



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

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Dedicated to a better Brisbane

14 September 2026

FD Wyandra Pty Ltd Atf FD Wyandra Property Trust
C/- Town Planning Alliance Pty Ltd
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jessica Robson

Application Reference: A007087729

Address of Site: 22 WYANDRA 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.

Whilst Council supports the proposed redevelopment intent for commercial uses activating the ground/first floors and high density residential above, the proposed building height, setbacks and built form are significantly greater than planned for this site and precinct as per *Brisbane City Plan 2014* (City Plan). While additional detailed information is required, significant design changes are recommended to achieve compliance with several performance outcomes of City Plan relating to built form/building design and car parking.

It is acknowledged that the proposal has presented some positive urban design and subtropical design attributes. However, the overall development is inconsistent with the intended built form and density for the location and does not present a discernible tower and podium form intended in 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. If the proposal is amended to substantially reduce the building height and remove excess car parking, the following technical matters must also be resolved.

While Council has outlined opportunities and suggested changes 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.

Building height

1. The proposed maximum height of 22 storeys is significantly greater than the intended maximum height in the Commercial Road precinct of the Newstead and Teneriffe Waterfront neighbourhood plan and recent approvals in this precinct. The proposal in its current form does not provide a stepping down and transition from the 20-25 storey heights anticipated and approved within the Riverpark precinct.
 - a. Provide amended plans reducing the height of the proposed development to be more consistent with the intended height for the location.

- 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.
2. Although some shadow diagrams are provided, they do not provide a comparative analysis of the acceptable outcome for the height of the development.
- a. Provide amended shadow diagrams comparing a building complying with the acceptable outcomes of the applicable assessment benchmarks with the proposed development. The 'compliant' development should reflect not only the height but also the setbacks and tower site cover anticipated by the Newstead and Teneriffe Waterfront neighbourhood plan.

Design

3. The proposed development does not include a podium and tower form and is inconsistent with the built form outcomes sought by PO9 of the Newstead and Teneriffe Waterfront neighbourhood plan and PO30 of the Centre or mixed use code. Clear defined built form with a low-level podium and set-back tower forms are required which are proportionate to the area and frontage of the site, minimise amenity impacts on other properties and public areas in terms of access to sunlight, daylight and breezes, and enable existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation and privacy.
- a. Provide a podium no greater than 3 storeys in height, with a clearly defined and set-back slender tower element, reflecting the tower setback and site cover requirements in AO9.3 and AO9.4 of the Newstead and Teneriffe Waterfront neighbourhood plan.

Arcade and cross block link

4. Whilst the public pedestrian link through the site is supported in principle, the width is constrained by columns which obstructs the free flow and equitable access of pedestrians.
- a. Provide amended plans moving columns away from the pedestrian thoroughfare in accordance with PO4 of the Newstead and Teneriffe Waterfront neighbourhood plan.
5. Due to level differences between the raised ground floor of the proposed development and existing public laneway, there are concerns regarding surveillance and activation of the laneway and the interface in accordance with AO64/PO64 of the Multiple dwelling code.
- a. Consider reducing the height of the ground floor, which would alleviate the need for considerable stairs and ramping, and improve the interface to the adjoining public laneway.
 - b. Demonstrate how the development minimises solid walls to the laneway and ensures Crime Prevention Through Environmental Design (CPTED), particularly within the middle section.

Awning

6. The awning as currently proposed does not extend along the full street frontages in accordance with AO37.1/PO37 of the Centre or mixed use code.
- a. Extend the awning along the full Wyandra Street frontage as to provide full shelter for pedestrian movement.

Deep planting

7. The proposed landscape outcome does not adequately support the provision of large subtropical shade trees, as all planting areas are currently located within shallow planters on structure rather than areas of deep planting. As a result, the proposal does not demonstrate an effective landscape response that balances the scale and bulk of the built form through large subtropical shade trees that are commensurate with the scale of the development and contribute meaningful softscape outcomes, consistent with PO55 and PO56 of the Centre or mixed use code and PO1 and PO9 of the Newstead and Teneriffe Waterfront neighbourhood plan. While the proposed enhancement of the existing laneway is supported, further rationalisation of the basement footprint is recommended to facilitate expansive deep planting zones. These areas should frame the laneway entrances and accommodate large shade trees capable of utilising the available vertical clearances throughout the corridor. Provide amended plans that demonstrate the following:

- a. Reconfigure the basement layout through the relocation of bicycle parking and storage areas located in the north-west and south-east corners of the site to create deep planting zones capable of supporting large subtropical shade trees.
- b. Incorporate large subtropical feature trees within these deep planting areas that will achieve a scale and mature height commensurate with the podium.
- c. Increase the soil volume of containerised planters along the laneway through greater planter depth and/or width to support larger shade tree species or an increased quantity of trees.

