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APPLICATION REF

A007115879

11 September 2026

Brisbane City Council
266 George Street
Brisbane City QLD 4000

Dear Sir/Madam,

LUA Bulimba – Other Change Application – 187–193 Oxford Street, Bulimba

1 Introduction

This report has been prepared by Urbis on behalf of Oxford Precinct Pty Ltd in support of an Other Change Application for the approved Lua Bulimba development at 187–193 Oxford Street, Bulimba. The application seeks approval for architectural and functional refinements to the approved rooftop and roof terrace areas, including revised roof terrace layout, wellness and pool facilities, mechanical plant zones, service areas, roof form and associated elevation updates. The proposed changes are shown on the architectural submission package prepared for the project, including proposed roof terrace, rooftop and elevation drawings dated 7 September 2026.

The proposed changes are considered appropriate having regard to the nature of the approved development, the mixed-use context of Oxford Street and the planning framework for an Other Change Application. The changes do not introduce a fundamentally different development, do not materially alter the approved land use mix, do not give rise to unacceptable built form, amenity, traffic, servicing or infrastructure impacts, and remain generally consistent with the intent of the existing development approval. Approval of the Other Change Application is therefore recommended, subject to reasonable and relevant amendments to the existing approval conditions and approved plans.

It is relevant to acknowledge that the proposed changes have become necessary given challenges with the delivery of the original approved development, and in particularly the conditions regarding the approved building height and particularly the approved building height specified in condition 13. Given the advance stage of construction, some minor adjustments to the approved design is required to allow for the efficient completion of the development.

2 Proposal details

This application seeks approval for an Other Change to the existing development approval for the Lua Bulimba development at 187–193 Oxford Street, Bulimba. The change application is made by Oxford Precinct Pty Ltd and relates to refinements to the approved architectural design, principally affecting the roof terrace, rooftop plant and services areas, roof form and external elevations.

2.1 Application Details

Details of the application are included within Table 1 below, along with the proposed comparison plans included with this application.

Table 1 – Applicant and proposal details

Item	Details
Applicant	Oxford Precinct Pty Ltd
Site	187–193 Oxford Street, Bulimba
Application type	Other Change Application
Nature of changes	Revised roof terrace, rooftop, plant, services and elevation design refinements.

The proposed changes primarily relate to the roof terrace and rooftop components of the approved development. The plans identify a revised lower roof terrace arrangement incorporating wellness, pool and amenity facilities, including hot and cold pools, ice baths, sauna rooms, steam room, male and female amenities, accessible facilities, juice bar, seating areas, kitchen/back-of-house areas, plant access and service rooms. The layout also identifies mechanical zones associated service areas.

The proposed rooftop plan shows a coordinated roof form above the terrace level, including revised eaves and roof planes, gutters, skylight, lift shaft and stair core, and areas of rooftop plant and mechanical services below. The proposed elevations show consequential updates to the approved built form, including roof ridge and eaves levels, rooftop expression, screening, awnings, signage zones, material references and façade composition.

2.2 Summary of Architectural Amendments

- Reconfigured roof terrace layout, including wellness, recreation and pool facilities.
- Revised male, female and accessible amenities, saunas, steam room and ancillary back-of-house spaces.
- New or amended mechanical, refrigeration, pool pump, sprinkler tank, service corridor and riser zones.
- Refined roof form, including roof planes, gutters, skylight/open-to-above areas, roof ridge and eaves levels.

- Consequential elevation updates to reflect the revised rooftop and terrace design.
- Updated screening, awnings, and material references shown on the proposed elevation drawings.

A comparison of the approved and proposed west elevations are provided in Figures 1 and 2 below.

