

urbis.com.au

Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd
ABN 50 105 256 228



30 July 2026

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

ATTN: Chris Dixon – Senior Urban Planner, Planning Services North

Delivery via email: chris.m.dixon@brisbane.qld.edu

Dear Chris,

Response to Further Advice Letter – Minor Change at 52–58 Queen Street and 217–235A George Street, Brisbane City (Council Ref: A007032839)

On behalf of *The Trust Company (Australia) Limited as custodian and agent of Bieson Pty Limited as trustee for the 1 Brisbane Investment Trust ('the Applicant')*, please find below and attached a full response to the request for Further Advice issued on 30 June 2026, pursuant to Section 35.1 of the Development Assessment Rules (DA Rules), to assist with Brisbane City Council's ('**Council**') assessment and decision of the minor change application at 217 George Street, Brisbane City (Council Ref.: A007032839).

This response is accompanied by the following supporting material:

- **Attachment A** – Transport Engineering Response;
- **Attachment B** – Private Refuse Contractor Advice;
- **Attachment C** – Architectural Response Material;
- **Attachment D** – Updated Architectural Drawings.

At the outset, the Applicant thanks Council for its assessment and consideration of the proposed development conducted to date. A response to each item from Council's Further Advice letter is provided below. These responses address all matters raised by Council in its request for further information. Where information has not been provided in the specific manner requested, the Applicant has provided a response detailing its reason, or where appropriate, an alternative outcome to that proposed.

Refuse Storage and Collection:

1. *The development's refuse solution has been significantly decreased from the approved two refuse rooms to one refuse room. Furthermore, the proposed ground floor refuse room is not of sufficient size and design to facilitate functional storage and manoeuvring of bins during servicing.*
 - a. *In accordance with PO63/ AO63.1 and AO63.2 of the Centre or mixed use code and PO8/ AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating that the ground floor refuse room adjoining the loading dock has been provided with a minimum depth of 3.66m to facilitate circulation of bins.*
 - b. *Additionally, label the storeroom forward of carparking bays 14 – 18 on the 'Basement 01' floor plate as 'Refuse'.*
 - c. *Ensure to denote the area (m²) and internal dimensions of the developments 'Refuse' rooms.*
 - d. *Alternatively, provide amended architectural plans which demonstrates the development has provided a 'Refuse' room which has a minimum area of 83.17m² (internal dimension of 9.18m x 9.06m) to house thirty-eight (38) x 1,100L bulk bins (i.e., nineteen (19) x 1,100L bulk bins for general refuse + nineteen (19) x 1,100L bulk bins for commingle recycling).*

Response

Further information to clarify the refuse servicing arrangements for the changed design have been prepared. The REPQ transport engineer for the project has prepared a supplementary letter (refer **Attachment A**) which responds fully to this item.

This response confirms that the size of the consolidated refuse room as well as its configuration is suitable for the expected volume of waste for the development. Please refer to **Attachment A** for further information.

2. *It is acknowledged that the development seeks to utilise a Private Waste Contractor's 8.3m MRV to collect 1,100L bulk bins in lieu of utilising a 10.24m Rear Loading RCV specified in Table 3 of the Refuse PSP.*
 - a. *To address PO1/AO1 and PO19.2 and AO19.3 of the Transport, access, parking and servicing code, provide a letter or e-mail (on-letter head) from the preferred private waste contractor who will be servicing the site which stipulates that they have the subject vehicle within their Brisbane Fleet that will be servicing the site, with the letter to demonstrate the servicing frequency and advise of the vehicle specifications (i.e., length, width, track, operational height, lock to lock etc).*

Response:

The refuse arrangements for the development have been influenced by the arrangements that have been implemented for the successful 360 Queen Street commercial development that was developed by Charter Hall and has recently commenced operation. 360 Queen Street is serviced by Cleanaway (refer confirmation letter in **Attachment B**) and utilises an 8.3m MRV type vehicle. The Applicant intends for 60 Queen Street to be serviced in the same fashion, with an 8.3m MRV type vehicle.

Please refer to **Attachment B** for further confirmation that a private refuse contractor can use a 8.3m MRV type vehicle to service a large commercial development.

3. The Gross Floor Area (GFA) of retail and Food and drink outlet tenancies is not shown on the proposed plans as it was on the approved plans.

