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APPLICATION REF
A007090427

1 October 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Ryan Casey – Senior Urban Planner

Dear Ryan,

Response to Information Request at 198 Ipswich Road, Woolloongabba (Council Ref.: A007090427)

Urbis Ltd continues to act on behalf of *Lazzaretti Holdings atf The Lazzaretti Investment Trust* (‘**the Applicant’**) in relation to the abovementioned development application for an Other Change application at 198 Ipswich Road, Woolloongabba.

Please find below a response to Council’s Information Request dated 16 September 2026, in accordance with Section 13.2(a) of the Development Assessment Rules (‘**DA Rules’**). This response should be read in conjunction with the following supporting information:

- **Attachment A** – Refuelling Details; and
- **Attachment B** – Amended DA Form 1.

Each item from Council’s Information Request has been outlined below in italics, followed by the Applicant’s response.

Air Quality - Back-up Generator

1. The preliminary air quality assessment does not address the entirety of the relevant parts of Council’s Air quality planning scheme policy (PSP). Additional information is required for Council to assess the potential air quality impacts of the back-up generator, particularly for the understanding of short-term one-hour emission rates.

a) Provide an updated air quality assessment in accordance with Council’s Air quality PSP, inclusive of an assessment of both short-term and long-term impacts.

Response

The Medium Impact Industry use was originally included in the application following advice received from Council during the pre-lodgement process. However, the proposed 88kVA standby generator is intended solely to provide emergency backup power during mains power outages and will not operate for more than 100 hours in any given year.

In accordance with Table SC1.1.3.A (Industry Thresholds) of the Brisbane City Plan 2014, fuel burning with an installed capacity of 0.1MW or less is classified as Medium Impact Industry only where it operates for more than 100 hours per year and does not involve coal combustion.

Accordingly, the proposed generator would not trigger the relevant Medium Impact Industry threshold. The Applicant therefore requests that the Medium Impact Industry use be removed from the application. An updated DA Form 1 has been included at **Attachment B**, reflecting this amendment. On this basis, an updated air quality assessment is not required to facilitate Council's assessment of the application.

Fuel Storage - Back-up Generator

2. While the proposed fuel storage is of a relatively low quantity (approximately 350 litres), it is unclear how the generator would be refuelled. Moreover, as the generator is to be in the building's basement carpark, it is unclear how a refuelling truck would attend the site and enter or navigate the basement carpark to refuel the generator tank.

a) *Provide further details as to how the diesel fuel tank associated with the back-up generator is to be filled/refuelled.*

Response

Further details regarding the proposed refuelling arrangements are provided in **Attachment A.** In summary, the generator will be refuelled using a Small Rigid Vehicle (SRV), which will access the B1 basement level via the O'Keefe Street entry and utilise the designated Service Parking Bay adjacent to the generator for the duration of the refuelling operation. The attached advice confirms that this provides a practical and safe means of refuelling the generator while maintaining the functionality of internal vehicle access routes and minimising disruption to site traffic circulation.

Summary

This correspondence constitutes the total extent of the Applicant's response to the Information Request made by Council and as such, all information requests have been responded to and Part 3 of the Development Assessment Rules is now complete. We ask that Council progress the assessment of the application, with a view to approving the application, subject to reasonable and relevant conditions.

If you have any questions regarding the above or attached material, please do not hesitate to contact the undersigned or **Natalia Grodek (Consultant)** on 07 3007 3800.

Kind regards,



Trent Forrest
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ATT A – Refuelling Details

ATT B – Amended DA Form 1