

Waste and Resource Recovery Services (WaRRS)

Development Assessment Team – City Plan 2014 Assessment

Assessing Officer	Paul Stone	Assessment Date	17/06/2026
Application Date	3/06/2026	Properly Made Date	15/06/2026
Application Ref	A007041733		
Site Address	73 BRISBANE ST TOOWONG QLD 4066 6 JOSLING ST TOOWONG QLD 4066		
Permit Type	DA - PA - Material Change of Use		
Activity	Request to change approval under PA s81 (Minor Change) - Multiple Dwelling and Short-Term Accommodation (40 units)		

Site History					
Earlier WaRRS Advice	<input type="checkbox"/>	Prelodgements	<input type="checkbox"/>	Previous Approvals	<input checked="" type="checkbox"/>
Date/s:		A00		A006604044	

Documents Reviewed					
Proposed Plans	<input checked="" type="checkbox"/>	Waste Management Plan	<input type="checkbox"/>	Traffic Report	<input checked="" type="checkbox"/>

Assessment Summary					
Issues Identified	<input checked="" type="checkbox"/>	Information Request	<input checked="" type="checkbox"/>	Amended Plans Required	<input checked="" type="checkbox"/>

Waste and Resource Recovery Services (WaRRS) Development Team have reviewed the relevant minor change documents and have the following comments.

The proposed application is a request to change an existing development approval (A006604044) under s81 of the Planning Act 2016. Therefore, WaRRS have limited our comments to a direct comparison of the existing approval and the proposed change application.

The development proposes to make changes that include a reduced vertical clearance of 4.054m to 3.98m, a reduction in size to the Bin Collection area and increased chute room area. Despite the reduction to the Bin Collection area, the approved refuse solution is still functional. However, it is noted the dimensions for the Bin Collection and Bin Refuse rooms have been deleted. Therefore, the following item will need to be addressed.

- 1. Despite the Bin Collection room being decreased in size, it remains functional. However, the dimensions for the Bin Collection and Bin Refuse rooms have been deleted from the proposed plans.
 - a. In accordance with PO32/AO32 of the Multiple dwelling code, demonstrate on amended plans the dimensions of the Bin Collection and Bin Refuse rooms.**
- 2. The intercom blocks the transfer of bins to the rear of the Refuse Collection Vehicle (RCV). Bulk bins cannot be transferred over gradients greater than 1:20. Demonstrate on amended plans a clear transfer path for bulk bins to the rear of the RCV (ensure there is a minimum 1.5m between the gradient change and the intercom). Provide updated RPEQ certified swept path analysis if the relocated intercom affects the manoeuvre of the RCV.*

Note to assessing engineer/Assessment Manager: If preferred the above items can be marked up on the plans.



This application has been assessed against the refuse provisions of the following City Plan 2014 codes, overlays and policies:

City Plan 2014		
V29		
Zone		
LMR2 - Low-medium density residential (2 or 3 storey mix)		
Road Hierarchy		
Neighbourhood road (Minor Road)		
Use Code		
Animal keeping <input type="checkbox"/>	Extractive industry <input type="checkbox"/>	Rooming accommodation <input type="checkbox"/>
Caretaker's accommodation <input type="checkbox"/>	Home based business <input type="checkbox"/>	Rural activities <input type="checkbox"/>
Centre or mixed use <input type="checkbox"/>	Indoor sport & recreation <input type="checkbox"/>	Service station <input type="checkbox"/>
Child care centre <input type="checkbox"/>	Industry <input type="checkbox"/>	Short-term accommodation <input type="checkbox"/>
Commercial character building (activities) overlay code <input type="checkbox"/>	Intensive food production <input type="checkbox"/>	Small-scale non-residential <input type="checkbox"/>
Community facilities <input type="checkbox"/>	Multiple dwelling <input checked="" type="checkbox"/>	Special purpose <input type="checkbox"/>
Dual occupancy <input type="checkbox"/>	Outdoor sport & recreation <input type="checkbox"/>	Specialised centre <input type="checkbox"/>
Dwelling house <input type="checkbox"/>	Park <input type="checkbox"/>	Telecommunications facility <input type="checkbox"/>
Dwelling house (small lot) <input type="checkbox"/>	Residential care facility <input type="checkbox"/>	Tourist/relocatable home park <input type="checkbox"/>

Other Code		
Infrastructure design <input checked="" type="checkbox"/>	Subdivision <input type="checkbox"/>	TAPS <input checked="" type="checkbox"/>

Planning Scheme Policy		
Refuse (SC6.26) <input checked="" type="checkbox"/>	TAPS (SC6.31) <input checked="" type="checkbox"/>	Infrastructure design (SC6.16) <input checked="" type="checkbox"/>

Detailed Assessment Notes

- Proposed s81 to a multiple dwelling/STA.
- Changes include removal of a lift which makes the chute room bigger, changes to the fire pump which makes the bin collection area smaller and a reduction in the vertical clearance from 4.054m to 3.98m. Despite the reduction in the bin collection area, it remains functional due to the adjacent bin refuse room.
- The dimensions of the bin collection and bin refuse rooms that were on the approved plans have been deleted from the proposed plans. These need to be reinstated.
- The 6.2m wide type B2 crossover and internal aisle were previously approved.