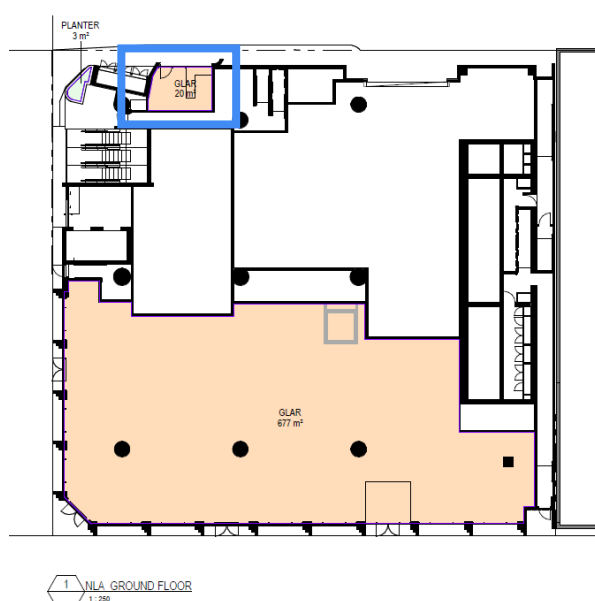
a. Provide amended floor plans labelling the GFA of all proposed tenancies.

Response:

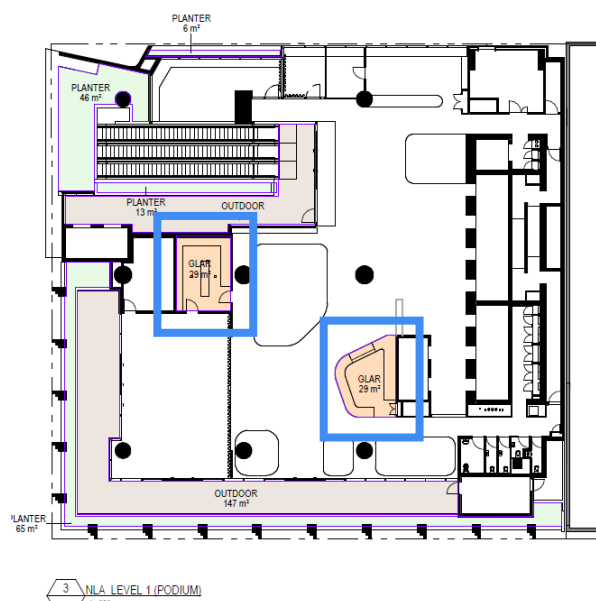
The proposed design includes three Food and Drink Outlet areas that are small kiosk style operations. These total 78m² in size, which aligns with the generation rates shown in Table 1-1 of **Attachment A**. These are highlighted in blue in **Figure 1** below.

Figure 1: Food and Drink Outlet Areas

Ground Level:



Mezzanine Level:



Source: Blight Rayner and adapted by Urbis

Tower Form:

4. *The change has resulted in the Tower lacking a distinctive capping or crowning element to contribute positively to the silhouette of the city skyline (PO1 of the City centre neighbourhood plan) and creating a strong visual focal point at the corner of George and Queen Street (PO34 of the City centre neighbourhood plan).*
 - a. *Design revision and amendments are required to the top of the tower to ensure the development maintains a high-quality architectural outcome that reinforces the role of the site as a gateway to the western entrance to the Queen Street Mall.*
 - b. *Provide a 3D CAD model for inclusion in the Virtual Brisbane Model for review by Council Officers.*

Response

The importance of delivering a distinctive and high-quality tower crowning element for the development is acknowledged. To address Council's item raised, further refinements to the design have been made.

The amended design has revised the top of the tower to introduce dramatic illumination of the soffit over the roof terrace at Level 24, providing a distinct visual marker of the top of the tower, particularly during night. Renders of this uplit soffit are provided below in **Figure 2**. This approach provides a legible and elegant termination to the tower without adding unnecessary bulk.

Since the soffit is located at the southern corner of the building, and oriented towards the corner of George Street and Queen Street, it is most visible from Victoria Bridge and the Treasury Building forecourt. As key public vantage points which represent the western entrance to Queen Street Mall, this visibility ensures that the crowning treatment reinforces the site's prominent gateway role. The revised design therefore appropriately recognises the site's strategic location at one of Brisbane's most important pedestrian entries, while maintaining the architectural intent of the approved development.

