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

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24 July 2026

Bottletree Holdings Pty Ltd
C/- Town Planning Alliance Pty Ltd
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jessica Robson

Application Reference: A007048684

Address of Site: 9 LONGLAND ST NEWSTEAD QLD 4006

Dear Jessica

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.

Council supports the intent to provide high-density residential development on this site. However, given the proposal has sought significant performance outcome on building height, the proposal should be further refined to sufficiently demonstrate architectural and subtropical design excellence. While the proposal presents a discernible tower and podium form, the current design of the proposed five-storey podium lacks active uses or sufficient sleeving to provide vibrancy and casual surveillance to the street frontages. As a result, the podium appears overly dominant and bulky when viewed from the street and does not adequately activate the streetscape as intended by the Newstead and Teneriffe waterfront neighbourhood plan.

The proposal also seeks an oversupply of car parking for a site located within the City Core, which is contrary to the intent of the relevant City Plan assessment benchmarks.

Further opportunities exist to deliver high-density residential development on this site in a manner that better achieves compliance with the relevant assessment benchmarks of City Plan. While Council has outlined these opportunities and suggested changes to the development below, it is important to note that the application is impact assessable and will require public notification. Council's assessment of the application will take into consideration any submissions received during the public notification process.

Podium

1) The subject site is a prominent corner site and described within the Visual Assessment report as the core of Newstead at the intersection of Longland & Wyandra Street. However, the podium lacks active uses or sleeving sufficient to provide vibrancy and casual surveillance to the streets. The proposed podium appears as overly dominant and bulky when viewed from the street and does not address AO9.1/PO9 of the Newstead and Teneriffe waterfront neighbourhood plan code and PO41/AO41.3 of the Centre or mixed use code.

- a) Reduce the overall height of the podium to not more than 3 storey;

Note: Lowering the height of the podium will contribute to a reduction in overall height of the development and assist in addressing the oversupply of parking.

- b) Provide partial sleeved and occupiable space within the street facing portions of the façade particularly at the corner intersection of Longland & Wyandra and to the arcade.

Height

- 2) The proposed building height at 28 storeys exceeds the 10 storey acceptable outcome for development on a site of this size as detailed in PO1/AO1 and Table 7.2.14.2.3.B. of the Newstead and Teneriffe waterfront neighbourhood plan code and PO21/AO21 and PO22/AO22 of the Centre or mixed use code. The application does not provide sufficient information to demonstrate compliance with the performance outcomes sought.
 - a) Reduce building height to more align with the approved and existing development in the area.
 - b) Provide 3D modelling to virtual Brisbane for Council to review the height and any potential impacts to the surrounding area including any views/vistas.

Parking, Traffic and Access

- 3) The application has not adequately demonstrated compliance with the Transport, Access, Parking and Servicing (TAPS) Code. The proposed oversupply of residential and commercial parking for a site within the City Core is contrary to the intent of the planning scheme to discourage reliance on private vehicle use in inner city areas where traffic capacity is constrained, and to encourage public transport and active travel modes.

Submit an amended RPEQ-certified Traffic Report that demonstrates how the proposed development satisfies the applicable acceptable outcomes or where performance outcomes are proposed, provides clear justification on how compliance is achieved.

- a) The proposed oversupply of both commercial and residential car parking spaces contradicts the outcomes sought by the TAPS code and Planning scheme policy. The proposed parking is significantly in excess of the maximum parking rate as specified in TAPS PSP Table 13.
 - i. Reduce the oversupply of the proposed residential and non-residential carparking spaces and provide clear justification on how the proposed rates met the requirements of PO12 of the TAPS code.
- b) Address the effect of the proposed driveway location on the existing metered on-street parking on Wyandra St. Submit a Concept Signage and Pavement marking plan that demonstrated the proposed reconfiguration/ relocation of the metered parking bays along the site frontage.
 - i. As the existing crossovers on Longland St will be closed as part of this development, some of the affected metered on-street parking bays can be relocated to the Longland St frontage.
 - ii. Relocate the existing parking meter on Wyandra St, and this relocation must be shown on the Signage and Pavement marking plan.
- c) Several of the carparking spaces located on the podium levels appear to have conflict between the minimum 0.3 metre clearance for door opening and obstructions. Provide a minimum 0.3 metres of door opening on Car parking spaces that are obstructed in accordance with section 7.8 of the TAPS PSP.
- d) Provide resident and visitor bicycle parking spaces that are in accordance with Australian standards AS 2890.3- 2015 and AO5.1-AO5.5 of the TAPS Code.
 - i. Demonstrate that all access to bicycle parking is compliant with the Australian standards, with a minimum access path width of 1.5 metres to the proposed bicycle parking spaces. Clearly indicate pathways to the visited bicycle parking spaces and safe access to all bicycle parking ensuring no blind corners/spots.

Refuse

- 4) The residential bin room (Bins Res) is insufficient in size with multiple bulk bins requiring to be removed from the room to service bins at the rear. In addition, the development relies on reduction technology, but it has not been denoted on the proposed plans, and no dimensions have been provided for the bin rooms.

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

- a) An increased functional residential refuse room that includes the 'Manager' room being utilised for the refuse room.
- b) Denote the reduction technology utilised and the compaction ratio of 3:1.
- c) Denote the full dimensions of the 'Bins Res', 'Bin Equip' and the 'Bins Retail'.

Noise

- 5) The proposed centre uses have the potential to impact on the noise amenity of nearby sensitive land uses/zoning. Demonstrate that an adequate level of noise amenity as per the Centre or mixed use code can be achieved.
- a) Submit further information demonstrating that the proposed use can comply with the hours and screening as prescribed in AO1.1 – AO1.2 of the Centre or mixed Use code. Where compliance with the Acceptable Outcomes cannot be achieved, submit a Noise Impact Assessment Report prepared in accordance with the *Noise Impact Assessment Planning Scheme Policy* demonstrating that PO1 of the Code can be achieved.
 - b) The site is located on a site that is assessed under the Newstead and Teneriffe waterfront neighbourhood plan code. Address AO/PO24 and AO/PO25 in relation to all of the proposed uses.

Acid Sulfate Soils

- 6) The site is located within the Potential and Actual Acid Sulfate Soils Overlay. Demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils.
- a) 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 100m³ of soil; or ii) soil disturbance (including filling) greater than 500m³; or iii) 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:
 - 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 or Power Generator

- 7) The proposed development may include the use of Fuel Burning or an Emergency Generator/Back-up/Power Generator. Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds:
- a) Submit further information outlining whether a Power Generator is proposed. 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. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the *Industry Code*).
 - b) The application includes pump rooms which may require fuel burning equipment as stated above. Overall, the application may also involve fuel burning for backup power/power generators.

Emissions from cooking exhaust systems (food and drink outlet) and from basement exhausts

- 8) The proposal for the centre activity may involve cooking where emissions from exhaust systems impact on site and nearby residents. There is also a basement car park which is to be assessed for exhausts from this part of the proposal, based on the drawings submitted. Provide and assessment of AO3/PO3 of the Centre or mixed use code.

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 A007048684.

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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