Minor adjustments to deep planting and landscaping areas along the frontage, maintaining a comparable (and improved) landscape outcome and reinforcing the presentation of the development to the street; and
- Retention of visitor bicycle parking and pedestrian access arrangements, with no reduction in functionality or compliance with relevant requirements.

Overall, the changes to the ground floor are minor in nature and do not alter the function, accessibility or external impacts of the approved design, with the development continuing to present a high-quality and well-integrated interface to Sherwood Road.

Figure 18 and 19 provides a comparison of the currently approved ground floor and proposed Level 2 floor plans.

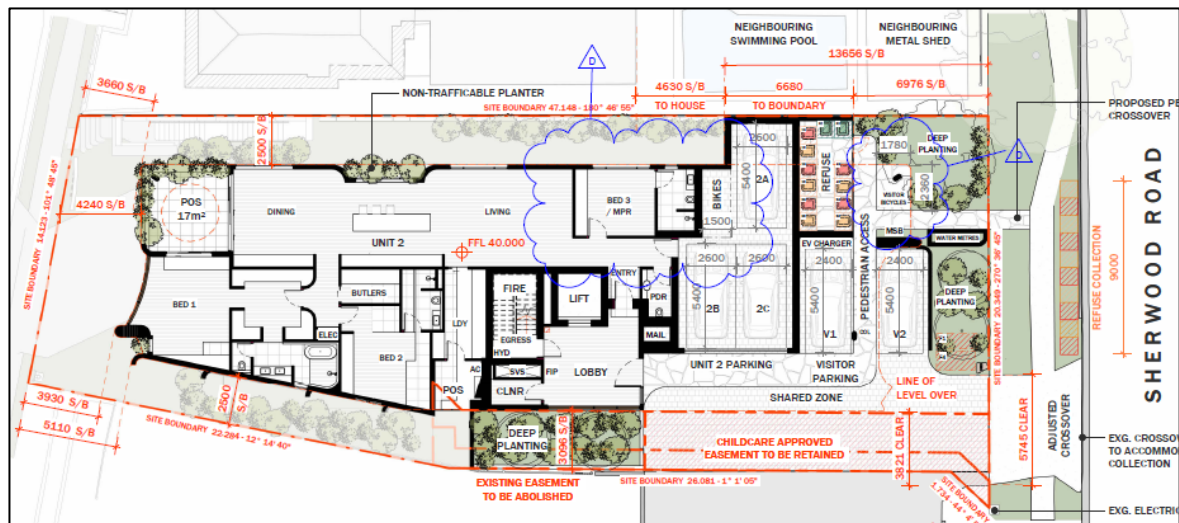


Figure 18: Approved ground floor layout



Figure 19: Proposed level 2 (previously labelled ground floor)

Level 1/ Level 3 Floor Plan (Unit 3 and Unit 4)

Level 1 (referred to as Level 3 in the proposed plans), will continue to accommodate Units 3 and 4, including associated private open space and landscaping elements. The overall building footprint and built form remain generally consistent with the approved development.

The Applicant proposes the following minor changes to Level 1/ Level 3 (containing Units 3 and 4):

- Internal reconfiguration of Units 3 and 4, including adjustments to the layout of living areas, bedrooms and ancillary spaces, improving internal amenity and functionality without altering the external building envelope in any material way;
- Minor refinements to building setbacks, which remain generally consistent with the approved development envelope and do not result in any additional impacts in terms of building separation, overlooking or visual bulk; and
- Reconfiguration of private open space areas (balconies) and removal of balcony planters, maintaining a comparable level of amenity and usability to that approved.

Figure 20 and 21 provides a comparison of the currently approved Level 1 and proposed Level 3 floor plans.