Figure 1 - Approved west elevation

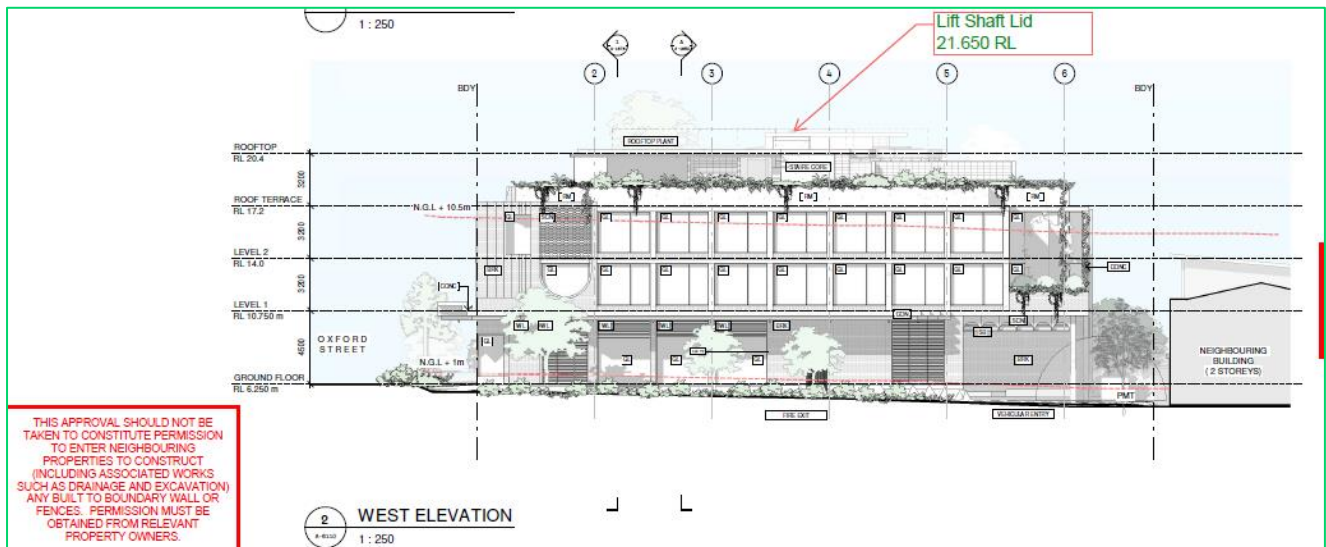
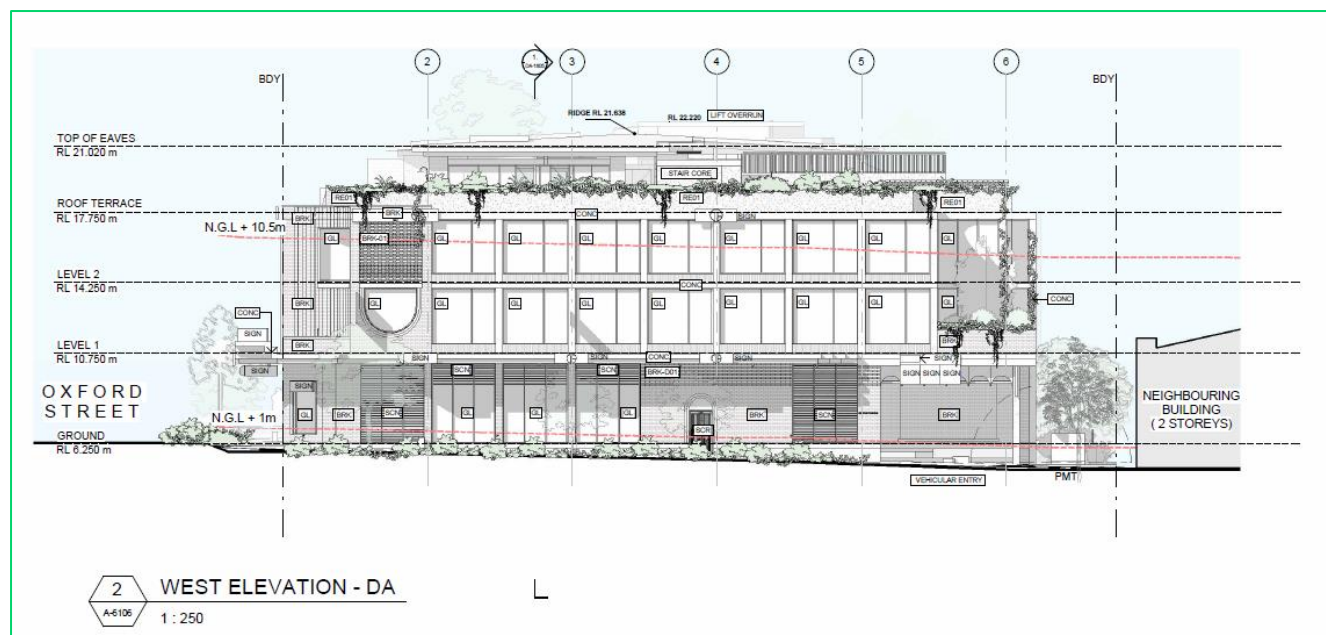


Figure 2 - Proposed west elevation



2.3 Plan Change Comparison

The following table presents the original and proposed plans side by side for ease of comparison.

Original approved plan	Proposed updated plan	Key changes
Roof Plan A-1106, Revision 11, dated 17 December 2025. Shows the approved roof terrace layout, including pools, change rooms, studio rooms, saunas, plant access, tenancy areas and roof lines.	Roof Terrace Lower Plan DA-1106, Revision A, dated 7 September 2026. Shows a coordinated wellness layout with hot and cold pools, ice baths, saunas, steam room, amenities, juice bar, seating, back-of-house kitchen, sprinkler tank, pool pump room, risers and mechanical zones.	The proposed plan substantially resolves the roof terrace layout and introduces more detailed wellness, amenity, service and plant areas. The change is principally a layout and operational coordination refinement within the approved rooftop recreation/wellness concept.
Rooftop A-1108, Revision 10, dated 17 December 2025. Shows the approved rooftop arrangement, including plant zones, condenser plant spatial provisions, riser provisions, rooftop plant, accessway, future solar panel allowance and rooftop level references.	Roof Top DA-1108, dated 2 September 2026. Shows a refined roof form with roof planes, gutters, open areas, glazed areas, lift and stair core lids, pool deck below, and mechanical zones below.	The proposed plan rationalises the rooftop into a more coordinated roofscape and identifies the relationship between roof form, terrace uses and mechanical/service zones.
Elevations Sheet 02 A-1601, Revision 8, dated 11 February 2026. Shows the approved north and south elevations, including the approved roof terrace and rooftop levels, façade composition, awnings, glazing, screening and rooftop plant expression.	Elevations Sheet 02 DA-1601, Revision A, dated 7 September 2026. Shows updated north and south elevations with roof terrace RL 17.750 m, top of eaves RL 21.020 m, RL 22.220 notation, updated awnings, façade materials, screening, signage references and roof form.	The proposed elevations include consequential updates arising from the revised rooftop and roof terrace design. The overall building expression remains broadly consistent, but the amended eaves, roof form, materials and signage zones should be captured in external details and approved plan conditions.
Elevations Sheet 01 A-1600, Revision 7, dated 15 December 2025. Shows the approved east and west elevations,	Elevations Sheet 01 DA-1600, Revision A, dated 7 September 2026. Shows updated east and west elevations with revised	The proposed elevations clarify the revised roof profile, lift overrun, stair core, façade treatments, signage and edge conditions. The changes remain consistent with the approved built form intent but require