Streetscape interface

8. The ground-level landscape plan presents opportunities to further enhance the streetscape outcome through increased softscape planting along the Wyandra Street and Wyatt Street frontages while maintaining the proposed active uses and frontages. Additional landscaping along these interfaces will better demonstrate how the proposal balances the bulk and scale of the built form and contributes to a high-quality streetscape with a strong subtropical character, consistent with PO55 and PO56 of the Centre or mixed use code. Provide amended plans that demonstrate the following:

- a. Demonstrate on the Landscape Concept Plan a containerised planter along the Wyatt Street frontage between the ground-level tenancy glazing and the street boundary, as identified within the submitted Architectural plans and Design Report.
- b. Increase the extent of containerised planting along the Wyandra Street frontage, particularly adjacent to the pedestrian ramp and expansion of the planter adjacent to the food and beverage tenancy.

Street trees

9. The verge along Wyandra Street contains several existing street trees, however the submitted plans do not clearly identify whether these trees are to be retained or removed. In addition, while new shade tree planting is proposed within the verge, the quantity and spacing of the proposed trees do not adequately respond to the intended streetscape character or provide a high level of subtropical amenity, consistent with PO56 of the Centre or mixed use code and PO2 of the Streetscape hierarchy overlay code. Provide amended plans that demonstrate the following:

- a. Clearly identify all existing street trees along Wyandra Street and indicate whether they are proposed for retention or removal.
- b. Where removal is proposed, provide detailed justification demonstrating why retention is not feasible.
- c. Submit an amended preliminary streetscape design showing street tree planting at maximum 7 m intervals, except where constrained by existing infrastructure such

as light poles, pad-mounted transformers (PMTs), booster cabinets, or other services. Refer to Section 3.7.5 Design Standards for Street Tree Planting within Chapter 3 Road Corridor Design of the Infrastructure Design Planning Scheme Policy.

Irrigation strategy

10. The proposal does not clearly demonstrate that adequate onsite water storage can be provided to support the proposed landscape measures on the site, including container planting. Amend the proposal and provide an Irrigation Strategy that outlines the requirements for the proposed stormwater harvesting and sufficient water storage methods, with reference to the Landscape works code (PO12, PO13 and PO15) and the Landscape design planning scheme policy. Submit additional plans and information to illustrate the following:
 - a. 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.
 - b. 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.
 - c. The proposed size, capacity and location of the water storage devices to service the irrigation requirements of this development.

Flooding

11. Whilst the Council flood wise property report is reflecting climate change levels for the creek, it is not doing the same for the river flooding. As this is a large residential tower, its design life is expected to extend past the year 2100. It is therefore reasonable and relevant to include climate change assessment as per ARR requirements.

River flooding:

The 1% AEP river flood level is 4.00m AHD at present. This 1% AEP river level is to be used in the flood risk assessment. The flood assessment report prepared by Naxos also calls up RFL in the planning levels table which is no longer correct. Only the 1% AEP is referenced in the current Flood overlay code.

- a. Revise the Flood assessment report and development to consider the 1% AEP river flood level of 4.00m AHD, ensuring the tables within the Flood assessment report (table 3-6, 3-7 and 3-8) are revised.

Overland flow:

The Flood assessment report prepared by Naxos is also referring to Council's flood awareness mapping which is not part of the planning scheme and not adequate. The report has derived 2.70m AHD as the 2% AEP overland flow level. Please be advised that Council has a flood study produced by Cardno called the "The Stratton Street Catchment Flood Study" dated 2012. The overland flow level for the site is approx. 3.20m AHD for the 2% AEP event with a tailwater of 1.90m AHD assumed. It is approx. 3.30m AHD for the 1% AEP event with a tailwater of 2.40m AHD assumed. It must be noted that climate change increased rainfall intensity has not been included in the report.

