Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

10 November 2026

Fp Margate Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Max Clayton

Application Reference: A007108083
Address of Site: 5 WOLFE ST WEST END QLD 4101

Dear Max

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.

Building Height

1) The proposed development seeks a building height of 13 storeys which exceed the prescribed maximum building height of 7 storeys prescribed by AO1.1 of the South Brisbane Riverside neighbourhood plan code. Insufficient information has been provided to demonstrate the development's compliance with a number of performance outcomes relating to the bulk and scale of the development. In accordance with PO1 and PO2 of the South Brisbane Riverside neighbourhood plan code:

   a) Reduce the building height to more closely align with the approved existing development in the area; and

   b) Provide 3D modelling to virtual Brisbane for Council to review the height and any potential impacts to the adjoining developments and surrounding area including views and vistas.

Site Cover

2) Council's review of the proposed architectural plans as identified a site cover of approximately 85% which exceeds the maximum site cover of 70% prescribed by AO1.3 of the South Brisbane Riverside neighbourhood plan code. The site cover presented on the plans appears to be determined using the level 2 floor plate. Combined with the reduced deep planting provisions and building setbacks, there is concern that the height, scale and form does not achieve the intended outcomes under PO1 of the South Brisbane Riverside neighbourhood plan code and may have undue amenity impacts to adjoining development.

   a) Reduce the overall site cover to ensure building form is well separated and setback from adjoining sites to reduce amenity impacts.

Setbacks and Building Separation & Privacy

3) The South Brisbane Riverside neighbourhood plan code anticipates side boundary setbacks of 3m or 5m where windows of habitable rooms face side boundaries. It has not been

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adequately demonstrated that adequate separation to existing, and future development has been provided to limit undue amenity, privacy and overshadowing impacts to the adjoining sites. In accordance with PO4 of the South Brisbane Riverside neighbourhood plan code and AO14.1/PO14 of the Multiple dwelling code.

a) Provide more accurate representation of adjoining development, including dimensioning separation distances and locations of habitable rooms and spaces of adjoining properties on the architectural plans. All larger scaled building sections are to provide a plan key to demonstrate where the building section has been taken from.

b) Where impacts are evident, incorporate appropriate privacy mitigation in the form of /fixed adjustable screening, obscured glazing or alike.

Building Layout and Design

4) The development length of approx. 57m exceeds the maximum horizontal dimension for a tower of 40m in accordance with AO3.2 of the South Brisbane Roverside neighbourhood plan. While the development incorporates a centrally located break in form to help reduce the visual bulk and scale, additional reduction in length is requested above 8 storey to provide a more slender tower form and reduced bulk and scale, amenity / overshadowing impacts to adjoining development and potential wind and scale impacts to the streetscape along Wolfe Street.

   a) Amend design to decrease the length of the tower above 8 storey along Wolfe Street to reduce the overall bulk and scale and shadow casting impacts to the surrounding area and to provide a more human scaled and cohesive built form to the street.

   b) Demonstrate compliance with AO15/PO15 of the Multiple dwelling code by submitting a wind impact assessment prepared by a suitably qualified Wind Engineer professional.

5) The development has been highly articulated with design elements including recesses, projections extended slab edges, balconies and changes of materials, finishes that generally align with the intended outcome under AO9.3 of the Multiple dwelling code.

   a) It is requested that proposed materials and finishes are annotated on the proposed elevations.

Subtropical Building Design

6) The development does not demonstrate strong alignment with the Subtropical building design planning scheme policy (PSP). Of particular concern is the extensive fixed floor-to-ceiling glazing to the eastern and western facades, which lack adequate operable windows for ventilation and external shading devices which may result in excessive solar heat gain and glare for future residents. The extent of glazing on the western façade also has potential privacy impacts to the adjoining future residents of ‘Lucerna’ that is currently under construction.

   a) Further information is required to clearly demonstrate the location and operation of windows, and how effective shading, screening and privacy measures will mitigate solar heat gain, glare and overlooking to achieve appropriate residential amenity outcomes.

   b) Amend the drawing labels on the architectural elevations to show the correct orientations and provide a north point on all floor plans.

Deep planting and landscape outcomes

7) The proposal provides limited deep planting and relies predominantly on rooftop and podium planting to achieve greening outcomes.

   a) Provide further justification demonstrating how the proposal achieves the intent of PO4 of the South Brisbane Riverside neighbourhood plan code and PO29 of the Multiple dwelling

code having regard to the limited opportunities available for establishment of large subtropical canopy trees.

Wolfe Street Streetscape

8) The Wolfe Street is mapped as Neighbourhood Street Major, which normally requires a 3.75m wide verge width in accordance with the Streetscape hierarchy overlay code and Infrastructure design PSP. Accordingly, a linear land dedication is required to facilitate future footpath and streetscape infrastructure and support pedestrian safety, accessibility and connectivity outcomes. To demonstrate compliance with PO1 of the Streetscape hierarchy overlay code:

   a) Provide a 3.5m wide verge to the frontage and to achieve a consistent alignment along the western side of the cul-de-sac.

Irrigation Strategy

9) Insufficient information has been provided to demonstrate compliance with the Landscape Works Code and Landscape Design Planning Scheme Policy for the proposed rooftop, podium and other artificial growing environments, noting that 75% of the onsite landscape irrigation is to be obtained from a non-potable source.

   a) Provide an irrigation strategy demonstrating irrigation demand, water source (location of water tanks), stormwater harvesting and storage arrangements for the proposed landscape areas and the following:

      i) The proposed irrigation application rates for the onsite landscape areas within the development which is calculated using the methodology within Section 6.1 – Table 3 of the Landscape design planning scheme policy.

      ii) The stormwater harvesting capacity and water tank storage requirements to effectively irrigate the onsite landscape areas which is calculated using the methodology within Section 6.3 – Table 5 of the Landscape design planning scheme policy.