This crowning element reinforces the positive impact that the development will have on the city skyline and creates a strong visual marker of the corner of George and Queen Streets.

Figure 2: Revised Soffit of Tower Crown



Source: Blight Rayner

5. *There is concern that the proposed change has taken away the variation in the façade finish to the expansive concrete panelised side boundary wall that will be very visible from numerous aspects within the mall. Further variation in the plane or finish of the wall is required to reduce the visual amenity impacts.*
 - a. *Provide variation in the material, form, texture and colour of the side elevation of the tower to reduce building bulk and provide for suitable visual amenity to the cityscape.*

Response

It is acknowledged that the proposed development is in a visible location within the City. However, any façade design must also be practical and feasible to construct. The project team explored the potential for elaborate patterning on the side wall however this was unable to be implemented due to challenges associated with certification of waterproofing treatments that would be required for the wall.

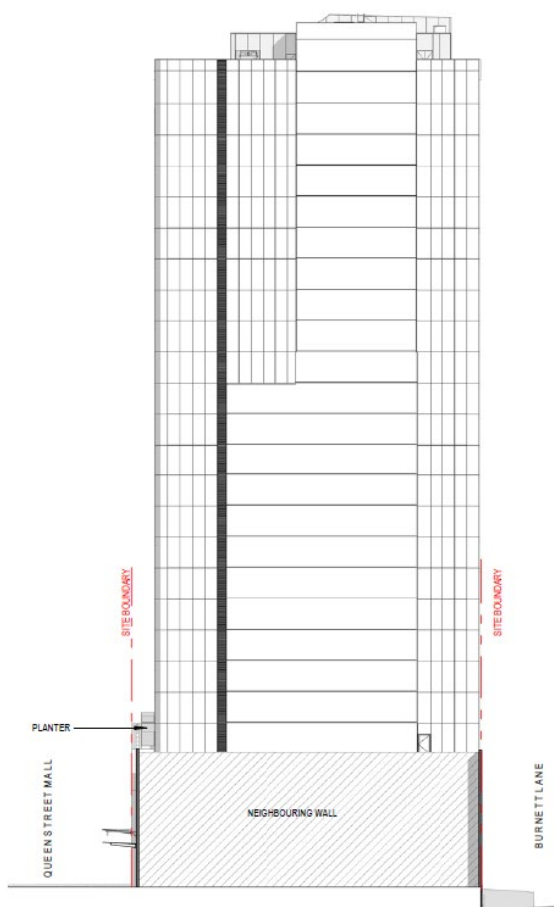
In balancing these competing needs, further expression has been integrated into the side wall through introduction of variation in the panel join profiles used for this elevation. The amended design now includes every second horizontal seam between panels featuring a wider joint detail measuring (approximately

300mm x 30mm). This arrangement is shown below in **Figure 3** with the effect illustrated in **Figure 4**. This provides the desired variation in material and texture, achieving suitable visual amenity to the cityscape.

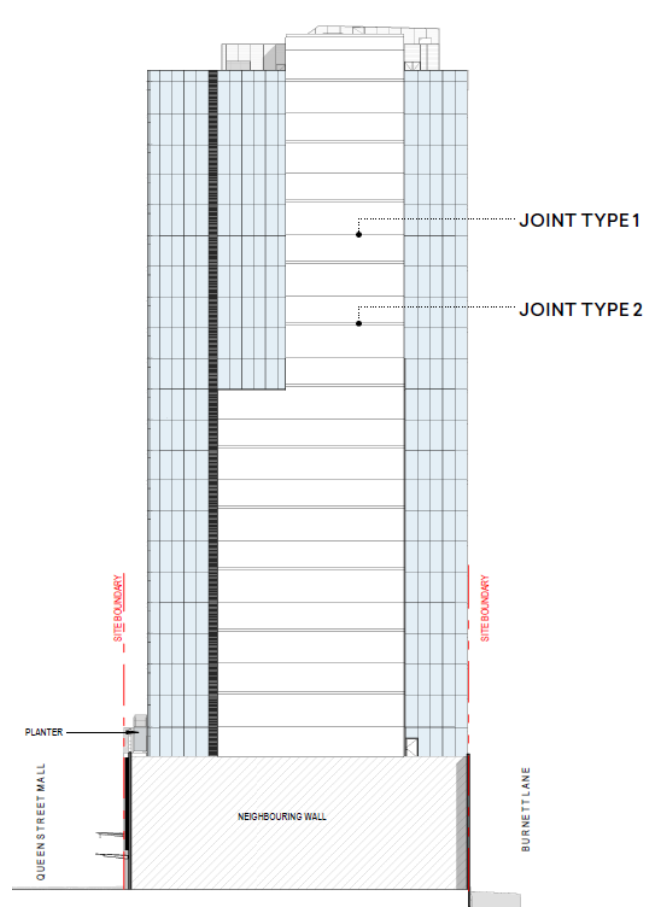
Significantly, the proposed design includes additional glazing to the side wall compared to the approval, which on balance, is considered a superior visual outcome compared to the existing approval.