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

LEVEL	DESCRIPTION OF CHANGES
	<ul style="list-style-type: none"> 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.
Roof	<ul style="list-style-type: none"> Proposed metal sheet roof to replace pergola. Extension of concrete roofed area over entry and exit to lift lobby. Amendment of pitched roof to flat concrete roof to accommodate plant and equipment where necessary. Two enclosed water tanks added to rooftop for firefighting purposes.

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

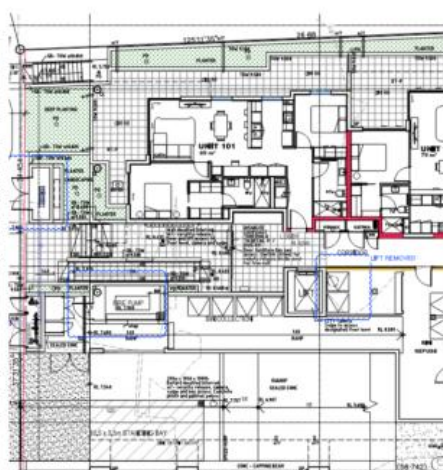


Figure 3: Proposed amended ground floor plan

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

Extract from Traffic Report

Bicycle Parking

The minor change does not alter the approved unit yield or the bicycle parking demand for the development. Condition 15(v) requires 50 secure resident bicycle parking spaces and 13 lockable visitor bicycle parking spaces. No change to this condition is sought from a traffic engineering perspective, and bicycle parking is to be provided and maintained in accordance with the approval conditions.

Servicing and Refuse Collection Arrangements

The minor change does not alter the approved access location. The refuse collection vehicle continues to perform a single reverse manoeuvre standing wholly contained on the subject site.

The amended section identifies a reduced refuse vehicle clearance of 3.98m at the driveway/refuse collection interface. This is only a minor reduction from the approved section and remains greater than the 3.6m practical clearance referenced for the rear-loader collection arrangement. The amendment does not change the vehicle path, the driveway standing area or the basement parking circulation requirements.