Original approved plan	Proposed updated plan	Key changes
including Oxford Street interface, neighbouring building relationship, rooftop plant, lift overrun, stair core and material legend.	roof ridge RL 21.638, RL 22.220 notation, top of eaves RL 21.020 m, signage zones, awnings, façade materials, screening and building edge treatments.	updated drawing references and confirmation of applicable height controls.

2.4 Changes to conditions

Condition	Recommended amendment	Justification
Condition 13 – overall height	Update the listed levels to align with the revised plans, including roof terrace RL 17.750 m, top of eaves RL 21.020 m, ridge RL 21.638 m and lift overrun / maximum roof element RL 22.220m.	The proposed elevation and rooftop drawings show amended roof terrace, eaves, ridge and rooftop level references. The condition should match the approved built form to achieve certification as required by the condition.

3 Planning Assessment

The proposed changes remain consistent with the intent of the existing approval and are appropriate for the site's location within the Oxford Street centre context. The assessment below considers the proposed amendments having regard to the approved development, the character and function of Oxford Street, the built form relationship to Cambridge Street and Jamieson Street, potential amenity impacts, servicing requirements and the extent to which the change remains within the reasonable expectations established by the existing approval.

The key planning consideration is whether the amended plans continue to deliver a high-quality mixed-use outcome that supports the role of Oxford Street as an active local centre while avoiding unreasonable impacts on nearby sensitive interfaces. The proposed amendments are largely confined to design development of the upper levels and do not alter the core land use, site access, building footprint or overall development concept approved for the site.

3.1 Built Form and Design

The proposed roof and elevation changes represent design development of the approved built form. The revised roof terrace and rooftop arrangement remains integrated with the building envelope and continues to present as a high-quality mixed-use building addressing Oxford Street, Cambridge Street and Jamieson Street. The updated elevations show a coherent architectural expression, including façade articulation, awnings, screening, glazing, brickwork, concrete elements and signage zones. The proposed changes do not result in an unacceptable change to building bulk, scale or streetscape presentation.

The revised roof form provides a more resolved architectural outcome for the upper level by coordinating roof planes, eaves, gutters, skylight openings, lift and stair overruns, and plant areas. The proposed ridge and

eaves levels shown on the elevation drawings remain read as part of the roofscape rather than as additional habitable storey expression. This assists in maintaining the perceived scale of the building when viewed from the surrounding street network.

The elevation amendments also rationalise the external presentation of the building by coordinating façade materials, screening, awnings, glazing and signage zones. These elements contribute to a legible mixed-use frontage and maintain visual interest at both pedestrian and upper-level viewpoints. The amendments do not undermine the building's approved architectural intent and are consistent with the level of design refinement expected as a project progresses from development approval to construction coordination.

The revised roof terrace introduces a more detailed wellness and recreation layout, including pools, saunas, steam room, amenity areas and ancillary food and beverage support spaces. These uses are ancillary to, and compatible with, the approved mixed-use development. The proposed layout provides for appropriate separation of public/customer areas, staff/back-of-house areas, plant and service areas, supporting the safe and efficient operation of the terrace level.

3.2 Acoustic, Visual and Servicing Impacts

The revised roof terrace introduces a more detailed wellness and recreation layout, including pools, saunas, steam room, amenity areas and ancillary food and beverage support spaces. These uses are ancillary to, and compatible with, the approved mixed-use development. The proposed layout provides for appropriate separation of public/customer areas, staff/back-of-house areas, plant and service areas, supporting the safe and efficient operation of the terrace level.

The proposed rooftop plant and services zones are located within the upper levels of the building and are capable of being managed through detailed design, screening and compliance with relevant approval conditions. Any mechanical plant, refrigeration equipment, pool plant or rooftop services should continue to be designed and operated to comply with applicable acoustic and environmental performance requirements. The proposed changes do not alter the fundamental servicing arrangement of the approved

4 Conclusion

In conclusion, the proposed Other Change Application represents a reasonable and appropriate refinement of the approved Lua Bulimba development. The amendments are principally limited to the roof terrace, rooftop plant and service areas, roof form and associated elevation updates, and do not alter the approved land use, overall development intent or relationship with Oxford Street and the surrounding area. Subject to updating the approved plans and relevant conditions to reflect the revised architectural package, the changes can be supported as they maintain a high-quality mixed-use outcome, appropriately manage built form and amenity considerations, and remain consistent with the intent of the existing development approval.



Yours sincerely,

A handwritten signature in blue ink, reading "Matthew Brown". The signature is stylized with a large, flowing "M" and a long, horizontal stroke at the end.