- a. Revise the Flood assessment report with RPEQ assessment of the overland flow levels which include climate change requirements. Ensure the tables within the Flood assessment report (table 3-6, 3-7 and 3-8) are revised.

Flood risk assessment

12. The site is located in FPA 4 & 5 for river flooding and FPA 3 & 4 for creek flooding which requires a risk assessment. Section 9.4 of the Flood planning scheme policy requires the applicant to consider, among other things, “impact of increases in rainfall intensity at 2050 and 2100 in regard to safety and property damage” (Part m). Best practice also requires inclusion of climate change in accordance with the latest Australian Rainfall and Runoff requirements.
 - a. The provided Flood assessment report is inadequate in addressing the Flood planning scheme policy and is to be updated to address chapters 9.3 & 9.4.
 - b. The risk assessment must provide more information on events up to and in excess the defined flood event.
 - c. Access is likely impacted due to overland flow levels mentioned above, the flood risk assessment is to be updated to assess the risks associated.
 - d. The assessment has already recognised that due to the size of the building, shelter in place is likely going to occur. This places more importance on the flood resilience of the building. That is, that the building remains habitable during and after larger flood events. The flood risk assessment report should consider the below to increase the flood resilience of the building:
 - i. It is crucial that backup power supply is provided to maintain essential services in the building so it can remain habitable during and after flooding. Confirm whether this is proposed.
 - ii. The report discussed use of material such as the solid blockwork, however the report should detail further why this improves resilience; i.e. so that floodwater does not occupy voids and mould and odour become a major problem post flooding.
 - iii. Confirm whether the ground floor can be hosed out after flood events and made operational again quickly.
 - iv. Confirm whether electrical outlets are proposed for the ground floor and whether these can be raised to minimise flood water intrusion.
 - v. Confirm how potential damage to the building lifts is managed. Consideration could be given to installing separate circuits for basement lift, electrical car chargers.

Access

13. The proposed single consolidated entry/exit crossover to Wyatt Street (combined for the service area access and basement access) could be considered as a performance outcome with the provided RPEQ swept path plans, however further clarification is required on the proposed vehicle access arrangement to demonstrate compliance with AO3.1 of the Transport, access, parking and servicing code.
 - a. A 2m x 2m pedestrian sight splay is to be provided on the exit side of the cross-over as per TAPS PSP section 4.5 point 8/Figure C. Please provide a revised plan demonstrate a compliant pedestrian sight splay.
 - b. The proposed cross-over will impact/remove existing metered on street parking on Wyatt St, however it's expected the removal of the redundant crossovers also along this frontage will create additional kerb space for on street parking. A detailed signs and line marking plan for the modified on-street parking arrangement and parking meter relocation along the development frontage must be prepared by a RPEQ.
 - c. The crossover type and dimensions including splay dimension are to be detailed on the proposed plans.

Stormwater

14. The existing lawful point of discharge (LPD) for the site is outlined to be the kerb/channel of Wyandra St and the existing gully pit in Wyatt St. The proposed LPD for the development is proposed to the existing Wyatt St gully pit. The redirection of site flows to the Wyatt St gully pit/existing 300dia SW line in Wyatt St is not supported. The existing 300dia SW line does not have capacity for additional flows. The site is to have a single LPD connection, a supportable LPD for the site is to be the existing 600dia underground drainage in Wyandra St.
 - a. In accordance with AO3.3 of the Stormwater code, provide a revised concept services plan demonstrating this arrangement.

Car parking

15. The site is located within the City Core, where maximum car parking rates apply. The proposal seeks 222 resident car parking spaces which is 40 spaces surplus to the maximum car parking requirement, whilst a shortfall of 1 visitor space is proposed. The significant surplus of 40 resident car parking spaces is not supported. The proposal does not satisfy the intent of City Plan 2014 in minimising reliance of private vehicle use within the city core and encourage utilisation of active and public transport.
 - a. Provide amended plans in accordance with AO12 of the Transport, access, parking and servicing (TAPS) code providing car parking no greater than the maximum car parking rates for resident parking, and meeting the minimum requirements for visitor car parking.