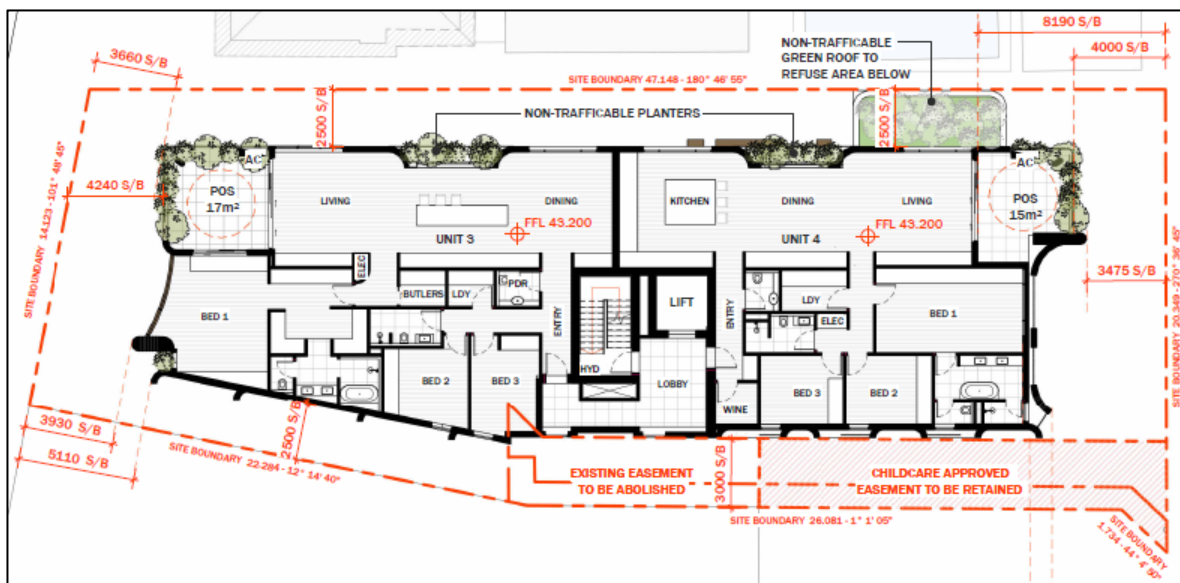


Figure 20: Approved level 1



Figure 21: Proposed level 3 (previously labelled level 1)

Level 2 Floor Plan/ Level 4 Floor Plan (Unit 5)

Level 2 (referred to as Level 4 on the proposed plans), will continue to accommodate Unit 5 (penthouse level), including associated private open space, rooftop interface and landscaping elements. The overall building footprint and upper-level form remain generally consistent with the approved development.

The Applicant proposes the following minor changes to Level 2 (Unit 5):

- Internal reconfiguration of Unit 5, including adjustments to the layout of living areas, bedrooms and ancillary spaces, improving internal functionality and amenity without altering the approved building envelope in any material way;
- Minor refinements to setbacks and built form articulation at the upper level, which remain generally consistent with the approved siting and do not result in any additional visual bulk or dominance when viewed from the surrounding streets;

- Reconfiguration of private open space areas (balconies and terrace areas), including removal of some balcony planters to Unit 3, maintaining a high level of amenity consistent with the approved design;
- Revised built to side boundary containerised planter to respond to the new QFD required staircase;
- Inclusion of new container planters to the Sherwood Road frontage
- Minor adjustments to planter locations and landscaping elements at the upper level, which continue to provide softening of the built form and contribute to the overall landscape character of the development; and
- Retention of the approved upper-level setback and articulation, ensuring that the development continues to present an appropriate transition in scale to adjoining properties, particularly to the eastern residential interface.

Overall, the proposed changes to the upper level are minor in nature and do not alter the scale, visual appearance or amenity outcomes of the approved penthouse design.

Figure 22 and 23 provides a comparison of the currently approved Level 2 and proposed Level 4 floor plans.