Matthew Brown
Associate Director
+61 7 3007 3552
mbrown@urbis.com.au

Attachment A – Comparison drawings of existing approval and proposed changes

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6	18/12/24	CONSULTANT COORDINATION	KE	C.T.
7	31/03/25	BASEMENT 3 IFC ISSUE	KE	C.T.
8	21/05/25	MINOR CHANGE	MS	CIELO
9	04/12/25	MINOR CHANGE CLTR	MS	CIELO
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11	17/12/25	MC ROOF	MS	COM

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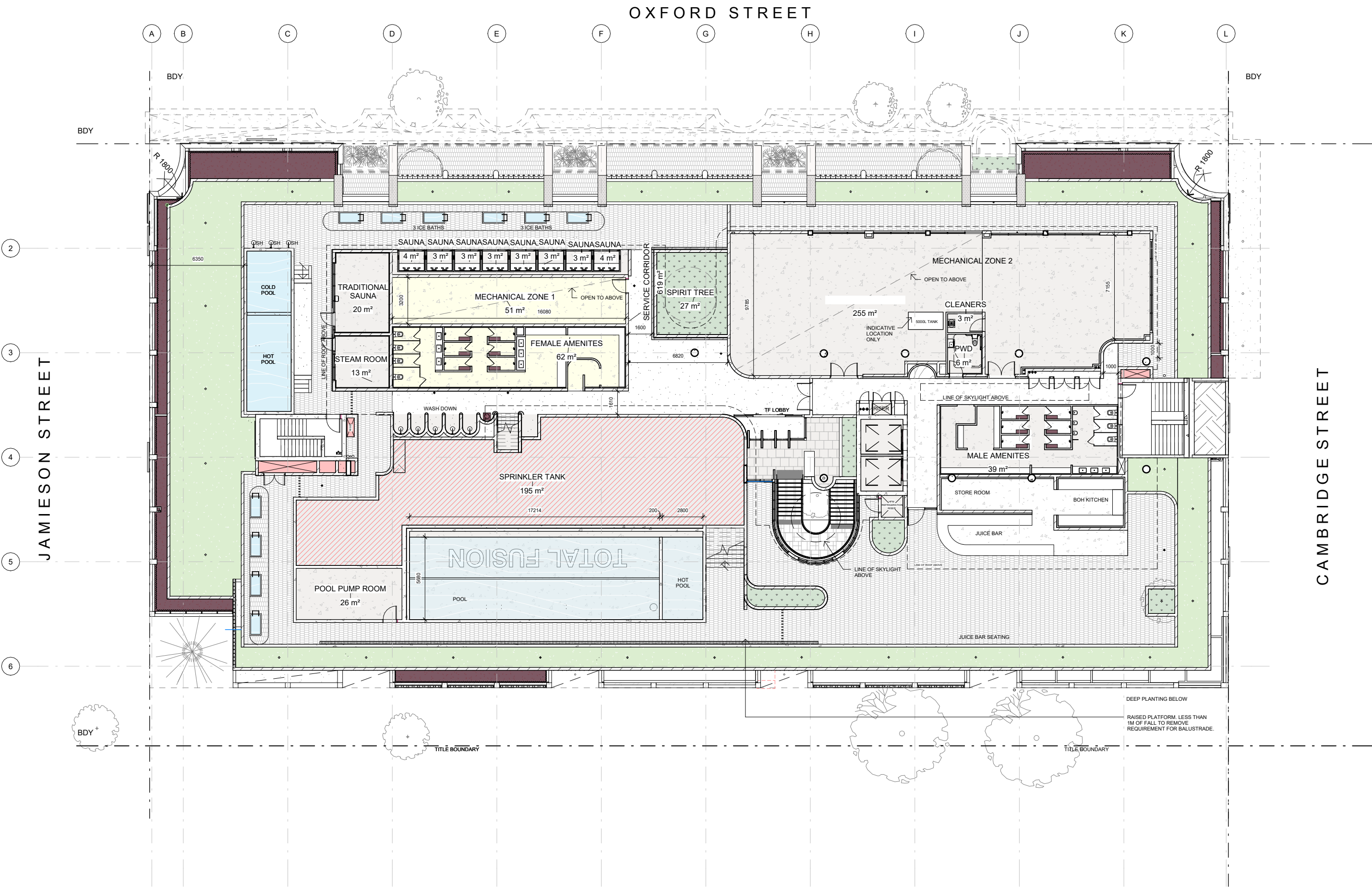
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ROOF PLAN