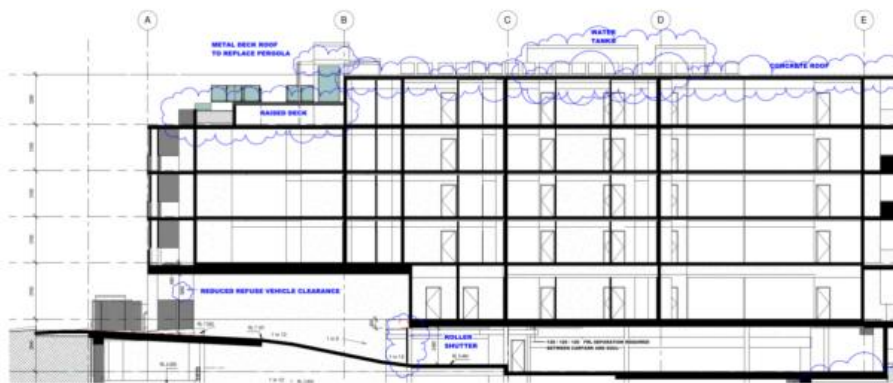


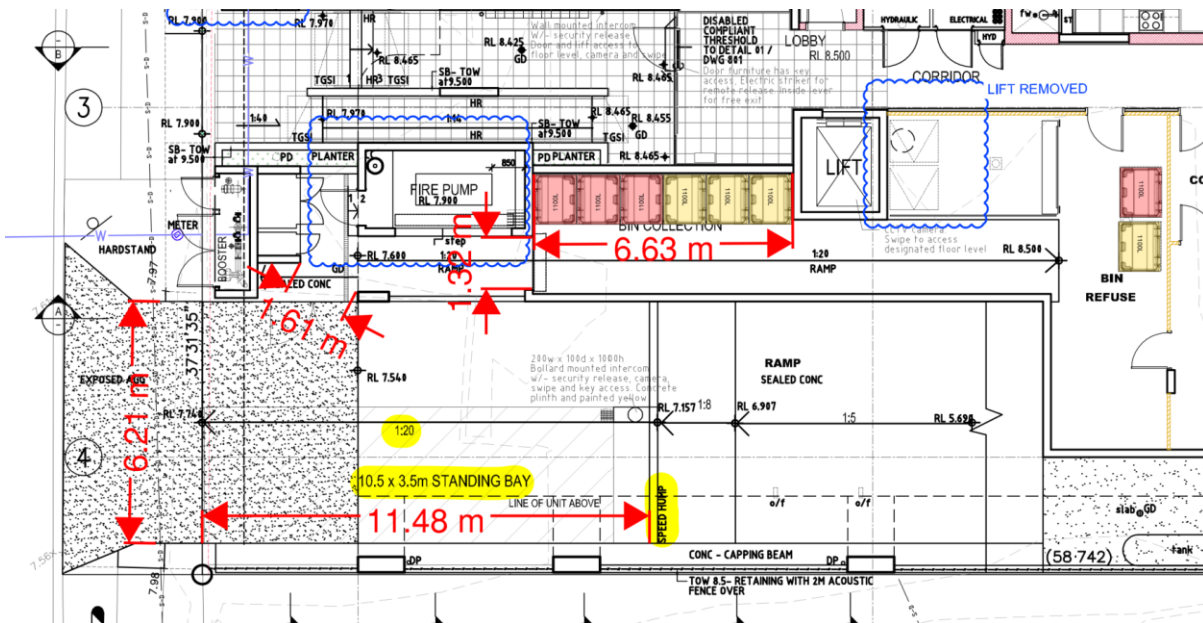
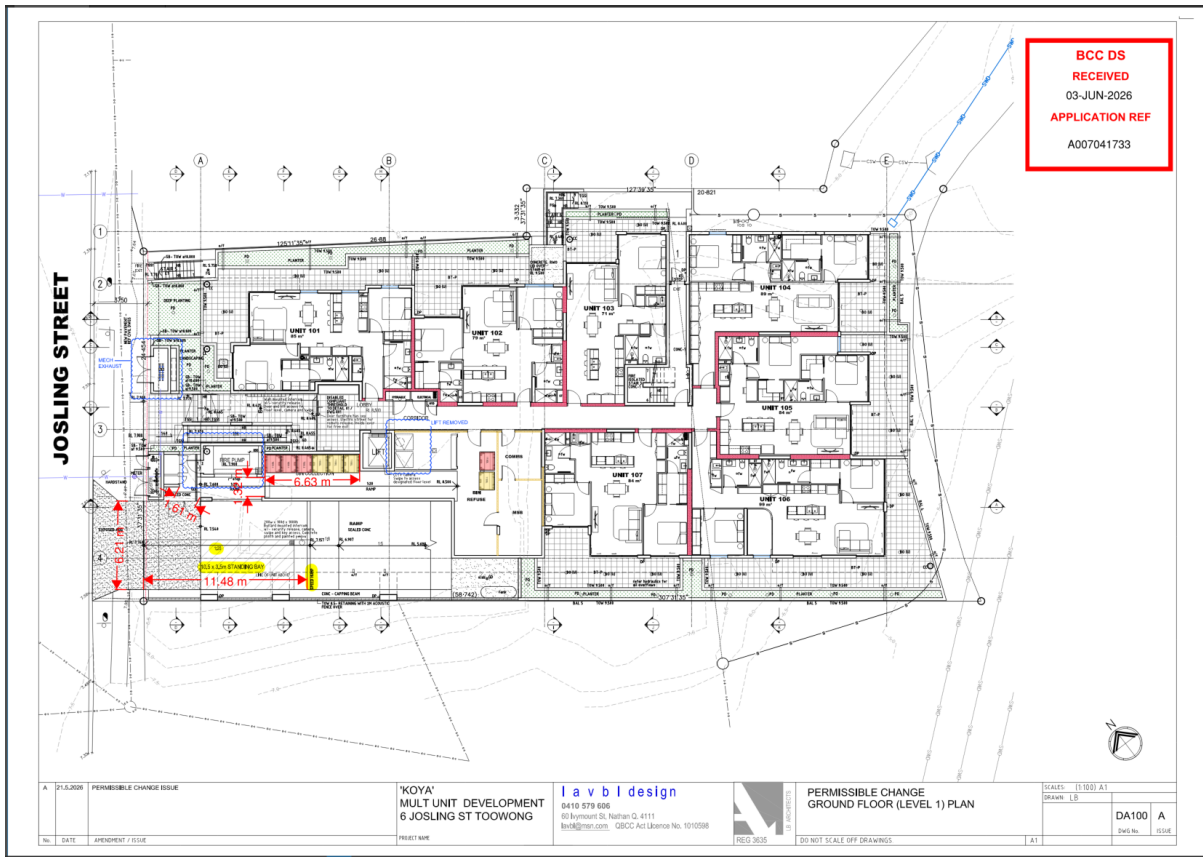
Figure 3: Extract from amended section - 3.98m refuse vehicle clearance

To the extent Condition 15(iii) is read as requiring the original 4.054m clearance at the refuse vehicle standing position, Council may wish to update that condition to reflect a minimum of 3.6m clearance. In functional terms, the available clearance remains acceptable for the approved rear-loader collection operation.