Figure 22: Approved Level 2

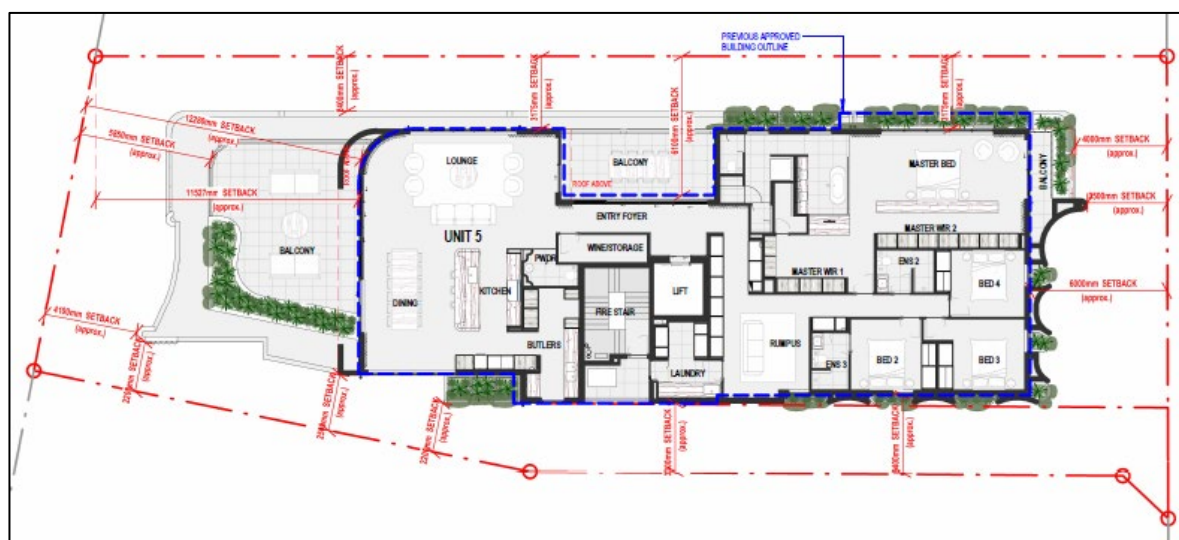


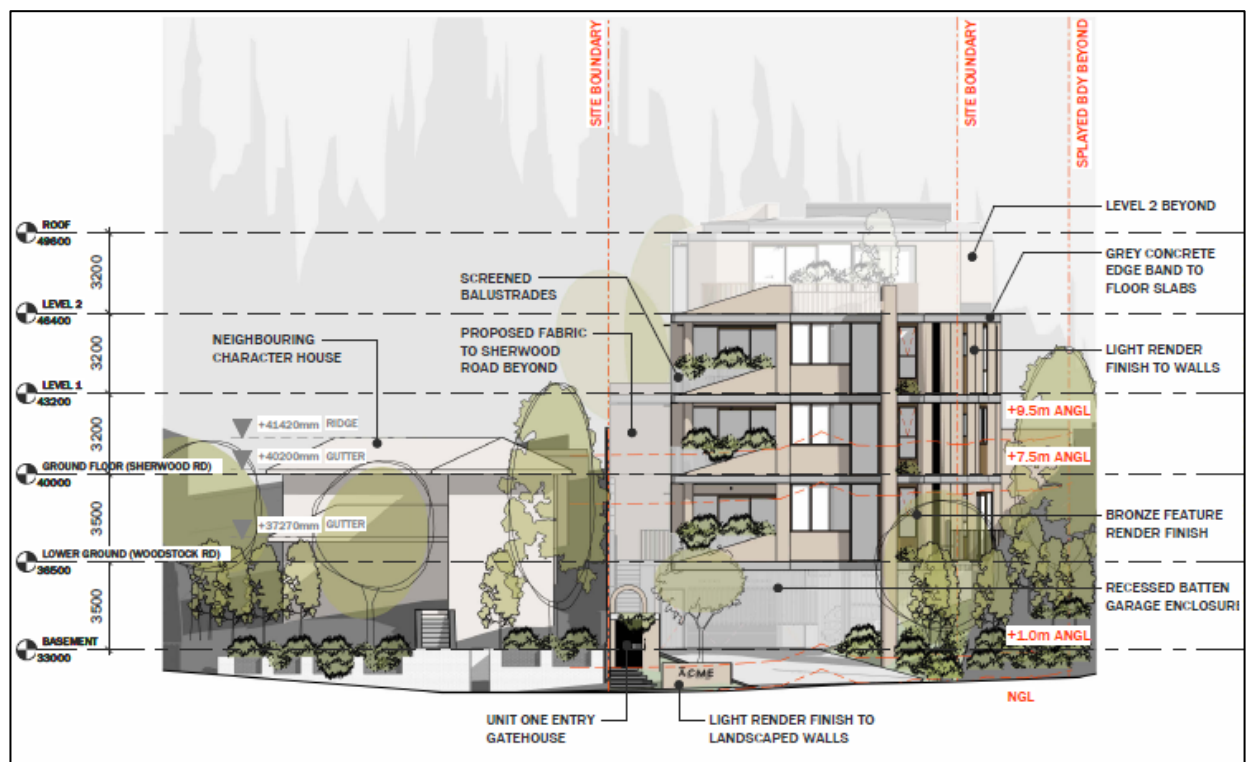
Figure 23: Proposed level 4 (previously labelled level 2)

Elevation (Woodstock Road)

The proposed development maintains the approved key architectural façade outcome to the Sherwood Road frontage. The overall composition, scale and articulation of the building remain consistent with the approved design, with only minor refinements to façade elements as outlined below:

- The materiality of the feature “angular” balcony balustrading has been revised to a brick and vertical render profile;
- Entry gatehouse design revised;
- Services box shown where required on the eastern side;
- Rationalisation of balcony planters, to attend to maintenance matters and to provide improved occupancy of the balcony spaces; and
- Glazing profile updated to align with internal layout revisions.

Figure 24 provides a comparison of the Woodstock Road façade design changes between the original approval and minor change proposal.



