



Dedicated to a better Brisbane

13 May 2026

Wynnum Land Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jordan Holman

Application Reference: A006805415
Address of Site: 14 COLINA ST WYNNUM QLD 4178

Dear Jordan,

RE: Further advice

A review of the information previously provided has been carried out, however further information is required to support the proposal.

Stormwater / Flooding

1. The trunk drainage is still unresolved and may impact the flood management strategy. This application cannot be approved without an Infrastructure agreement (IA). The developer is to enter into an Infrastructure Agreement to resolve issues associated with trunk and non-trunk drainage through the site, as per the approved reconfiguration application (A006154711), noting the proposed lots have not yet been formed or plan sealed.

Traffic

2. The external roadworks associated with the approved reconfiguration application (A006154711) are required to be completed, to provide access to the proposed development.

Architecture

3. The inclusion of stairs up from Colina Street to gain access to a platform lift (adjacent to Unit 006) does not provide for adequate equitable access. The plans will be required to be amended to demonstrate equitable access from Colina Street to the podium terrace.
 - a) Amend the design of the equitable access from Colina Street.
 - b) Demonstrate that the platform lift will remain operation in the immediate aftermath of a flood event noting that the call buttons for the lift at the street level may be impacted by flooding i.e the call buttons will need to be designed to be waterproof.

Fuel burning - Medium impact industry B – or higher

4. It is noted that the response to the Further advice advises that emergency diesel fire service pump sets are proposed in a duty-standby arrangement, such that only one pump operates at any time. The response specifies a maximum energy output of 75 kW per pump and diesel fuel capacity per pump, indicating that more than one pump is installed, notwithstanding that they do not operate simultaneously. Operation is stated to be limited to routine testing and emergency use and is not expected to exceed 100 hours per year.

City Plan 2014 defines Fuel Burning industry use based on *installed capacity*, rather than simultaneous operation. For example, two pumps installed at 75 kW each result in a total installed capacity of 150 kW (0.15 MW), which exceeds the 0.1 MW threshold, even if the pumps do not operate at the same time. Accordingly, further clarification is required, provide further information to address one of the following:

a) Installed capacity \leq 0.1 MW

Clarify and confirm that the development will be limited to a total installed fuel-burning capacity of 0.1 MW or less (for example, by limiting the development to a single fire pump with a maximum capacity not exceeding 0.1 MW), and acknowledge that Council may impose a condition to restrict installed capacity accordingly; or

b) Installed capacity $>$ 0.1 MW – Industry use triggered

If the development proposes two or more fire pumps rated at 75 kW, or otherwise results in a total installed capacity exceeding 0.1 MW, the proposal triggers an Industry (Fuel Burning) and the application will need to be amended accordingly, including submission of updated DA forms supported by an Air Quality Assessment prepared by a suitably qualified person demonstrating compliance with the City Plan 2014 Industry Code.

Note:

City Plan 2014 Schedule 1 – Industry Thresholds defines Fuel Burning (where not a utility installation) as:

- Medium impact industry – B*: Installed capacity \leq 0.1 MW (subject to operating hours and fuel type);
- High impact industry*: Installed capacity $>$ 0.1 MW and $<$ 10 MW, not involving coal combustion.

Irrigation and Water Storage Requirements

5. It is acknowledged that the Further Advice response proposes a 10,000L increase to the onsite stormwater-harvesting capacity for Lot 3 to provide a total 40,000L for this portion of the site. An increase to the water storage capacity for Lot 3 is required to effectively maintain the onsite inground and containerised landscaping in response to requirements of PO12 of the Landscape work code and Landscape design planning scheme policy. Submit additional plans and information to illustrate:

- a) The proposed irrigation application rates (Litres per m² per week or day) for the onsite landscape areas within the development prepared by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a Diploma of irrigation, or with equivalent experience
- b) The stormwater harvesting capacity and water tank storage requirements to effectively irrigate the onsite landscape areas which is calculated using the methodology within Sections 6.2/3 – Table 5 of the Landscape design planning scheme policy; and,

- c) The proposed size, capacity and location of the water storage devices to effectively service the irrigation requirements of this development.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



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Development Services
Brisbane City Council