Figure 3: Updated Side Elevation

Previous design (lodged 25 May 2026):

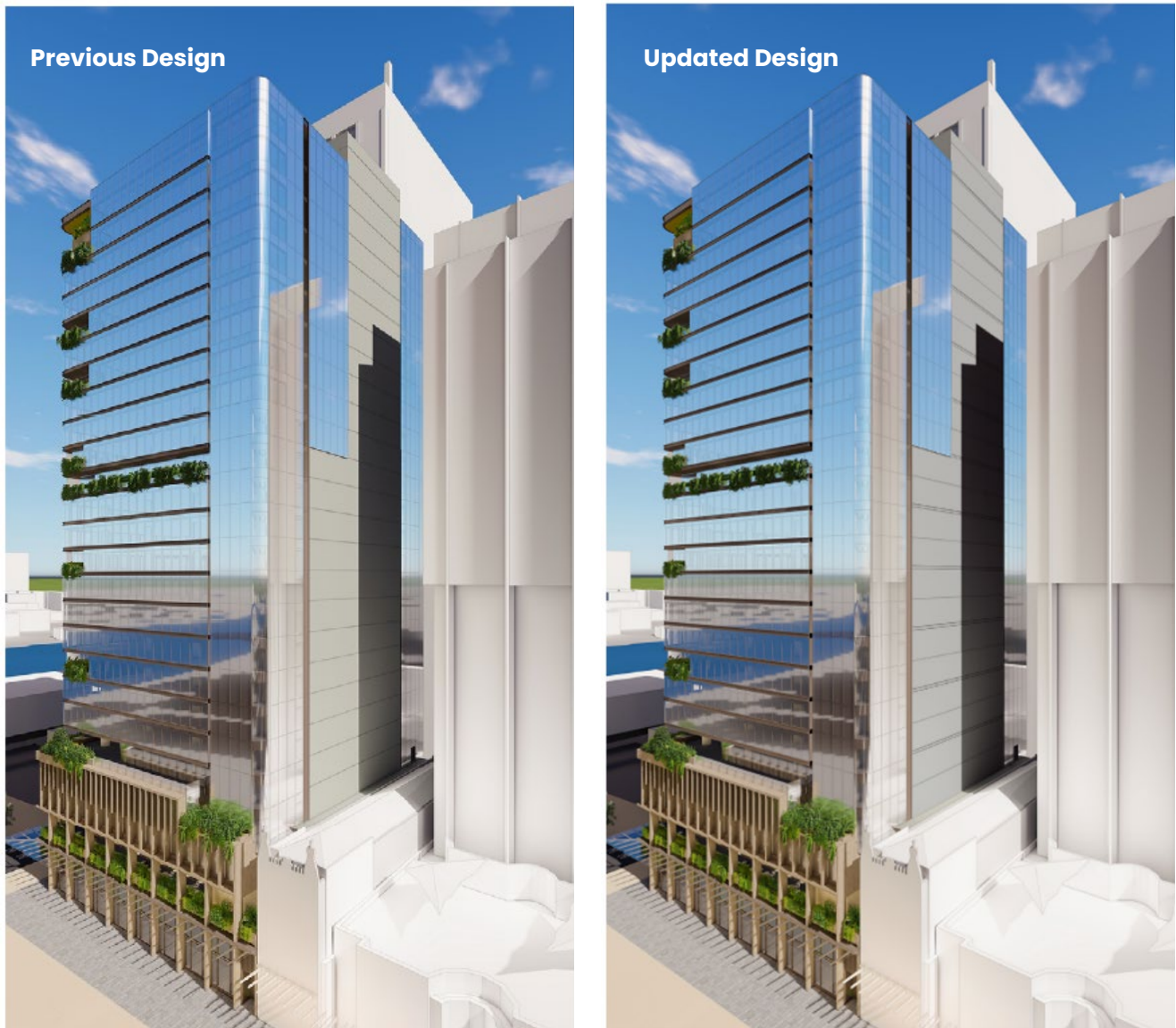


Updated Design:



Source: Blight Rayner

Figure 4: Perspective Comparison



Source: Blight Rayner

An updated view analysis from a pedestrian's point of view as they move up the Queen Street Mall has also been prepared (**Figure 5**). The additional glazing, along with the updated joint treatment, is considered appropriate for a high-quality CBD commercial building. Finally, it is noted that Council will be provided a detailed finishes and material schedule for endorsement as part of the submission for Condition 22 of the approval.

Figure 5: Queen Street View Analysis



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6

Source: Blight Rayner

Podium:

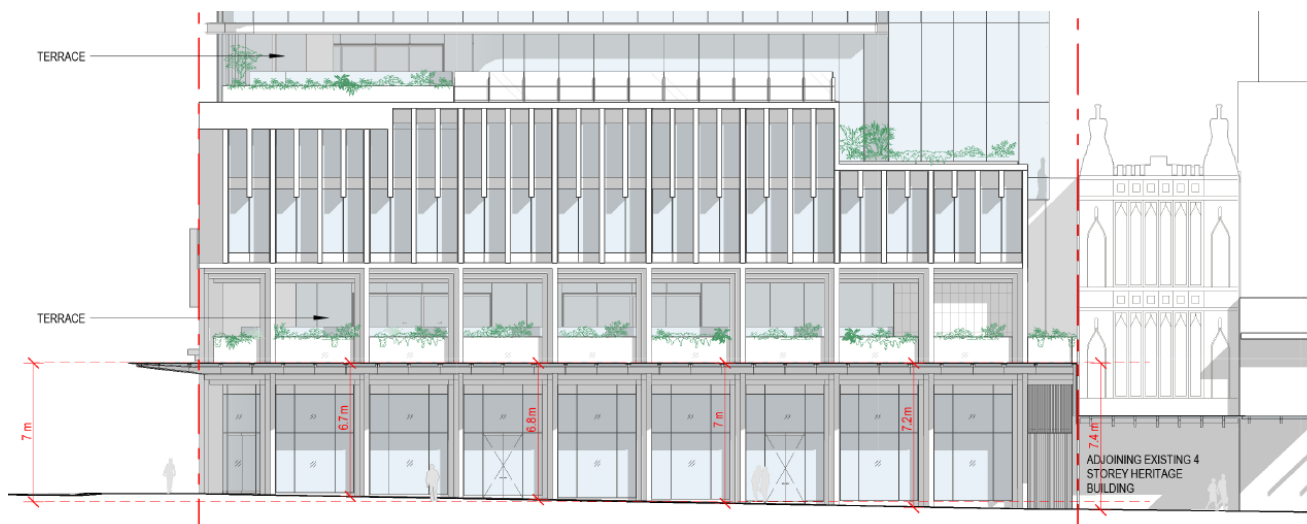
6. *The proposed changes to the podium fronting the Queen Street Mall results in the loss of sensitive built form articulation and scale that was informed by the distinctive datum of the adjoining heritage place. The raising of the awning and scale of the podium height impacts the cultural heritage significance of the adjoining heritage building.*
 - a. *Provide amended plans with design changes to provide a sensitive built form interface with the adjoining heritage place.*
 - b. *Submit a revised Heritage Impact Assessment*
 - c. *Provide additional 3D imagery.*

Response

Respecting the heritage significance of the adjoining 62 Queen Street building through the podium design remains a key consideration for the development. Council's interest in the built form rhythm of Queen Street is acknowledged, however is not to have regard to matters pertaining to impacts on the cultural heritage values of 62 Queen Street as a Queensland Heritage Place (please refer to the provisions of Section 275ZI of the *Planning Act 2016*). Furthermore, SARA have provided a supportive referral agency response (dated 3 July 2026), which was the outcome of an assessment of the development against State Code 14 (including consideration of aesthetics).

The height of the awning, particularly along the Queen Street frontage, is part of a deliberate strategy to provide a grand entrance to the ground floor retail entrances. **Figure 6** below illustrates this strategy and the general presentation of the development from the Queen Street Mall level.