Refuse

16. The 'Res. Refuse' room is insufficient in size. Bulk bins under the chute and on the carousel will not be serviced. The Waste Management Plan (WMP) suggests bins will be removed from the carousel and placed at the front of the refuse room on the day of service, however this will block access to bins at the rear of the refuse room. In addition, the compactor and compaction ratio have not been denoted, the dimensions of both refuse rooms have not been shown and the separation barrier around the chute and carousel have not been demonstrated. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate the following on amended plans.
 - a. Increase the size of the 'Res. Refuse' room into the 'Retail Tenancy' and/or 'Comms RM' to allow the storage and convenient collection of 15 x 1100L bulk bins. Each bulk bin must be able to be serviced individually without requiring multiple bins to be removed from the room.
 - b. The compactor and 3:1 compaction ratio must be denoted.
 - c. Denote the dimensions of the 'Res. Refuse' and 'Comm. Refuse'.
 - d. Demonstrate a segregation barrier around the chute and carousel. Note: It appears the carousel utilises most of the available space within the refuse room. Reconfiguration and/or alternative technology should be explored.
17. The Traffic Technical Memorandum states that the loading area has a vertical clearance of 4.5m for the 9m MRV bay and 3.6m for the Refuse Collection Vehicle (RCV) bay, however this has not been demonstrated on architectural sectional plans.
 - a. In accordance with PO32/AO32 of the Multiple dwelling code and PO19/AO19.1, AO19.2, AO19.3 of the Transport, access, parking and servicing code, demonstrate on amended architectural elevation/sectional plans the length, width and vertical clearance of the loading area.

Air Quality – Basement Car Park & Cooking Emissions

18. Air emissions for the proposed basement car parks and the presence of various restaurant/cooking venues and their location to on-site and adjacent sensitive uses, have the potential to impact on the air quality amenity of such sensitive land uses/zoning. While the Code assessment report stated that the exhaust vents outlets from basement carpark and food and drink outlet will be directed away and separated from any sensitive use in accordance with AO3.1-AO3.3 of the Centre or mixed use code, the proposal plans appear to show the exhaust outlets directly underneath the proposed units.
 - a. Submit further information demonstrating that the proposed use can comply with the acceptable outcomes as prescribed in AO3.1 – AO3.3 of the Centre or mixed use code and AO20.1 of the Multiple dwelling code. Where compliance cannot be achieved, submit an Air Quality Report in accordance with PO3 and PO20 of the Codes respectively. Further guidance can be found in the Air Quality Planning Scheme Policy.

Acid sulfate soils

19. The site is located within the Potential and actual acid sulfate soils overlay and needs to 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 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. 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:
 - i. 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.

Fuel burning, power generator or fire pump

20. The proposal includes a fire pump room, fire tank and may include the use of fuel burning (e.g gas boiler that involves fuel burning) or a back-up/emergency power generator. Such uses are defined as “Fuel Burning” in City Plan Schedule 1 Definitions – Industry Thresholds. Further clarification is required regarding any proposed fuel burning activities or emergency power generation associated with the development and to further identify whether an Industry use has been proposed (separate additional use required).
 - a. Submit further information outlining whether a power generator/ fuel burning (e.g. gas boiler that involves fuel burning) 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. If proposed, provide details of the cumulative installed fuel burning capacity (MV), anticipated hours of operation, fuel type, fuel storage quantities, engine type and any proposed air quality controls.

Hazardous goods

21. The site is located in the Coastal hazard overlay and needs to demonstrate that an adequate level of coastal protection from hazardous goods and processes can be provided.
 - a. Submit further information demonstrating that the proposed use can comply with the storage and handling provisions as prescribed in AO8.1 and AO8.2 of the Coastal hazard overlay code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO8 of the Coastal hazard overlay code and the Management of Hazardous Chemicals in Flood Prone Areas Planning Scheme Policy.
22. The proposed use has the potential to store and/or use various quantities of hazardous goods. Such goods have the potential to impact on human health and the environment.
 - a. Submit further information detailing the Type, Quantity, Location, Class and Package Group of all existing/proposed dangerous goods. Where quantities exceed the AO3 of the Industry code, submit a Hazard Analysis Report in accordance with PO3 of the Code and Industrial Hazard and Risk Assessment Planning Scheme Policy.
 - b. Submit further information demonstrating that the proposed use can comply with the storage and handling provisions as prescribed in AO16/PO16 of the Flood overlay code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO16 of the Code and the Management of Hazardous Chemicals in Flood Prone Areas Planning Scheme Policy.

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 A007087729.

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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Development Services
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