



*Dedicated to a better Brisbane*

7 April 2026

Reil Dealership Bonds Pty Ltd  
C/- Urbis Pty Ltd  
Level 32, 300 George Street  
BRISBANE CITY QLD 4000

**ATTENTION: Luca Nociforo**

**Application Reference:** A006924141  
**Address of Site:** 179 LOGAN RD WOOLLOONGABBA QLD 4102

Dear Luca,

**RE:** Advice about the application

I refer to your application made on 12 December 2025, seeking an "Other Change" to the existing approval for a Material Change of Use for Warehouse (Self-Storage).

An initial review of the proposed development has been undertaken. It is noted the application is seeking to expand the existing self-storage warehouse facility over two stages and remove the Temporary Use Approval condition. The expansion of the temporary use is not supported by Council due to a number of non-compliances with the assessment benchmarks of the Brisbane City Plan 2014, including the Strategic framework, the High-density residential zone code, Woolloongabba centre neighbourhood plan code and the Multiple dwelling code, including but not limited to the following:

- **Land Use** – The proposed continuation and expansion of the storage facility is not compatible with the Strategic framework, the Woolloongabba Centre neighbourhood plan, and does not align with the delivery of housing in the High-density residential zone.
- **Community Need** – The application does not demonstrate a community need that would justify the proposed use (and removal of the interim use condition) in circumstances where the site is intended to transition to higher density residential and mixed-use outcomes.
- **Height Transition** – The proposed built form does not provide an appropriate transition to the adjoining traditional character residential area (including along Buranda Street), resulting in visual dominance and diminished amenity at this interface.
- **Building Bulk and Scale** – The increased bulk and scale, particularly along the western portion of the site and in combination with reduced frontage landscaping, is not compatible with the surrounding residential character and contributes to adverse visual amenity impacts.
- **Building Articulation, Deep planting** – The western façade presents as a long, largely unarticulated elevation with reflective cladding, with a reduction of deep planting and landscape buffering resulting in poor amenity outcomes for the adjoining dwellings to the west.

- **Noise – Industrial Impacts** – The intensification of the use adjacent to sensitive zones has the potential to unacceptably affect noise amenity, it is noted a noise impact assessment was not submitted with the application.

Due to the non-compliances discussed above, an information request will not be issued. Given these circumstances you may wish to consider the following options:

1. Withdraw the current application; or
2. Proceed to commence public notification in accordance with the requirements set out in Part 4 of the Development Assessment Rules, for a minimum of 15 business days.

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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