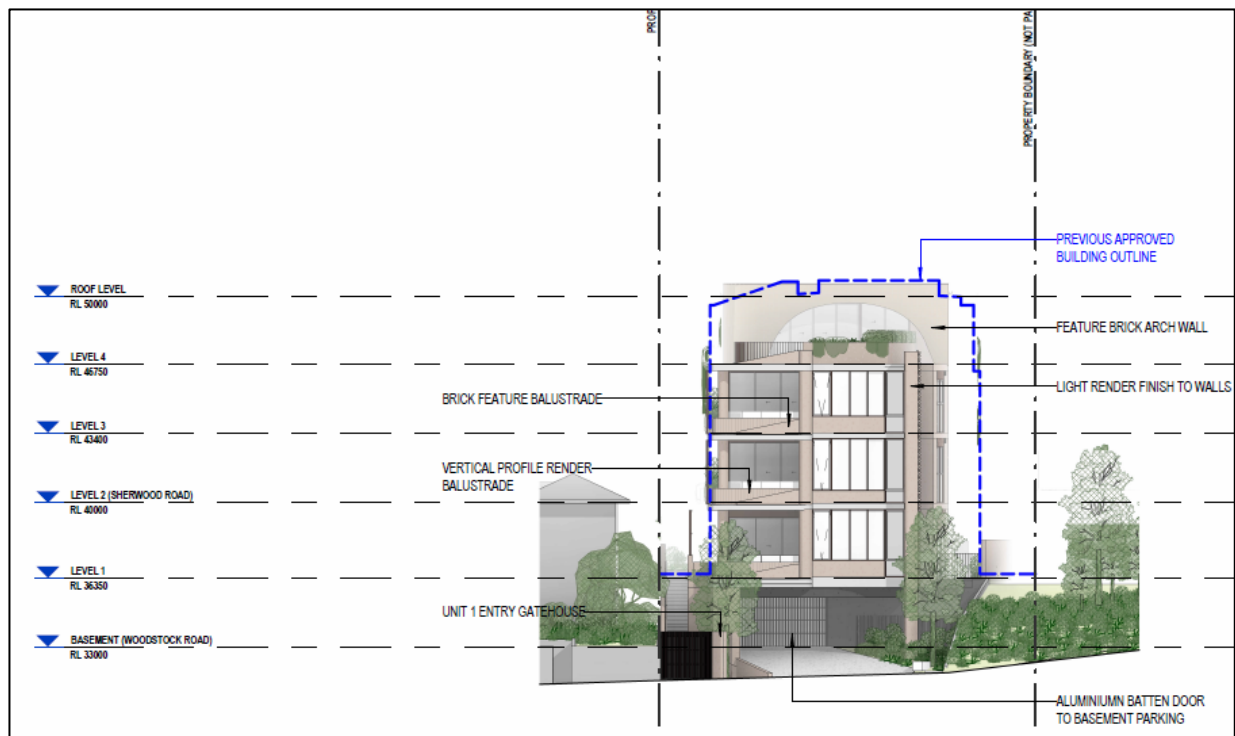


Figure 24: Comparison of Northern Elevation (Woodstock Road) (Approved at top, proposed at bottom)

Elevation (Sherwood Road)

The proposed development maintains the approved key architectural façade outcome to the Sherwood Road frontage. The overall composition, scale and articulation of the building remain consistent with the approved design, with only minor refinements to façade elements as outlined below:

- Refinement of balcony balustrading, including adjustments to materiality and transparency (comprising a combination of rendered, vertical profile and glazed elements); and
- Addition of concrete look planter boxes and minor changes to the inclusion of landscaping throughout the built form.

Figure 25 provides a direct comparison of the Sherwood Road façade design changes between the original approval and minor change proposal.