A-1106

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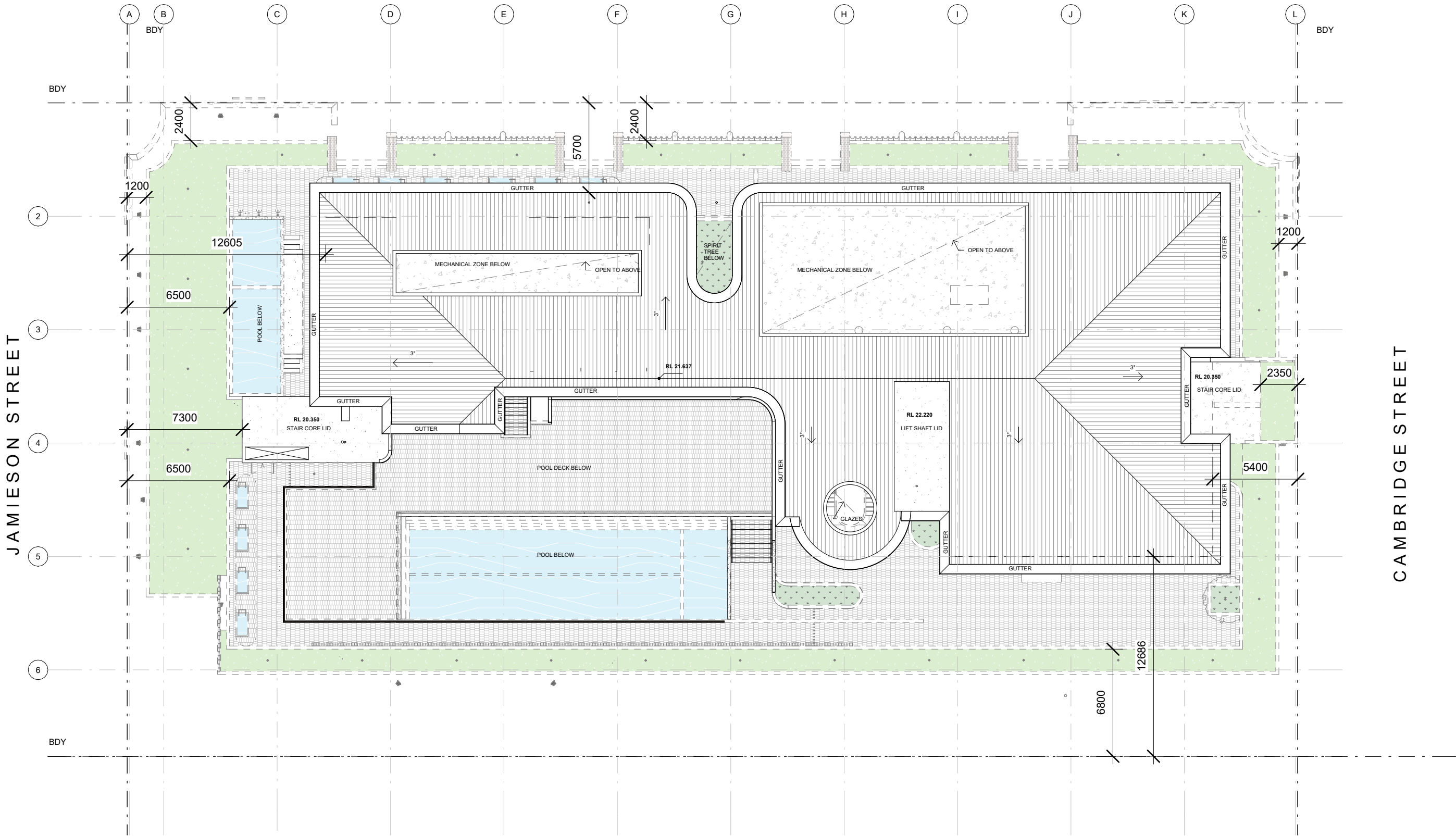
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OXFORD STREET



