



Dedicated to a better Brisbane

13 May 2026

Wynnum Land Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jordan Holman

Application Reference: A006805370
Address of Site: 14 COLINA ST WYNNUM QLD 4178

Dear Jordan,

RE: Further advice

A review of the information previously provided has been carried out, however further information is required to support the proposal.

Stormwater / Flooding

1. The trunk drainage is still unresolved and may impact the flood management strategy. This application cannot be approved without an Infrastructure agreement (IA). The developer is to enter into an Infrastructure Agreement to resolve issues associated with trunk and non trunk drainage through the site, as per the approved reconfiguration application (A006154711), noting the proposed lots have not yet been formed or plan sealed.

Traffic

2. The external roadworks associated with the approved reconfiguration application (A006154711) are required to be completed, to provide access to the proposed development.

Architecture

3. The response to the previous Further advice has noted that additional facade details had been provided, however, these are not apparent in the architectural set of drawings. There is one typical plan and two sections through parts of that plan, but this is not considered to be sufficient detail to determine the likely final outcome for the site. Additionally, the large scale elevations and plans lack annotation to describe the intended building fabric or finish.
 - a) Provide amended plans that include the proposed facade details. The facade details are to be at 1:10, 1:20 or 1:50 and should be provided for each typical detail of the varying facade design. A sole facade detail is not considered to be sufficient.

Fuel burning - Medium impact industry B – or higher

4. It is noted that the response to the Further advice advises that emergency diesel fire service pump sets are proposed in a duty-standby arrangement, such that only one pump operates at any time. The response specifies a maximum energy output of 75 kW per pump and diesel fuel capacity per pump, indicating that more than one pump is installed, notwithstanding that they do not operate simultaneously. Operation is stated to be limited to routine testing and emergency use and is not expected to exceed 100 hours per year.

City Plan 2014 defines Fuel Burning industry use based on *installed capacity*, rather than simultaneous operation. For example, two pumps installed at 75 kW each result in a total installed capacity of 150 kW (0.15 MW), which exceeds the 0.1 MW threshold, even if the pumps do not operate at the same time. Accordingly, further clarification is required, provide further information to address one of the following:

a) Installed capacity \leq 0.1 MW

Clarify and confirm that the development will be limited to a total installed fuel-burning capacity of 0.1 MW or less (for example, by limiting the development to a single fire pump with a maximum capacity not exceeding 0.1 MW), and acknowledge that Council may impose a condition to restrict installed capacity accordingly; or

b) Installed capacity $>$ 0.1 MW – Industry use triggered

If the development proposes two or more fire pumps rated at 75 kW, or otherwise results in a total installed capacity exceeding 0.1 MW, the proposal triggers an Industry (Fuel Burning) and the application will need to be amended accordingly, including submission of updated DA forms supported by an Air Quality Assessment prepared by a suitably qualified person demonstrating compliance with the City Plan 2014 Industry Code.

Note:

City Plan 2014 Schedule 1 – Industry Thresholds defines Fuel Burning (where not a utility installation) as:

- Medium impact industry – B*: Installed capacity \leq 0.1 MW (subject to operating hours and fuel type);
- High impact industry*: Installed capacity $>$ 0.1 MW and $<$ 10 MW, not involving coal combustion.

Landscape Concept Plan and Deep Planting

5. It is noted that an updated Landscape Concept Plan and a deep planting plan has been provided. However, the revised plans have not removed the proposed pergola structures above deep planting areas on the West Avenue and Colina Street frontages which then prevent these landscape areas accommodating large subtropical trees to soften the proposed height and built form of the development and provide streetscape amenity. Provide an updated Landscape Concept Plan which includes:

- a) A separate deep planting plan that provides 10% or 437.4m² of the total site area as deep planting including areas that are of sufficient size to contain large subtropical shade tree species
- b) Remove pergola structures above deep planting areas so they are fully open to the sky and wholly located within natural ground
- c) Deep planting areas that feature large subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs

- d) Identification of the proposed number of large subtropical trees, tree species and tree stock size to be provided within each deep planting areas with indicative illustrations
- e) Indicative cross sections through deep planting areas on the West Avenue and Colina Street frontages to demonstrate that the spaces are fully open to sky and within natural ground (not containerised planters).

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Kellie Hilton
Senior Urban Planner
Planning Services South
Phone: (07)3403 7226
Email: kellie.hilton@brisbane.qld.gov.au
Development Services
Brisbane City Council