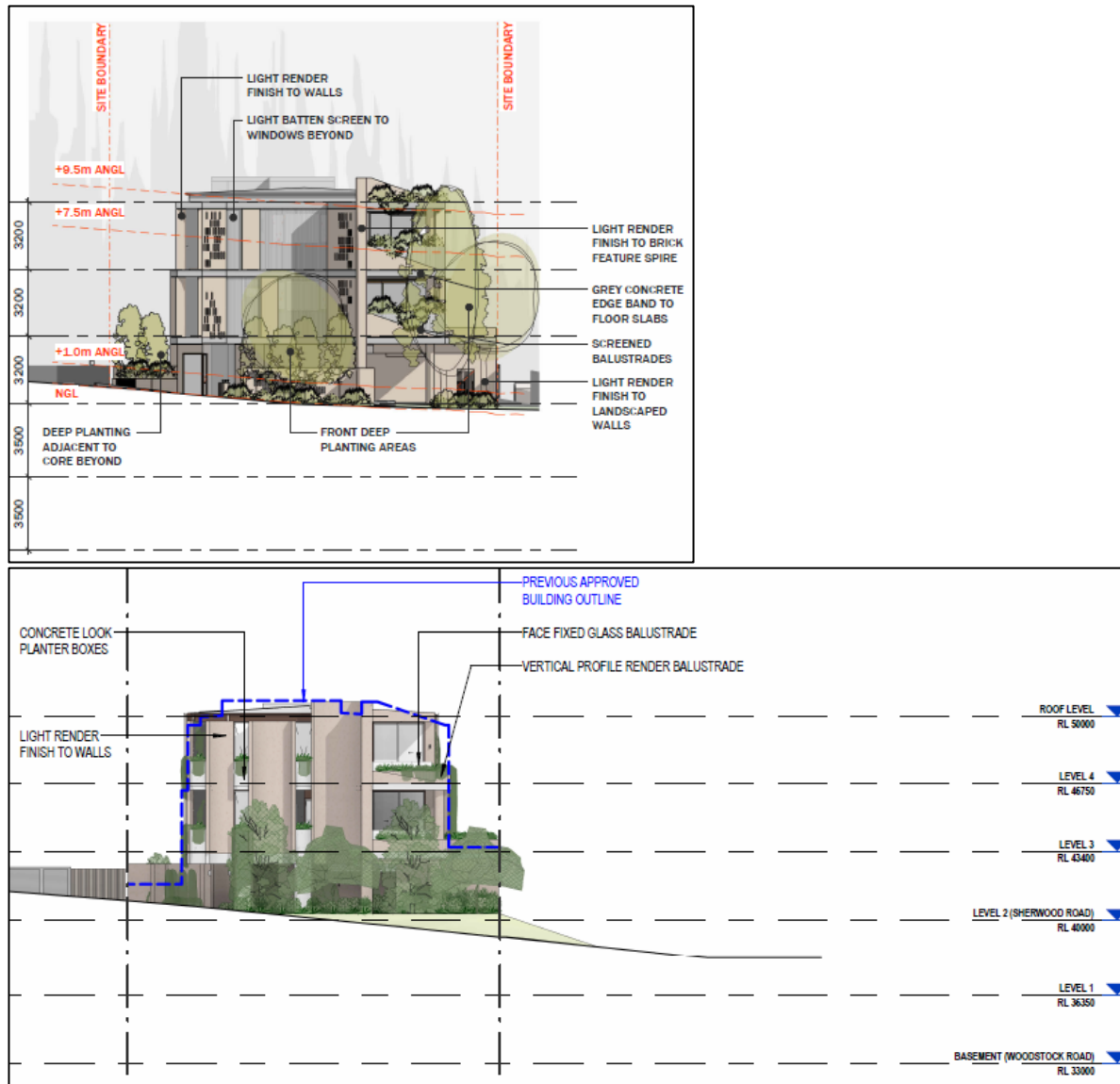


Figure 25: Comparison of the Sherwood Road facade, with the approved on the top and the proposed on the bottom

Elevation (Eastern Side)

The proposed development maintains the approved key architectural façade outcome to the Sherwood Road frontage. The overall composition, scale and articulation of the building remains consistent with the approved design, with only minor refinements to façade elements as outlined below:

- Refinement of balcony balustrading, including adjustments to materiality and transparency (comprising a combination of rendered, vertical profile and glazed elements);
- Minor changes to the inclusion of landscaping throughout the built form; and
- New vertical feature brick wall.

Figure 26 provides a direct comparison of the eastern façade design changes between the original approval and minor change proposal.



Figure 26: Comparison of the eastern facade, with the approved on the top and the proposed on the bottom

Elevation (Western Side)

The proposed development maintains the approved architectural façade outcome to the western elevation. The overall form, scale and articulation of the building remain consistent with the approved design, with only minor refinements to façade elements as outlined below:

- Minimal changes to the building envelope, and overall articulation of the western elevation are proposed, with increased setbacks at Levels 3 and 4 to reduce the perceived bulk and scale of the building;
- Minor update to the built to boundary wall on the Sherwood Road frontage to accommodate the new QFD required fire escape staircase.
- Minor updates to façade detailing and material finishes, which are consistent with the approved architectural language and do not alter the visual presentation of the building;
- Integration and clearer depiction of planter boxes and containerised landscaping elements, contributing to softening of the built form;
- Minor adjustments to glazing and façade elements to align with internal layout refinements, without increasing overlooking or visual bulk; and

- Retention of the approved level of articulation and screening, ensuring the elevation continues to present an appropriate interface to adjoining properties.

Figure 27 provides a direct comparison of the western façade design changes between the original approval and minor change proposal.

