atomic TOWN PLANNING

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11/11/2026

BCC Ref: A006971515
ATP Ref: Response to Submission 2.pdf

The Chief Executive Officer
Brisbane City Council
Planning Services
Lvl 1 / 266 George Street
Brisbane QLD 4001

ATTN: TYRAH ZARAFA

Dear Tyrah,

RE: RESPONSE TO THE LATE SUBMISSION REGARDING PUBLIC NOTIFICATION AND DEMOLITION FOR THE PROPOSED MIXED USE DEVELOPMENT AT 123 & 125 RACECOURSE RD, ASCOT.

Council has received a late submission in relation to the above application, after the submission period closed on 1 September 2026. The submission raises two matters, being whether the public notice was displayed on the premises during the notification period and the demolition of the existing buildings on the site. Each matter is addressed below.

1. Public Notification

As evidenced by Photographs 1 and 2 below, the public notice was placed on the premises and maintained for the entire notification period, as required by the Development Assessment Rules (Version 3.0).

Photograph 1 was taken on 7 August 2026 when the notice was erected and Photograph 2 was taken on 2 September 2026 when the notice was removed. The original JPEG files, which retain their embedded date and time metadata, accompany this letter.

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Photograph 1 – Public notice viewed from the opposite side of Racecourse Road (7 August 2026)



Photograph 2 – Public notice on the Racecourse Road frontage (2 September 2026)

2. Demolition of Existing Buildings

The submission objects to the demolition of the existing buildings on the site, which the submitter considers to display the look, materials and scale of traditional Brisbane character architecture.

The site is not mapped within the Traditional Building Character Overlay or the Heritage Overlay under Brisbane City Plan 2014, which are the planning scheme provisions that protect character and heritage buildings in Brisbane. The demolition of the existing buildings therefore does not form part of the assessment of this application, as noted in the Town Planning Report lodged with the application.

The site is located within the District Centre Zone and the Racecourse Road precinct, where the planning scheme anticipates increased gross floor area on consolidated development sites and mixed use development with active ground floor uses and dwellings above.

In summary, the public notice was placed on the premises and maintained for the whole of the notification period in accordance with section 17.1 and Schedule 3 of the Development Assessment Rules and the application has been properly notified. The demolition of the existing buildings does not form part of the assessment of this application, as the site is not mapped within the Traditional Building Character Overlay or the Heritage Overlay.

Please do not hesitate to contact me should you have any queries regarding this correspondence. Thank you for your attention in this matter.

Kind regards
ATOMIC TOWN PLANNING

LAURIE BEVERLEY M. URB DEV., MPIA
PRINCIPAL TOWN PLANNER