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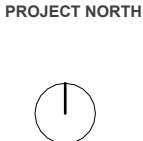
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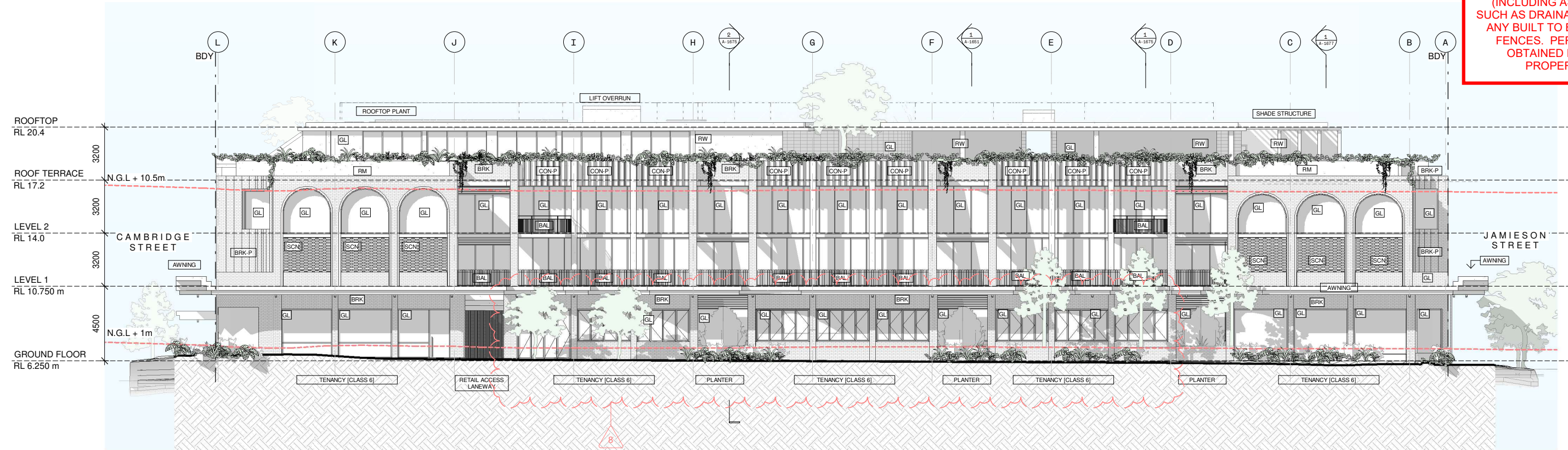
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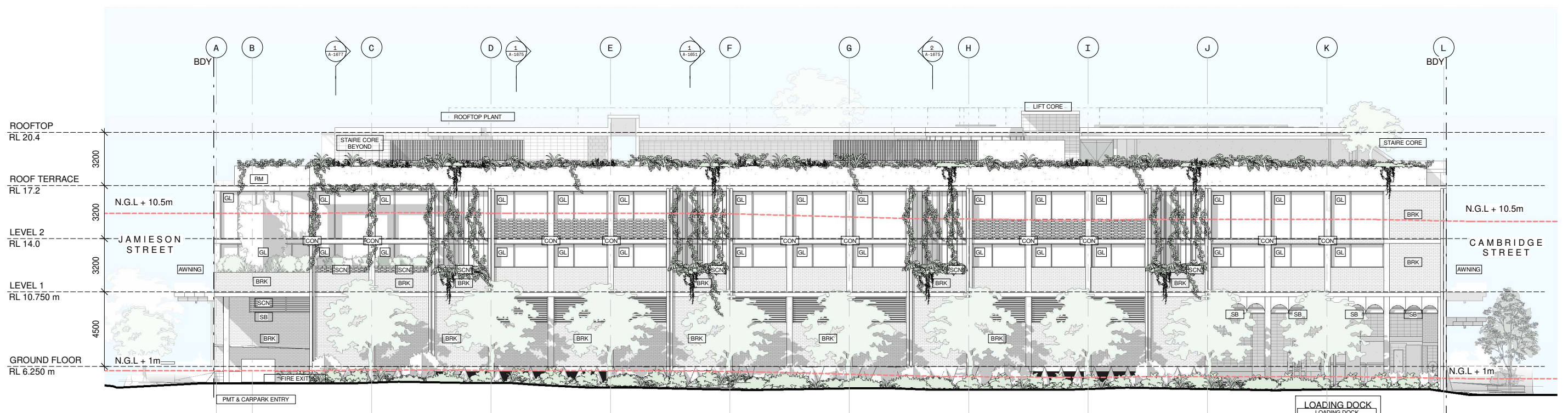
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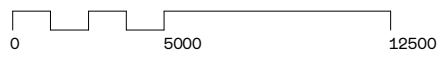
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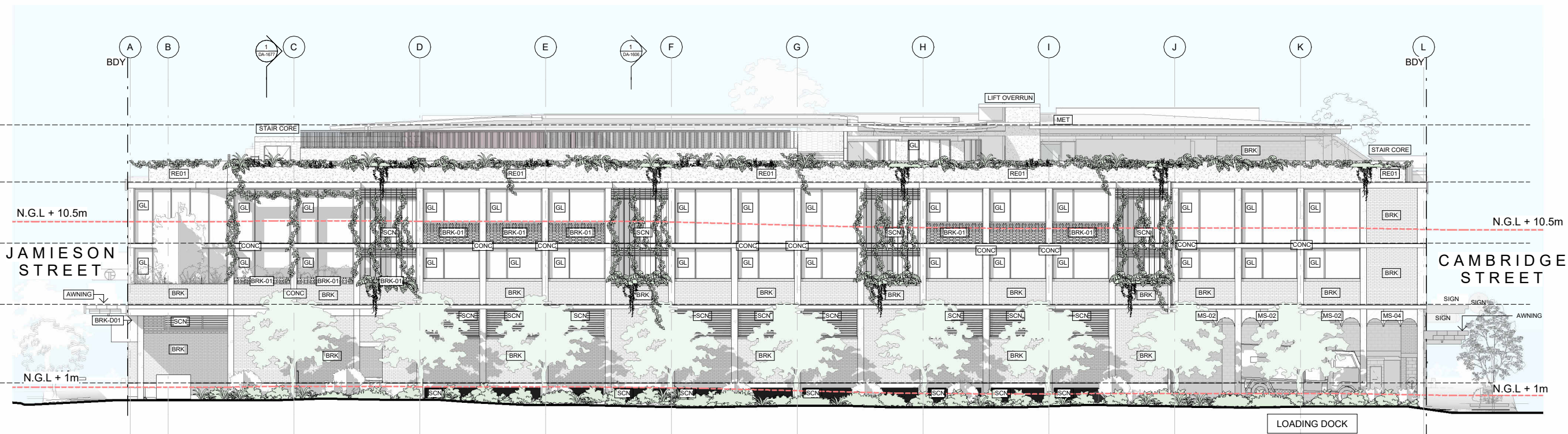