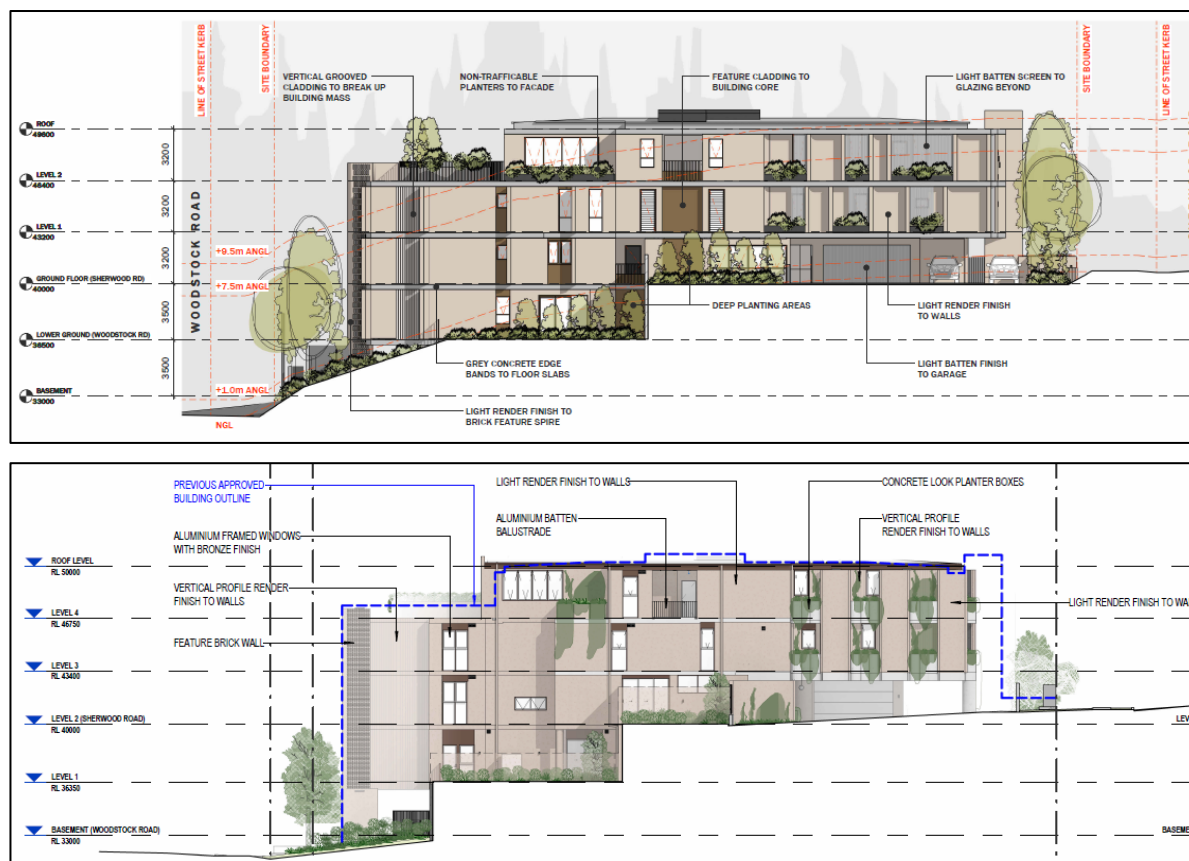


Figure 27: Comparison of the western façade, with the approved on the top and the proposed on the bottom

3.4 Changes to Approval Documentation

As part of this Change Application, we have endeavoured 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.

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

Table 3 – Changes to Approved Drawings and Documents		
Drawing or Document	Number	Plan Date
Traffic Letter 137 Sherwood Road	Ref: ITE0282	04-SEP-2025
Concept Services Plan	SK004 Rev B	04-SEP-2025

Table 3 – Changes to Approved Drawings and Documents

Drawing or Document	Number	Plan Date
Landscape Concept Plan (Basement Level)	Sheet 1 Issue D	05-SEP-2025
Landscape Concept Plan (Lower Ground Level)	Sheet 2 Issue D	05-SEP-2025
Landscape Concept Plan (Ground Level)	Sheet 3 Issue D (Amended In Red 03-NOV-2025)	05-SEP-2025
Landscape Concept Plan (Level 1)	Sheet 4 Issue D	05-SEP-2025
Landscape Concept Plan (Level 2)	Sheet 5 Issue D	05-SEP-2025
Deep Planting Calculations	Sheet 6 Issue D (Amended In Red 03-NOV-2025)	05-SEP-2025
Proposed Planting Schedule	Sheet 7 Issue D	05-SEP-2025
Proposed Planting Schedule	Sheet 8 Issue D	05-SEP-2025
Proposed Planting Schedule	Sheet 9 Issue D	05-SEP-2025
Proposed Site Plan Cover Sheet	DA.210 Issue C DA000, Revision 4	03-SEP-2025 04.08.2026
Deep Planting Diagram	DA.230 Issue C	03-SEP-2025
Proposed Streetscape Elevations	DA.250 Issue C	03-SEP-2025
Proposed Area Plans Area Plan	DA.301 Issue C DA400, Revision 4	03-SEP-2025 04.08.2026
Area Plan	DA401, Revision 4	04.08.2026
Proposed Plans – Basement Floor Plan – Basement	DA.302 Issue C DA100, Revision 4	03-SEP-2025 04.08.2026
Proposed Plans – Lower Ground (Woodstock Rd) Floor Plan – Level 1	DA.303 Issue C DA101, Revision 4	03-SEP-2025 04.08.2026
Proposed Plans – Ground Floor (Sherwood Rd) Floor Plan – Level 2	DA.304 Issue D DA102, Revision 4	31-OCT-2025 04.08.2026
Proposed Plans – Level 1 Floor Plan – Level 3	DA.305 Issue C DA103, Revision 4	03-SEP-2025 04.08.2026
Proposed Plans – Level 2 Floor Plan – Level 4	DA.306 Issue C DA104, Revision 4	03-SEP-2025 04.08.2026
Proposed Plans – Roof Plan Roof Plan	DA.307 Issue C DA105, Revision 4	03-SEP-2025 04.08.2026
Proposed Elevations – Sheet 1 Elevation	DA.331 Issue C DA200, Revision 4	03-SEP-2025 04.08.2026
Proposed Elevations – Sheet 2 Elevation	DA.332 Issue C DA201, Revision 4	03-SEP-2025 04.08.2026
Proposed Elevations – Sheet 3 Elevation	DA.333 Issue C DA202, Revision 4	03-SEP-2025 04.08.2026
Elevation	DA203, Revision 4	04.08.2026
Proposed Sections – Sheet 1 Section	DA.351 Issue C DA300, Revision 4	03-SEP-2025 04.08.2026
Proposed Sections – Sheet 2 Section	DA.352 Issue C DA305, Revision 4	03-SEP-2025 04.08.2026
Proposed Sections – Sheet 3	DA.353 Issue C	03-SEP-2025

