



Dedicated to a better Brisbane

**City Planning and Economic Development Services
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

brisbane.qld.gov.au

07 October 2026

Harridan Pty Ltd
C/- Murray Bell Planning Co
Level 10, 167 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Brock Acworth

Application Reference: A007092042

Address of Site: 4 - 14 BURKE ST WOOLLOONGABBA QLD 4102

Dear Brock

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 and amended plans are required to progress the application.

Streetscape and road dedication

1. The proposal includes a 2m land dedication to create an increased road reserve however the resulting width from the road centreline does not meet the standards for a specific road typology.

Provide amended plans to demonstrate compliance with AO3 / PO3 of the Road hierarchy overlay code and AO1 / PO1 of the Streetscape hierarchy overlay code.

- a. Increased verge dedication to achieve a 2.4m unobstructed pedestrian zone, with no reduction in the width of the proposed deep planting zone fronting the site.
- b. Verge treatments and embellishments reflecting the key characteristics of a Centre Street typology.
- c. A 1:50 verge crossfall.
- d. Additional information on how the proposed verge will transition to adjoining verges.

Built form

2. The current scale, form and bulk of the proposed development do not meet the expectations of the Multiple dwelling code. The side and rear setbacks to the eastern and southern boundaries are limited and the front setback to the street is also below that which would reasonably be expected given the narrow road reserve of Burke Street. This is proposed in conjunction with a total width of the of the building which exceeds 60m at the widest extent.

Further to this, the proposed development includes extensive above ground parking and associated blank facades to three of the elevations and will result in poor visual amenity impacts to adjacent sites.

The current proposal does not achieve an appropriate balance between built form and open space and does not provide sufficient modulation and articulation of the building form and resulting in insufficient deep planting.

Provide amended plans and additional information to address the following and to demonstrate that the proposal can comply with AO6 / PO6, AO7.1 / PO7.1 and AO7.3 / PO7, AO8 / PO8, AO9.1, AO9.2 / PO9, AO28.2 / PO28 and AO29.1 / PO29 of the Multiple dwelling code

- a. Provide a reduced number of car parking spaces and/or introduce additional basement levels to accommodate the car parking to reduce the height, bulk and scale of the podium walls;
- b. Provide greater rear and side boundary setbacks to the eastern and southern boundaries of the site at all levels;
- c. Demonstrate that the setbacks provided are sufficient to ensure adequate light, air and breezes are achieved on adjacent sites;
- d. Provide increased modulation and articulation to the tower form to reduce the appearance of the building width;
- e. Provide additional setbacks reduced site cover to support additional areas of deep planting within the southern and eastern setbacks and demonstrate how these areas will be accessed;
- f. Provide a Brisbane Green Factor Scorecard and demonstrate the total contribution made by landscaping across the whole of the development;
- g. Provide 3D Virtual Brisbane modelling of the updated design to provide additional renders of the building and to demonstrate the interface with the streetscape and adjoining properties.

Refuse and servicing

3. It has not been demonstrated that acceptable refuse storage and collection arrangements have been provided for the proposed residential and commercial components of the development.

Provide amended plans to address the following and to demonstrate compliance with AO32 / PO32 of the Multiple dwelling code and AO8.1-8.2 / PO8 of the Infrastructure design code

- a. Clearly demonstrate the location of the Residential overhead compactor and minimum compaction ratio of 3:1 for general refuse;
- b. Demonstrate the 'Commercial Refuse' and 'Resident Recycling' stores have been provided separate access and do not have through access to one another i.e., remove the dividing roller door and provide a solid wall, and increase the width of the Resident Recycling access door to enable bulk bins to pass through unobstructed; and
- c. Provide the area (m2) and dimensions of the 'Loading Zone' and 'Temporary Bin Holding Area'.

4. The development relies on changes to the existing street parking arrangement on the opposite side of Burke Street to allow service vehicles to enter the site.
 - a. Submit a 'signs and line marking plan' reflecting the required yellow no standing line, inclusive of required traffic signage, in-situ loading zone &/ any other on-street parking along the Burke Street frontage.
 - b. Provide additional information demonstrating how the ultimate road reserve width will accommodate the proposed service vehicle movements into the site while maintaining existing levels of on-street parking.

Noise emissions

5. Further information is required to demonstrate the proposal can comply with AO1.1 / PO1 of the Centre or mixed use code.
 - a. Confirm the hours of operation for the Shop and Food and drink outlet/s as the noise report indicates various hours of operation.

Fuel burning or power generator

6. The proposed development may include the use of fuel burning (e.g. gas boiler or a backup/emergency power generator). Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds.
 - a. Submit further information outlining whether fuel burning is proposed. Generator has been noted in the plant mezzanine level plan. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine.

Stormwater quality

7. Further information is required to demonstrate that the development can comply with AO16 / PO16 and AO17 / PO17 of the Stormwater code.
 - a. Provide the electronic MUSIC file that was used to prepare the report;
 - b. Amend the report to refer to the device rather than using a generic name for the proposed filters; and
 - c. Submit one drainage plan to support the treatments.

Air quality

8. Limited information has been provided to demonstrate compliance with AO3.2 and AO3.3 / PO3 of the Centre or mixed use code.
 - a. Provide additional information to demonstrate how exhaust vent outlets for the proposed Food and drink and car parking areas meet the required separation distances from sensitive uses.

Acid sulfate soils and contaminated land

9. Limited information has been submitted to address the site's location within the Potential and actual acid sulfate soils overlay and to address potential contaminates on the site given the historical usage as an industrial property.

- a. Submit further information on whether the development includes soil disturbance at or below 5m AHD and involving (excavating or removing equal to or greater than 100m³ of soil, soil disturbance (including filling) greater than 500m³ or filling equal to or greater than 0.5m average depth.
- b. Where the above soil disturbance is involved, provide an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person, and prepared in accordance with relevant policies/guidance materials and technical guidelines/manuals such as:
 - h. State Planning Policy and SPP Guidance Materials;
 - ii. Queensland Acid Sulfate Soil Guidelines: sampling guidelines; laboratory methods guidelines/manuals; and
 - iii. Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.
- c. Provide additional information to demonstrate that the site is not unreasonably impacted by contaminants and is suitable for sensitive uses.

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 A007092042.

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

Yours sincerely



Joel Wake
 Senior Urban Planner
 Planning Services South
 Phone: (07) 3178 7467
 Email: joel.wake@brisbane.qld.gov.au
 Development Services
 Brisbane City Council