BCC DS
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30/09/2026
APPLICATION REF
A007098015

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Our Ref: BNE230025

30th September 2026

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

Attention: Liam Prentice

Dear Liam,

Council Reference:	A007098015
Property Location:	21 Riverview Terrace, Indooroopilly QLD 4068
Property Descriptions:	Lot 35 on RP23506
Development Approval:	Development Permit for Material Change of Use – Multiple Dwelling
Applicant:	Tocu Riverview Trust C/- Tocu Group Property Pty Ltd As Trustee

Please note we kindly request that Council incorporate the attached architectural plans and landscape concept plans into this minor change application. It is noted that the proposed changes have previously been reviewed by Council as part of a Negotiated Decision Request, however an NDN was never issued due to an administrative issue from Council's end. The following are the proposed changes to the plans.

1. Table of Approved Drawings and Documents – Landscape Plans

According to the approval package (dated 03/02/2026), the Table of Approved Documents and Drawings list the Landscape Concept Plans as drawing number LP-01 Issue B and LP-02 Issue B, dated 18/04/2024 (received 29/07/2024). It is requested that Council reference the correct set of plans, which were submitted as part of the Information Request Response stage, and are attached under **Appendix A** of this letter.

2. Stamped Approved Drawings

2.1. Frontage Landscaping

The stamped approved drawings attached to the Decision Notice include amendments made in red by Council which are dated 3 February 2026. While the applicant accepts most of the amendments in red, the applicant disagrees with the mark-up on the proposed Basement Plan (drawing number DA-01 Issue P) relating to the width of the landscaped area at the northern end of the street frontage.

As identified in **Figure 1** below, the garden bed at the frontage was marked up to have a minimum width of 1600mm, when it was shown as 1543mm on the submitted architectural plans.

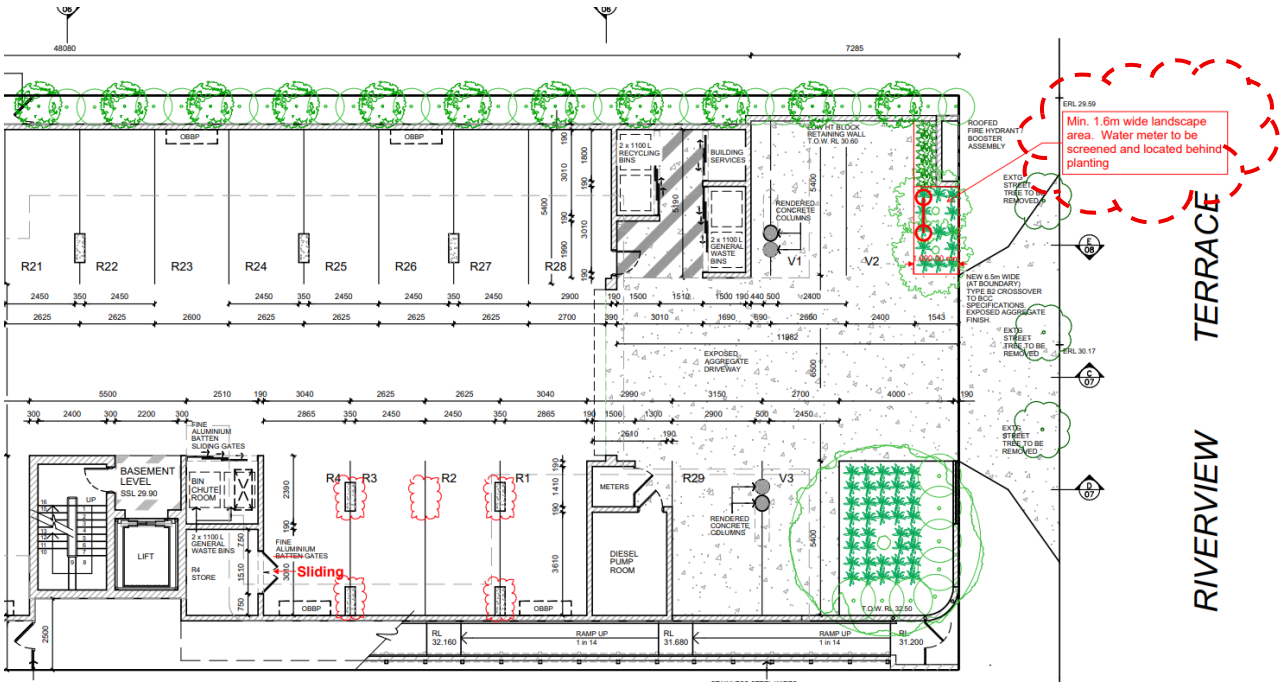


Figure 1 Council Mark-Up on Basement Plan – Landscaping
Source: Excerpt from approved Architectural Plans

Due to the location of fixed structural columns on the building, it is not feasible to push the visitor car parking spaces back (west). Therefore, the additional 57mm difference means that one of the visitor car parks will have a width of 2.343m, as opposed to 2.4m, which is not a beneficial development outcome. Accordingly, to avoid having one of these car parks designated as a small parking space, we propose to retain the 1543mm width of the front landscaped area (located at the northern end of the street frontage) as shown on the previously submitted architectural plans and therefore, request Council remove this amendment made in red.

2.2. Balcony Screening

The stamped approved drawings attached to the Decision Notice include amendments made in red by Council which are dated 3 February 2026. While the applicant accepts most of the amendments in red, the applicant disagrees with the mark-up on the proposed Northern Elevation Plan (drawing number DA-05 Issue O) relating to the balcony balustrading of the street-facing dwelling units. As illustrated in **Figure 2** below, the balustrade was marked up to comprise 1500mm high fine aluminium battens (FAB). The proposed plans have been amended, attached under **Appendix B**, to delete the 1200mm high rendered block section and replace with 1500mm high FAB screen section, in accordance with Council's comment. The design also includes a curved end to blend seamlessly with the remainder of the balcony balustrading toward the street. Accordingly, given the plans have been updated, we request Council remove this amendment made in red.

Council Mark-Up	Proposed Design
	

Figure 2 Council Mark-Up on Northern Elevation – Balcony Screening
Source: Excerpt from approved Architectural Plans

SUMMARY

The applicant is committed to delivering a high-quality landscape outcome on the site that respects the surrounding landscape character while complementing and enhancing their project. The delivery of the landscaped area at the frontage is part of the project's desired outcome, and we are of the view that the submitted landscape package achieves an excellent outcome that enhances visual amenity and contributes to a sense of place, while also contributing positively to the biodiversity and preservation of the area.

It is requested that Council include these plans in the minor change over the site.

Should you have any queries in relation to these representations, or require further information, please contact the undersigned.

Yours Sincerely,



Scott Entwistle – Planner Manager
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