3.4.2 Changes to Conditions of Approval

No conditions are required to be amended as part of this Minor Change, with the only changes relating to the reference to the Approved Drawings and Documents included in the Conditions Approval Package (as discussed in Section 3.4.1 and demonstrated through **Table 3**).

3.4.3 Changes to Infrastructure Charges Notices

The Infrastructure Charges Notice is not required to be updated as a result of the proposed changes.

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:

- (1) 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 78(3) 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) *When 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 and submissions were properly made about the development application—the submissions; and*
 - (c) *any pre-request response notice or response notice given in relation to the change application; and*
 - (d) *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) *For subsection (2)(d), the responsible entity—*
 - (a) *must assess against, or have regard to, the matters that applied when the development application was made; and*
 - (b) *may assess against, or have regard to, the matters that applied when the change application was 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 4 – Assessment of Minor Change Criteria	
Minor Change Criteria	Assessment
Does not result in substantially different development	Refer to Table 5 .
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 triggered referral to the State Assessment and Referral Agency for development adjoining a State Heritage Place. The proposed changes would not cause referral to a new referral agency or change the assessment the referral agency must have assessed the application against when the application was made
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	Public notification was required under the original application. The proposed changes would not change the level of assessment.

The following table provides an assessment against the guidelines for substantially different development as identified in Schedule 1 of the Development Assessment Rules.

Table 5 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
Does not involve a new use	The proposed minor change maintains the same land use (multiple dwelling) as approved and does not involve a new 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 application and approval does.
Does not dramatically change the built form in terms of bulk, scale and appearance	The proposed development will not dramatically change the built form, scale and appearance of the approved development for the reasons set out below. - The proposed changes primarily comprise minor refinements to the building setbacks and façade articulation, and internal arrangements. As demonstrated on the plans, the revised building footprint remains generally consistent with the approved building envelope (as identified by the dashed outline), maintaining a coherent built form outcome. - The number of storeys remains unchanged from the approved development, with only a minor amendment to the overall building height (being 0.4m). As such, the proposal does not

Table 5 – Assessment of Substantially Different Development Criteria

Minor Change Criteria	Assessment
	alter the vertical scale or intensity of the development and will be imperceptible in the broader streetscape context. • The development continues to present as a contextually responsive residential building, with no change to the approved land use or overall development yield (5 dwelling units). • The internal reconfiguration of units does not alter the external building form in any meaningful way, with changes largely confined within the approved envelope. • The development maintains the established access arrangements, including the dual vehicular access arrangement from Sherwood Road and Woodstock Road, with no changes to circulation or servicing. • Car parking provision remains within the basement and lower ground levels, with no change to the overall parking strategy or access arrangements. • The overall building articulation and architectural language remains consistent with the approved scheme, with only minor amendments to materiality and façade detailing, which do not materially alter the visual presentation of the building. • Deep planting and landscaping continue to be provided across the site, with the revised scheme maintaining compliant (>10% of site area) deep planting provision, and with landscaping provided across the building facades. • The development continues to incorporate private open space and landscaped elements, including balconies and planter boxes, consistent with the approved design intent.
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 for a residential development.
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 residential development. The proposed common areas, vehicular and pedestrian accesses, private open space, and land are all components maintained in the development to ensure a consistent operation.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site.	The development does not propose any changes to the car parking provision, servicing or overarching vehicle access arrangements.
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, for the reasons set out below. • The proposed amendments do not alter the approved building height, number of storeys or overall scale of development. As such, there is no increase in visual bulk, dominance or streetscape impact beyond that already assessed and approved. • The development yield remains unchanged at five (5) dwelling units. Accordingly, there is no increase in demand on infrastructure, services or utilities, and no intensification of use beyond that previously approved. • The revised setbacks represent minor refinements to the approved building footprint and remain generally consistent with the approved development envelope. These changes do not result in any additional amenity impacts to adjoining

