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APPLICATION REF
A007059254

OUR REF: M001062
COUNCIL REF: A007059254

2 September 2026

BRISBANE CITY COUNCIL
DEVELOPMENT SERVICES
GPO BOX 1434
BRISBANE QLD 4001

VIA: DSPlanningSupport@brisbane.qld.gov.au

CC: Tyrah.zarafa@brisbane.qld.gov.au

Dear Tyrah,

A007059254 – RESPONSE TO SUBMISSIONS REGARDING PROPOSED OTHER CHANGE TO DEVELOPMENT APPROVAL (A005748930) AT 27 & 29 DETHRIDGE STREET, NORTHGATE, FORMALLY DESCRIBED AS LOTS 33 & 35 ON RP64980

We refer to the two submissions received during the public notification period in relation to the abovementioned application. Pursuant to Schedule 2 of the *Planning Act 2016*, the submissions do not appear to state the name and residential or business address of the submission-makers, and the submissions are not properly made. We note that the name and address may have been redacted by Council.

SUMMARY OF SUBMISSIONS

The key matters raised in the submissions to Council are summarised below:

- Public notification
- Increased built form
- Amenity
- Traffic
- Flooding

These matters are discussed in detail in the following sections of this letter.

PUBLIC NOTIFICATION

Within the submissions received during the public notification period, submitters identified that the public notice on the premises was obscured by building materials. Mecone was advised by Council on 7 August 2026 (5 business days into public notification) that they had received feedback regarding fibro sheeting placed against the public notice and obscuring the sign.

To remedy the situation, the applicant extended the public notification period by 5 business days until 28 August 2026 and installed a new sign on 11 August 2026.

Section 53(3) of the *Planning Act 2016* provides guidance for when the public notification process deviates from the requirements of the Development Assessment Rules:

> *3) …the assessment manager may assess and decide a development application even if some of the requirements of the development assessment rules about the notice have not been complied with, if the assessment manager considers any noncompliance has not—*

a) *adversely affected the public's awareness of the existence and nature of the application; or*
b) *restricted the public's opportunity to make properly made submissions about the application.*

Following liaison with Council, we understand the extension to the public notification period by 5 business days ensured public awareness of the application was not adversely affected, and the opportunity to make a properly made submission was not restricted. Therefore, Council will now continue their assessment and decide the development application.

BUILT FORM

The submissions received suggest the proposed Other Change application will increase the bulk and scale of the rooftop, in addition to how appropriateness of the existing/approved built form.

The town planning letter submitted with the development application clearly demonstrates the proposed changes to the built form comprise a lift overrun increase of 0.8m and incorporation of a minor pergola structure on the roof structure. The increase in building height is necessary to facilitate lift operations and represents a 3% increase to overall building height.

The approved built form was subject to a Code Assessable development application and comprised a building height consistent with the planning intent for the Medium Density Residential Zone. The properties on the northwestern side of Dethridge Street are also subject to Medium Density Residential zoning, and a similar built form is anticipated to occur over these allotments when market conditions align.

The changes are negligible and does not noticeably alter the built form from the underlying approval.

AMENITY

The submissions received reference the potential impact on amenity and overlooking from the communal rooftop area. The 0.8m increase to the height of the lift overrun does not change the functionality of the communal rooftop area (refer to **Figure 1**). Noise, privacy, lighting, and overlooking outcomes do change as a part of this application.

The impacts on amenity were considered and approved by Council as part of Other Change Approval (A006614227). The key matter for assessment related to the potential impacts from the units of the northern aspect of the building. The rooftop has been purposefully designed to concentrate viewsheds towards the adjoining Open Space (Local) Zone to the southeast and southwest. The proposed change does not increase the potential impacts on amenity for the streetscape and adjoining properties.

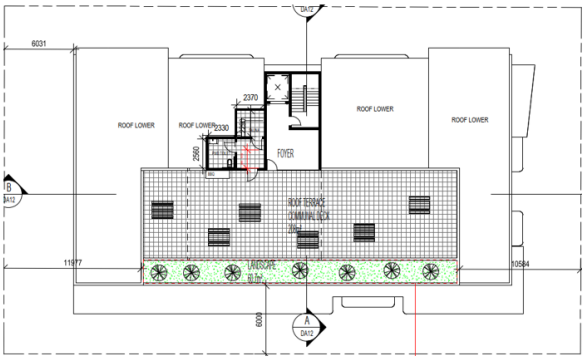


Image 1. *Approved rooftop*

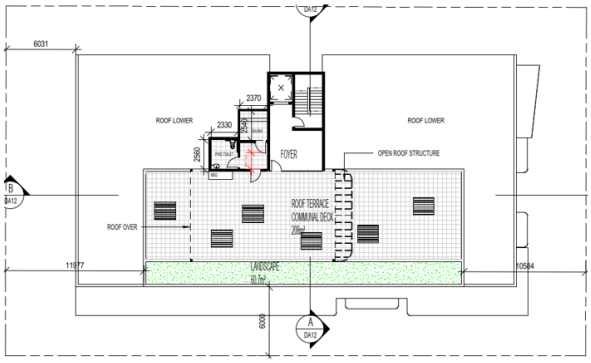


Image 2. *Proposed rooftop*

Figure 1: Approved and proposed rooftop

mecone.com.au
brisbane@mecone.com.au
07 2113 2500

TRAFFIC

The submissions received referenced site access constraints associated with the width of Dethridge Street, street parking, emergency vehicle access, and waste collection.

Please note, the proposed will not change, and does not require changes, to vehicle access arrangements, servicing nor car parking. These provisions were considered and approved by Council as part of Other Change Approval (A006614227).

FLOODING

The submissions received referenced flood risk as a result of the proposed Other Change.

The undercroft parking area has been constructed in accordance with the Flood Analysis Report approved as part of underlying approval (A005748930). No changes to this area are proposed.

SUMMARY

This letter constitutes our full response to the submissions received during the public notification period.

Should you have any queries, please contact the undersigned on 07 2113 2500 or via brisbane@mecone.com.au.

Yours faithfully,



Maxwell Potter

Senior Planner

mecone.com.au
brisbane@mecone.com.au
07 2113 2500