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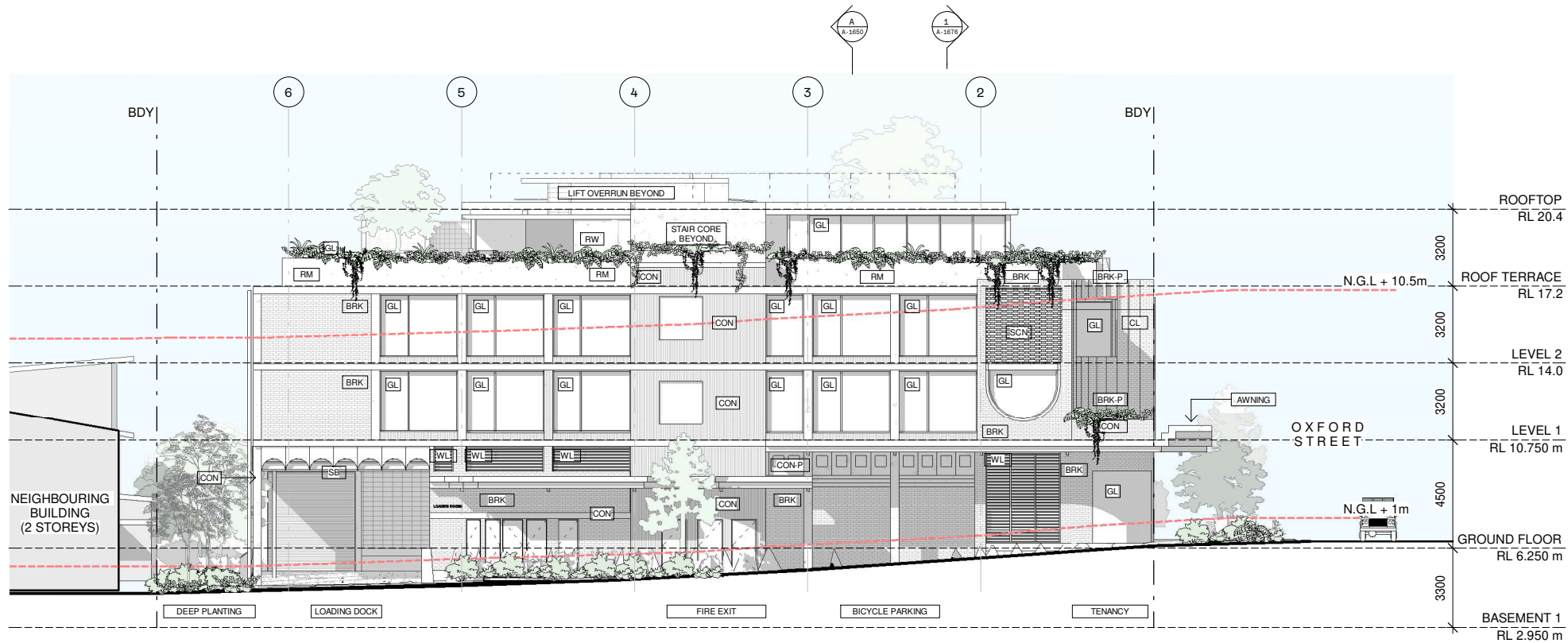
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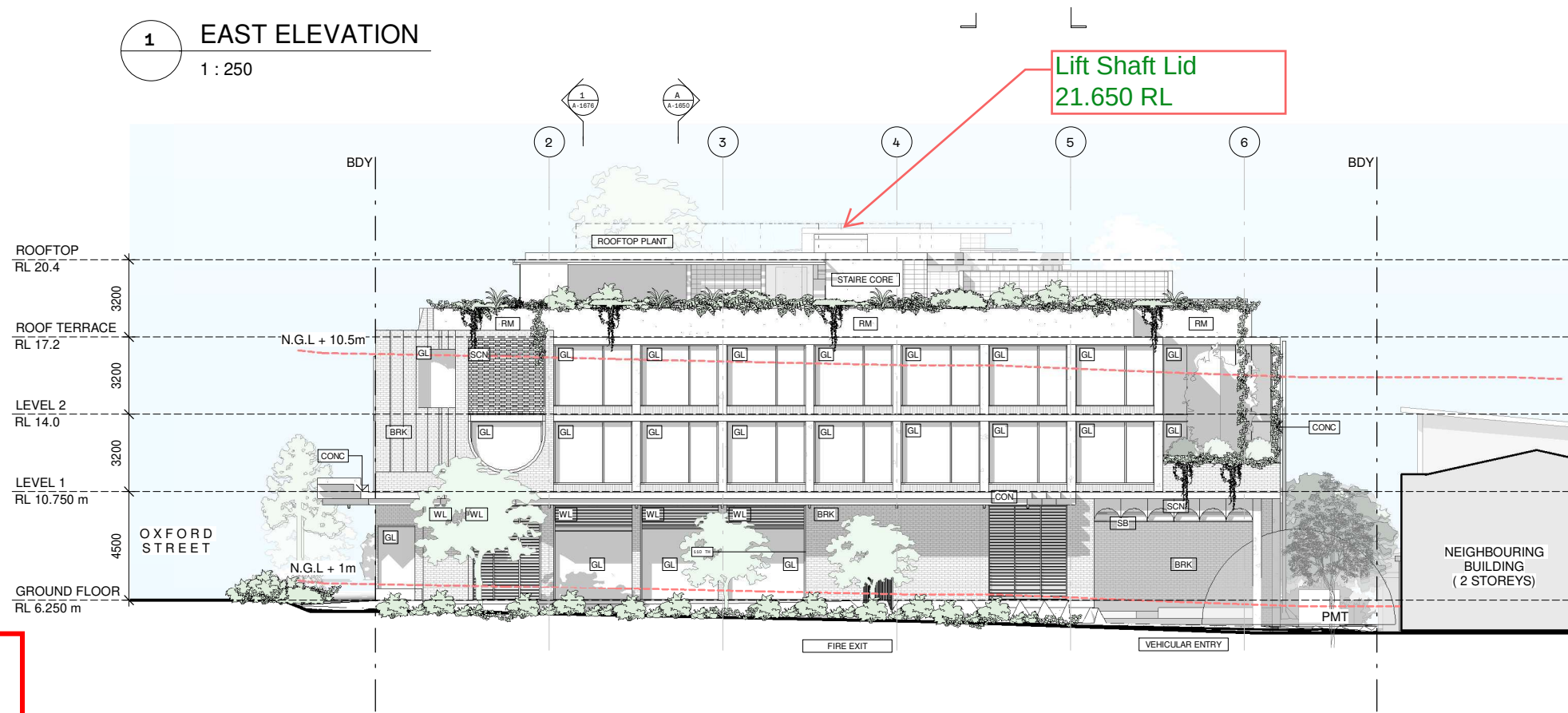
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1 EAST ELEVATION
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2 WEST ELEVATION
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ABBREVIATIONS LEGEND

