



Dedicated to a better Brisbane

10 June 2026

Browning St Projects Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Izzie Foreman

Application Reference: A006908849
Address of Site: 68 BROWNING ST SOUTH BRISBANE QLD 4101

Dear Izzie

RE: Outstanding matters

The proposed development incorporates a range of constructive changes in response to Council's information request however further changes to the development are required to demonstrate compliance with the planning scheme. Submit amended plans and additional information to address the following matters:

1) Building height and overshadowing

It is noted that the overall building height has been increased from RL47.1m comprising of nine (9) storeys and rooftop garden to RL50.2m comprising of ten (10) storeys and rooftop garden. Performance outcome PO1 of the South Brisbane riverside neighbourhood plan (SBRNP) specifies development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character.

It is acknowledged that shadow diagrams were provided as part of the Information request response, however, further information is required to demonstrate how undue amenity impacts are avoided and how the proposal relates to current and future development on adjoining sites. It is acknowledged an increased side boundary setback was provided to respond to items in the Information request, however this does not demonstrate how the building height complies with the performance outcomes and ultimately how the development is commensurate to the utility of the site.

Provide amended plans and additional information to address the following:

- a) Submit scaled plans and a clear analysis of the overshadowing impacts on each adjoining property. Clearly identify the extent, duration and timing of overshadowing impacts at increased time increments during Autumn, Winter and Spring;
- b) Remove contours from the shadow diagrams;
- c) Clearly show roads, property boundaries and the position of buildings on the adjoining and nearby properties;

- d) Include additional details on the shadows cast by existing and approved developments in the surrounds; and
- e) In conjunction with the above information, provide a revised justification against PO1 of the SBRNP and where necessary amend the design to reduce the amenity impacts on neighbouring properties.

2) Setbacks and built to boundary walls

The north-eastern side boundary setback was increased to respond to items in Council's Information request however, it has not been demonstrated how the remaining side boundary setbacks do not prejudice the development of adjoining sites, and enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings as per PO4 of the SBRNP.

While some angled masonry and metal screening has been incorporated into the lower levels of the building, it has not been clearly demonstrated the screening is sufficient and many windows remain without mitigation. The development features floor to ceiling glazing to habitable windows along the side boundaries with inadequate privacy measures that may impact future development on the adjoining site to the north-west.

Provide amended plans to address the following:

- a) No habitable windows are within 3m of side boundaries;
- b) Ensure all habitable windows within the north-western façade within 5m from the side boundary incorporate privacy screening or opaque glazing up to 1.5m in height to address the requirements of the Multiple dwelling code and not prejudice future development and protect the amenity of the existing use/s on the adjoining site;
- c) Streetscape elevations to show the proposed relationship between the subject development and the adjoining properties. A line of 'ground level' as defined in Brisbane City Plan 2014 is to be shown on all existing and new elevations to understand the relationship to ground level;
- d) Increase the extent of boundary landscaping and reduce the length of the built to boundary wall adjoining the Local Heritage Place on the southern elevation in accordance with PO28 of the Multiple dwelling code. This may be achieved through a reduction of residential car parking spaces at ground level; and
- e) Remove the level 01 planter along the southern eastern elevation to reduce the bulk and scale of development along the side boundary.

3) Adjoining Local Heritage

While there have been some improvements to the built to boundary components, the proposed setbacks (400mm), extent of basement excavation, site cover and built-to-boundary walls, are considered to have the potential to adversely impact the cultural heritage significance of the adjoining local heritage place at 118 Vulture Street. The place is identified under Criterion B as an intact example of a Queen Anne style residence in Queensland, with significance derived from both its built form and setting. The proposed development may diminish this setting through visual encroachment and reduced spatial separation and hence does not adequately address PO16 of Heritage Overlay Code.

Additionally, excavation works introduce potential risk to the structural stability and integrity of the heritage place. These impacts require further careful consideration to ensure the place's significance is appropriately conserved.

Provide amended plans and additional information to address the following:

- a) A greater setback and lower scaled built form and revised landscaping along the south eastern boundary interface with the Local Heritage Place;
- b) Provide section plans at regular intervals to show the proposed development in context with the adjoining Local Heritage Place; and
- c) Submit plans and renders showing the existing and proposed views of the Local heritage place at several points when looking south east along Browning Street towards the Local Heritage place at 118 Vulture Street.

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

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

Yours sincerely



Kathryn Kelly on behalf of Joel Wake
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