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

Boundary Interface

10) Insufficient information has been provided to demonstrate the long-term landscape outcomes associated with the proposed built-to-boundary interfaces.

   a) Provide additional sections demonstrating planter dimensions, soil depths and mature planting outcomes associated with built-to-boundary wall interfaces.

Traffic

11) Volumetric dedication is not supported for the current development application. The required 3.5 m road reserve widening, measured from the existing kerb and channel, is to be provided as a non-trunk land dedication.

   While it is acknowledged that a volumetric dedication along Wolfe Street was approved as part of Development Application A003933977. The application was assessed under a different planning framework and does not establish a precedent for the current proposal.

   a) Provide amended plans showing the proposed dedication arrangement and update all relevant plans and supporting documentation to demonstrate provision of the full 3.5 m verge as non-trunk land dedication.

12) Swept path assessments demonstrate functional access for a 10.7 m LRV, MRV and RCV. However, the service aisle does not achieve the minimum 4.5 m width requirement. Updated swept path plans demonstrating compliance, or further justification of the proposed performance outcome, should be provided.

    a) The one-way service aisle is required to be a minimum 4.5m width with updated swept path assessment provided.

13) Additional information is required for the non-standard driveway configuration on Greet Street. The applicant is to provide details of all works within the existing pavement, including the proposed interface treatment between the concrete driveway crossing and the flexible pavement. Engineering drawings are to clearly demonstrate the construction methodology and pavement transition details.

Stormwater

14) The existing 600 mm diameter stormwater pipeline traversing the site may still be operational. Although the submitted engineering report states that the pipeline will be removed, no evidence has been provided to demonstrate that the infrastructure is redundant or that its removal will not adversely affect the existing drainage network.

    a) Provide supporting documentation to confirm the current function and ownership of the pipeline, demonstrate that it can be safely decommissioned, and assess any impacts on the upstream and downstream drainage network arising from its removal. Any proposed decommissioning or removal works must be supported by an appropriate engineering assessment and design documentation.

Refuse

15) The proposed development requires eleven (11) x 1100L bulk bins, however the 'Bin Hold Zone' only has capacity for eight (8) x 1100L bulk bins. In accordance with AO32/ PO32 of the Multiple dwelling code and AO8.1, AO8.2/PO8 of the Infrastructure design code, demonstrate on amended plans one of the following:

    a) Increase the internal depth of the Bin Hold Zone from 3m to 3.4m to provide an overall internal Bin Hold Zone of 6.2m x 3.4m. Denote "Roofed and screened Bin Hold".

    b) Alternatively, increase the internal width of the Bin Hold Zone from 6.2m to 7.9m to provide an overall internal Bin Hold Zone of 7.9m x 3m. Denote "Roofed and screened Bin Hold".

16) The dual chute, separation barrier around the 'Bin Compacting Zone' and the compaction ratio of 3:1 need to be annotated on the proposed plans.

    a) In accordance with AO32/ PO32 of the Multiple dwelling code and AO8.1, AO8.2/PO8 of the Infrastructure design code, demonstrate on amended plans the following:

        - Denote the dual chute, the separation barrier and the 3:1 compaction ratio.

17) It is noted the Refuse Collection Vehicle (RCV) enters in the forward gear from Wolfe St and exits to Greet St via the path analysis is not clear with two vehicle movements overlaid on top of each other, and a modified Type B2 crossover on the northern taper will need to be shown on the architectural plans. In accordance with AO32/ PO32 of the Multiple dwelling code and AO19.2, AO19.3/PO19 of the Transport, access, parking and servicing code provide the following:

    a) Amend plans to demonstrate a minimum 4.5m wide one-way aisle and a Type B2 crossover on Wolfe St.

    b) Utilising amended plans, provide an updated RPEQ endorsed swept path analysis demonstrating a RCV as per BSD 3008 sheet 2 of 2 can safely and efficiently service the development.

Sewer

18) A 150 mm reticulation sewer is located along the rear southern boundary of the site. It is unclear how the proposed basement excavation will provide protection to the existing sewer infrastructure as stated in the submitted documentation.

    a) Demonstrate how the existing sewer will be protected during both the construction and operational phases of the development. A preliminary sewer protection design, to be provided in accordance with UU's requirements. Alternatively, where adequate protection cannot be achieved, a permanent diversion or relocation of the sewer main is required.

Acid Sulfate Soils

19) The site is located within the *Potential and Actual Acid Sulfate Soils Overla*y. The applicant therefore needs to demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils. Submit information on whether the development includes soil disturbance at or below 5m AHD and involving i) excavating or removing equal to or greater than 100m^3 of soil; or ii) soil disturbance (including filling) greater than 500m3; or iii) filling equal to or greater than 0.5m average depth.

    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:

    - State Planning Policy and SPP Guidance Materials;
    - Queensland Acid Sulfate Soil Guidelines: sampling guidelines; laboratory methods guidelines/manuals; and
    - Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

Fuel Burning

20) Review all fuel burning equipment that could be used for fire pumps (pump room), back up power generators etc and assess the equipment to advise if any industrial use is proposed for Fuel Burning under Table SC1.1.3. A—Industry thresholds.

Flood Overlay Code

21) In accordance with AO16/PO16 of the Flood overlay code clarify whether there is any fuel storage required for fuel burning.

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 A007108083.

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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Brisbane City Council