TAG	DESCRIPTION
BAL	BALUSTRADE
BRK	BRICKWORK
BRK-P	BRICKWORK PROFILED
BDY	BOUNDARY
CON	CONCRETE
CON-P	CONCRETE PROFILED
GL	GLAZING
CL	CLADDING
SGN	SIGNAGE
SCN	SCREEN
WL	WEATHER LOUVRE
RM	RENDERED MASONRY
SB	STEEL BEAM

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ELEVATIONS - SHEET 01

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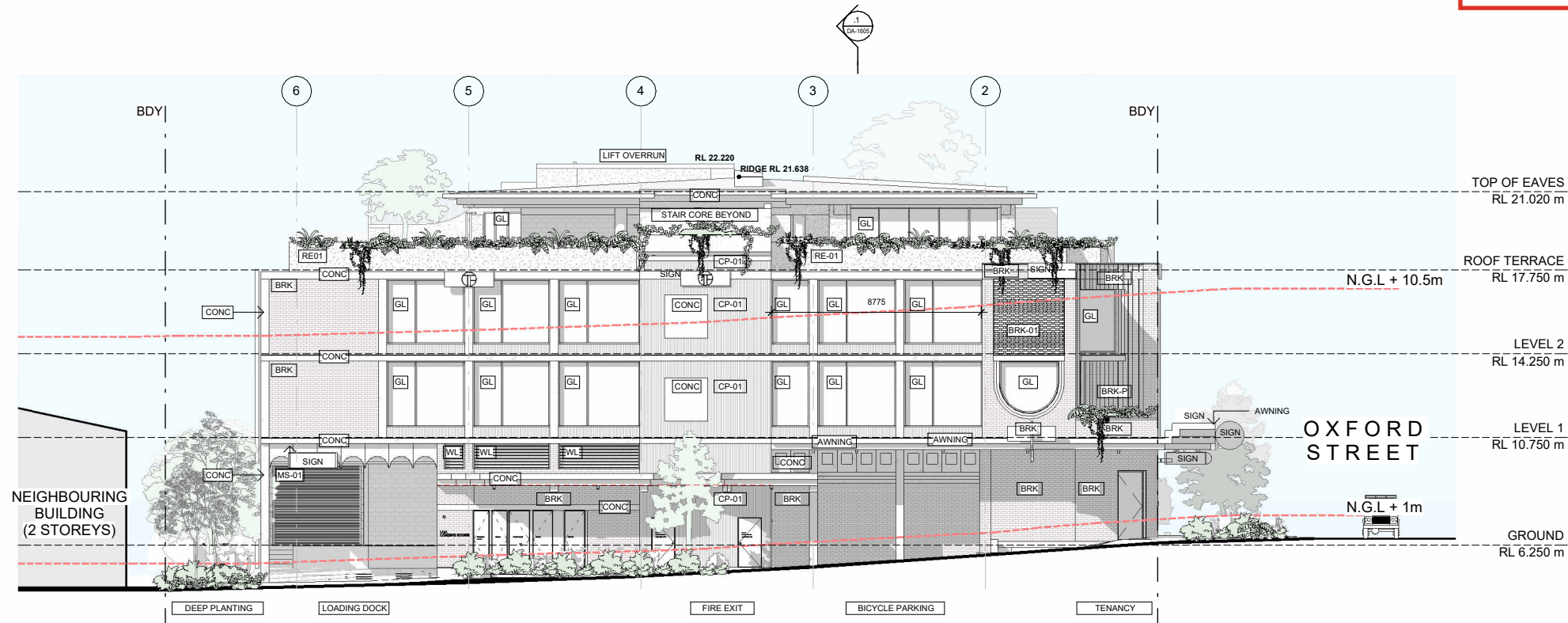
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2 WEST ELEVATION - DA
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Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Jonathan Leishman

Director of the company mentioned below.

and I,

[Insert name in full.

Director of the company mentioned below.

Of Oxford Precinct Pty Ltd (ACN: 655 952 935)

the company being the owner of the premises identified as follows:

193 Oxford Street, Bulimba QLD 4171 (Lot 101 on SP 352043)

consent to the making of a development application under the *Planning Act 2016* by:

Urbis Ltd

on the premises described above for:

An Other Change Application under the Planning Act 2016 for the Material Change of Use for a Material Change of Use for bar; food and drink outlet; indoor sport and recreation; office; shop

Company Name and ACN: Oxford Precinct Pty Ltd (ACN: 655 952 935)

Signature of Director

Signature of Director/Secretary

Date

Date