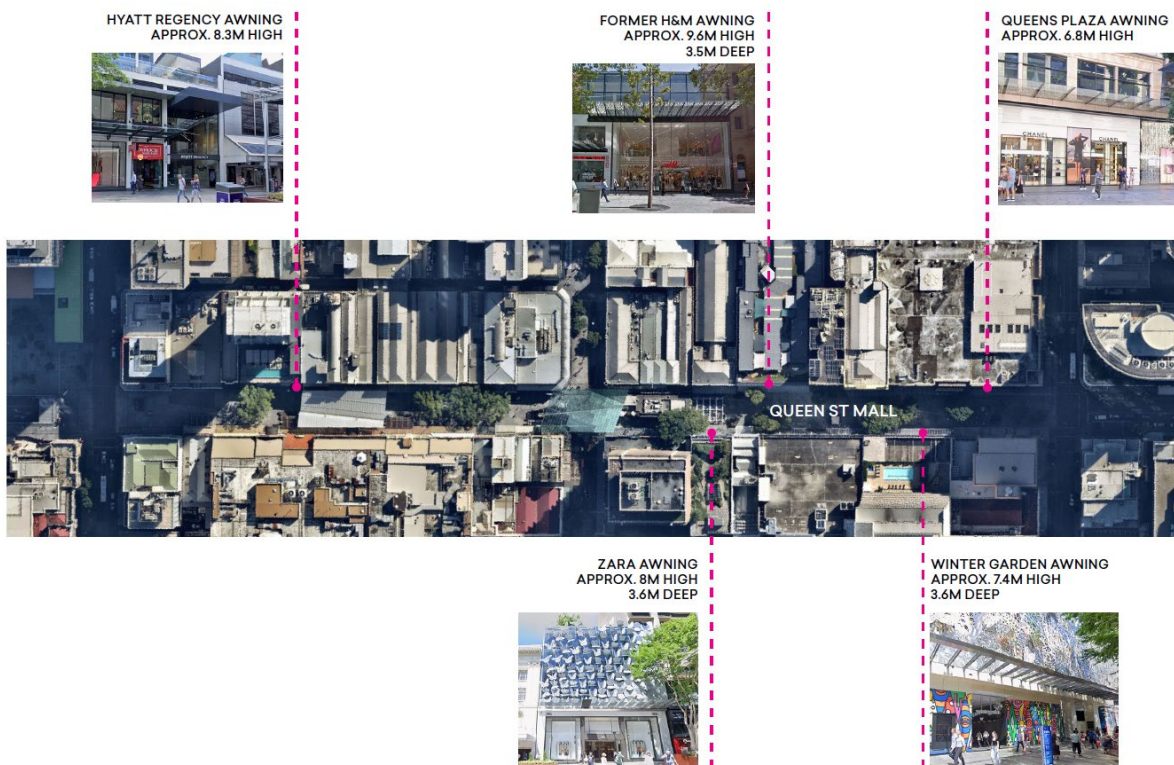
Figure 6: Podium Presentation



Source: Blight Rayner

It is also noted that the awning itself – at 3.5m deep and 6.7m to 7.4m tall – remains consistent with existing developments along Queen Street Mall and acceptable from an amenity and weather protection perspective. Examples of developments with comparable awning dimensions are presented below in **Figure 7**. In being consistent with these developments, the proposed awning therefore aligns with the prevailing awning datum exhibited along the broader Queen Street Mall environment.

Figure 7: Queen Street Mall Awnings Comparison



Source: Blight Rayner

As a means of relating to the existing awning of 62 Queen Street, the design has been updated to include a glass fold at the interface of the awning. Please refer to **Figure 8** below for the additional imagery of the awning and podium interface.

Figure 8: Perspective from Queen Street



Source: Blight Rayner

Conclusion:

We thank Council for its work undertaken to date in the assessment of this application. This correspondence and its associated attachments constitute the total extent of the Applicant's response to Council's Further Advice Letter dated 30 June 2026.

We trust that this further information provides Council with the relevant detail necessary to progress the assessment of the Minor Change. We request Council proceed with its assessment of the application in accordance with Section 35 of the DA Rules.

Should you wish to discuss any of the above or attached material in greater detail, please do not hesitate to contact the undersigned, **Sam Robinson** (Associate Director) or **Rory Little** (Consultant) on (07) 3007 3800.

Yours sincerely,



Ashley Lane
Partner
+61 7 3007 3800
alane@urbis.com.au