Brisbane City Council ABN 72 002 765 795

ity Planning and Economic Development Services
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Dedicated to a better Brisbane

16 November 2026

Dexus Funds Management Ltd
C/- Place Design Group Pty Ltd
GPO Box 775
BRISBANE QLD 4001

ATTENTION: Renee Livingstone

Application Reference: A007125431
Address of Site: 45 EAGLE ST BRISBANE CITY QLD 4000

Dear Renee

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Air Quality

1) While an Air Quality Assessment Report (L31720/BH/20-159), prepared by MWA and dated 13/10/2020, was previously provided for the original DA A005477682, the DA excluded the generator use and therefore the assessment made for the generator emissions has not been sufficiently evaluated by Council. The report provided did not adequately demonstrate compliance with PO1 of the Industry Code. Further information is required to demonstrate compliance with PO1 of the Industry Code.

a) Submit an Air Quality Report prepared in accordance with the *Air Quality Planning Scheme Policy* to demonstrate compliance with PO1 of the Industry Code.

Noise

2) While a Noise Impact Assessment Report (301050616), prepared by Stantec and dated 18/06/2026, has been submitted, further information is required to demonstrate compliance with PO2 of the Industry Code.

a) Demonstrate that the acoustic recommendations contained in the report are sufficient to mitigate noise impacts from the proposed generators and achieve the noise criteria specified in PO2 of the Industry Code.

Fuel Storage and Spill Delivery

3) As the development will store and receive a relatively high volume of diesel on-site, it is requested that the applicant satisfactorily address PO9 to 11 of the *Industry Code*.

a) Demonstrate that the fuel storage, bulk fuel delivery bay and fill points are located and designed to avoid spills and leaks and prevent environmental contamination (such as drainage to the stormwater system) in the event of the largest likely spill scenario. Consideration of the effect of flooding for the potential environmental contamination should also be considered, given the site is in the Flood Overlay.

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Generator re-fuelling service vehicle standing location.

4) The proposed diesel tank fill point and servicing arrangement (fuelling process) on the Eagle St frontage needs to be revised. The refuelling service vehicle location/standing location appears to be proposed within the road reserve. Whilst it is noted that this is anticipated to occur infrequently, this servicing arrangement will impact on the safety within the road reserve (transfer of fuel across the verge from a service vehicle standing in the road reserve, impacting pedestrians and risk/potential for spills to the public realm) and is not supported as it does not align with TAPS code AO19.1/PO19. The refuelling point/servicing arrangement need to be shifted to within the site to ensure the re-fuelling vehicle is wholly standing within the site, utilizing the onsite servicing area of MCU approval on the site (A006826222). Provide RPEQ prepared/certified plans of the refuelling vehicle standing location internal to the site.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007125431.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Mohammed Aslam
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Development Services
Brisbane City Council