Table 5 – Assessment of Substantially Different Development Criteria	
Minor Change Criteria	Assessment
	properties in terms of overlooking, overshadowing or building separation. - The internal reconfiguration of the units does not generate any additional impacts, as these changes are contained within the building envelope and do not materially alter the external interface with adjoining properties or the public realm. - Vehicle access arrangements remain unchanged, with access continuing to be provided from Woodstock Road. The basement and lower ground parking provision is retained and continues to accommodate the anticipated demand. - Servicing, refuse collection and site access arrangements remain consistent with the approved scheme and do not introduce any new operational impacts. - The presentation of the building to both Sherwood Road and Woodstock Road remains consistent with the approved design intent, with only minor changes to materiality and façade detailing which do not give rise to any new or increased amenity impacts.
Does not remove an incentive or offset component that would have balanced a negative impact of the development	We are not aware of any incentive or offset that was applied to the original development approval.
Does not impact on infrastructure provisions	The proposed minor change does 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 include 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 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, with the City Plan providing the relevant planning scheme provisions. The legislative framework remains consistent for this change application.

As set out in **Table 1**, there has been limited change between the planning framework applicable to the current approval and the planning framework applicable to this planning application. A review of the applicable codes has revealed that while there have been some changes to the Heritage overlay code and the Bicycle network overlay mapping, the minor change application will remain compliant with these codes.

- The original development application was subject to Impact Assessment. No submissions were received.
- The proposed changes to the development will not alter the approved development's compliance with the town planning framework applicable at the time current application or the matters that apply

at the time this change application is made. The original application was assessed against the applicable provisions of the Character (infill housing) Zone, Toowong – Indooroopilly District Neighbourhood Plan, Multiple Dwelling Code, relevant Overlay Codes and other Development Codes. The assessment remains consistent at the time of this change application, and applicable provisions of the relevant codes also remain consistent.

- A summary of the development's compliance with the built form provisions is provided below:

- **Building Height** – The application involves a minor increase in building height as a consequence of the façade revisions (being 0.4m). The additional building height does not result in any substantial change to the perceived size, scale or prominence of the building when viewed from either street frontage or surrounding public vantage points.

Accordingly, the development continues to satisfy the intent of PO4 of the Multiple Dwelling Code, as the minor increase in height does not give rise to additional visual, amenity or built form impacts and does not alter the scale outcome anticipated for the site.

- **Site Cover** – As a consequence of the minor changes to the external features of the building, the overall site cover has been updated and comprises 58%. Notwithstanding, no notable changes to the building envelope have occurred and the development continues to comply with Performance Outcome PO1 of the Toowong–Indooroopilly Neighbourhood Plan.
- **Setbacks** – There are no material changes to the front and side setbacks of the proposed development. The built form generally aligns with the building envelope of the current approval. Any changes are minor updates as a consequence of the updates to the architectural design of the building.

The same setback provisions apply under the current planning framework (being AO1.2 of the Traditional Building Character (Design) Overlay Code for front setbacks and AO7.1 of the Multiple Dwelling Code for side setbacks). A performance solution was sought for a small portion of the side setback component above 10.5m in height which was setback 2.5m in lieu of 3m.

Accordingly, the development continues to provide setbacks in accordance with current approval and the development continues to comply with AO1.2 of the Traditional Building Character (Design) Overlay Code and PO7 of the Multiple Dwelling Code.

- **Private Open Space** – The development proposes some variation in the size of the private open space. All units maintain generous private open space areas that are in excess of 12m².
- **Car Parking** – The proposed development does not change the provision of car parking which provides a total of 16 car spaces (comprising 14 residential and two (2) visitor) across two across two car parking areas. The original approval exceeded the minimum requirement for the provision of car spaces under the Transport, Access, Parking and Servicing Code and continues to do so. The development therefore continues to comply with this code.
- **Bicycle Parking** – No change to the provision of bicycle parking is proposed, with only minor amendments to the layout and inclusion of these spaces within the basement level of the building. Therefore, the development continues to comply with the parking rates under the TAPS Policy.
- **Deep Planting** – The application makes minor amendments to the deep planting outcome, however, the provision of deep planting will continue to exceed the 10% acceptable outcome under the original planning framework. The same deep planting provisions apply under the current planning framework and therefore the development also complies with the current planning framework (AO56.2 of the Multiple Dwelling Code).

6. Summary

This Town Planning Assessment in respect of the proposed Change (Minor Change) Application for the development approval at 125 – 127 Sherwood Road, Toowong, 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 amended drawings and documents updated as per the recommendations identified within this Town Planning Assessment.