Traffic Impact of Development

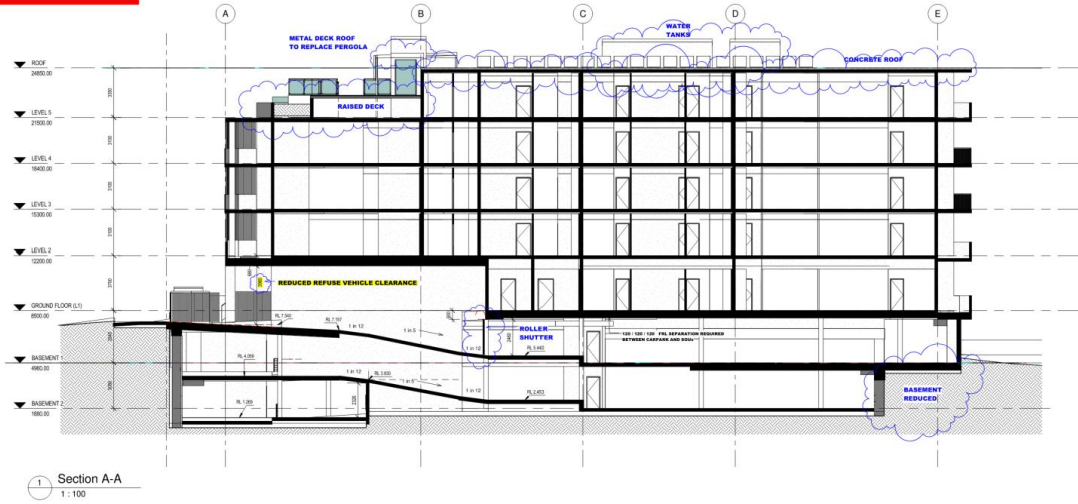
The minor change retains the approved 40 unit yield and does not introduce any additional land use or intensity from a traffic generation perspective. Accordingly, the traffic generation of the development remains unchanged from the approved development.

Ground Floor (Level 1) Plan, Dwg No. DA100, Issue A

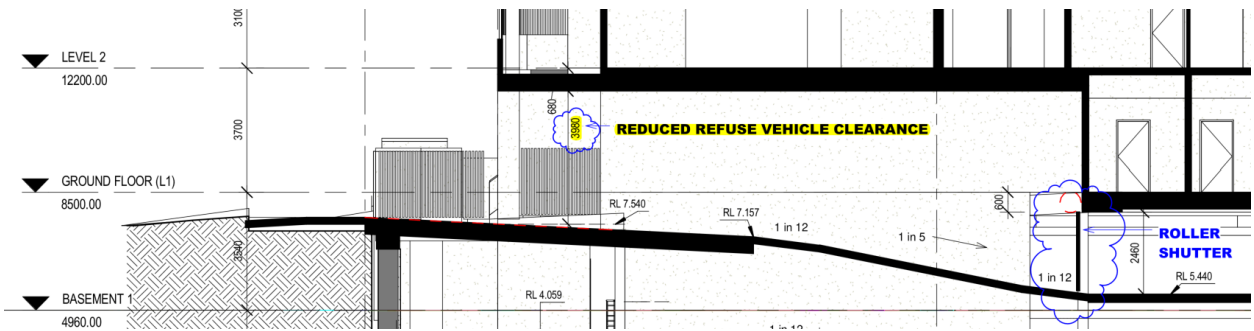


Sections, Dwg No. DA410, Issue A

**BCC DS
RECEIVED
03-JUN-2026
APPLICATION REF
A007041733**



A 23.3.2024		POSSIBLE CHANGE ISSUE	'KOYA' MULT UNIT DEVELOPMENT 6 JOSLING ST TOOWONG		i a v b design 0410 579 606 60 Heymour St, Nathan Q. 4111 iavb@iavb.com.au QBCA Act Licence No. 1010598		SECTIONS		SCALE: 1:100	
REV	DATE	DESCRIPTION	SHEET NO.		PROJECT NO.		DRAWING NO.		DATE	
							DA410		22.5.26	
							A			



Assessing Officer Signature