



**City Planning & Sustainability  
Development Services**

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*Dedicated to a better Brisbane*

26 February 2026

Silverstone Developments No 18 Pty Ltd  
C/- Urban Strategies Pty Ltd  
PO Box 3368  
SOUTH BRISBANE QLD 4101

**ATTENTION: Geoff Gibbons**

**Application Reference:** A006721031  
**Address of Site:** 299 CORONATION DR MILTON QLD 4064

Dear Mr Gibbons

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

**Office Needs Analysis**

- 1) It is acknowledged that the suburb of Milton has experienced substantial transformation, including increases in density and development intensity. However, the neighbourhood plan for this locality has not been updated to reflect these changes. Notwithstanding this, the Milton neighbourhood plan code identifies that residential development is not consistent with the intended outcomes for land within the Office precinct.

While the Town Planning Report submitted with the application presents justification for the proposed residential use, it does not provide adequate analysis or justification for the consequential loss of Office-zoned land that would arise from the proposal.

- a) To support a more robust and evidence-based planning assessment, please provide an analysis of the Brisbane CBD and Milton/Fringe office markets to better understand the potential impacts of removing land designated for Office use.

**Shading to Building Facade**

- 2) It is noted that a greater extent of the facade is afforded varying degrees of shading and the individual units now include more operable facade components to support cross flow ventilation and a better outdoor lifestyle. Notwithstanding, some parts of the tower facade require further improvement to ensure facade elements are sufficiently shaded to allow for a genuine reduction in the need for mechanical cooling. This is particularly true for the north-eastern and north-western facing facades, though there is some concern with the limited extent of shading afforded to the south-eastern facing (Milton Road Elevation) facade.
  - a) Provide amended plans to increase the extent of shading to reduce heat build-up on facades.

### **Ground Level Activation**

- 3) The ground level active uses do not sufficiently engage with the external landscape area. Relocation of fire control rooms and water meters is required to allow for better engagement of internal areas with external streetscapes.

Relocation of the substation and bike access to Graham Street frontage would allow for retention of all street trees and create opportunity to fully activate the Coronation Drive frontage.

- a) Provide an amended ground level plan that addresses these concerns.

### **Mature Vegetation on Site**

- 4) It is noted that there are existing mature trees on site located near property boundary (three large Jacarandas). Due to the location and size of these trees, it is recommended that these trees are retained and incorporated into the design especially as there is no basement proposed to be constructed under these trees. These trees also offer an opportunity for enhanced landscaped outcomes and improved pedestrian amenity as well as placemaking through public art and creative lighting.

- a) Provided amended architectural and landscape concept plans showing the retention of the three large Jacarandas.  
b) Amended plans should incorporate public art and creative lighting.

### **Building overhang into Verge**

- 5) The architectural plans indicate that parts of the building overhang onto the proposed dedication area of the verge, which is not supported.

- a) Provide amended plans showing no building encroachment into the verge.

### **Virtual Brisbane Model**

- 6) Submit a 3D virtual Brisbane model to assist with assessment of the proposed built form in the context of the site and its surrounds.

The link below is to an e-form outlining 3D model submission requirements for Virtual Brisbane.

Note 1: BIM submission (.rvt or .ifc) is preferred. If BIM is not available, Council accepts traditional 3D formats (i.e. .fbx, .obj, .3ds, .skp).

Note 2: Ensure the supplied model includes the existing property boundary.

Please complete the e-form prior to 3D model submission as this provides guidance on 3D requirements to ensure supplied data is compatible and fit for purpose. You may be asked to resupply data if there are significant departures from the supplied 3D model and e-form.

After you complete the e-form, a Virtual Brisbane officer will email you a ShareFile hyperlink to upload the model. Please do not issue data via your own file transfer service (e.g. Dropbox, Google Drive). Citrix ShareFile is Council's preferred method of file transfer.

The e-form consists of several key parts:

- Part 1: Model usage conditions and intellectual property

- Part 2-3: Model technical details (e.g. file format, file size, model inclusions and exclusions, data hygiene)
- Part 4: Model particulars (e.g. model currency/date of last update, site address) and electronic signature

e-form: <https://www.brisbane.qld.gov.au/virtualbrisbane3drequirements>

If you have any questions please email [researchandmodellingunit@brisbane.qld.gov.au](mailto:researchandmodellingunit@brisbane.qld.gov.au) or phone the Research and Modelling Unit on 07 3178 0852 or Council's Contact Centre on 07 3403 8888.

### **Private Open Space**

- 7) The private open spaces are required to have a minimum area of 12sqm with a minimum dimension of 3m in accordance with AO31.1/PO31 of the Multiple dwelling code. It is not clear from the plans if these requirements have been satisfied.
- a) Provide amended plans, annotating the minimum dimensions as required by the Multiple dwelling code.

### **Podium Planting**

- 8) The proposed perimeter podium planting is supportable, however there are some concerns regarding the proposed planting, particularly in relation to the ability to accommodate substantial draping plants to screen the carpark despite the provision of two rows of planters per floor. There is support for the angled shape of the planter as it adds visual interest to the façade, however there are concerns about the depth and width of the planter base.

Additionally, it is essential to confirm how maintenance access will be achieved for the planters, especially considering that they are placed behind perforated metal screens and further on extruded building blades.

- a) Provide updated plans, sections and elevations showing external planter beds to the Graham Street frontage.
- b) Provide confirmation of depth and width of planter boxes and submit revised drawings in accordance with PO15 of the Landscape work code and Table 1 of the Landscape design planning scheme policy.
- c) Provide information on how the planters will be accessed for maintenance purposes.

### **Irrigation**

- 9) Whilst shown on the architectural set of plans, the landscape concept plan does not include any details of proposed maintenance access or location of tanks for irrigation of planters. Further information is required to demonstrate that the proposed extent of planting is viable long term.
- a) Provide an updated Landscape Concept package which demonstrates;
- i) The location of water storage for irrigation of all site landscaping to address Landscape Works Code PO12/ AO12 and PO13/ AO13.
- Provide detailed estimates of required water consumption for irrigation (Irrigation Association of Australia).
- Proposed size and location of rainwater catchment and storage tanks for irrigation, sufficient to supply at least 95% of irrigation needs.

- i) A maintenance access plan which demonstrates both access for regular maintenance and access for future replacement of planter systems including plants, soil media and irrigation and waterproofing to address Landscape Works Code PO13./ AO13.

### **Car Parking**

- 10) The proposed plans show an over-supply of resident car parking spaces, and an undersupply of visitor car parking spaces, which does not comply with Table 13 of the Transport, access, parking and servicing planning scheme policy (TAPS PSP).

It is also noted that tandem car parking spaces are proposed. Tandem car parking spaces are required to be allocated to the same unit.

- a) Submit revised plans showing 11 resident car parking spaces re-allocated to visitor car parking spaces to achieve a minimum number of 29 visitor car parking spaces in accordance with PO14 of the TAPS code and Table 13 of the TAPS PSP.
- b) Provide amended plans that show tandem car parking spaces are required to be allocated to the same tenant as per PO1 of the TAPS code.

### **Service Vehicle Swept Path Plan**

- 11) The proposed LRV swept path plan appears to show a conflict between the manoeuvring path and existing on-street parking areas.

- a) Submit a revised LRV swept path plan prepared by an RPEQ showing no conflicts with existing on-street car parking areas in accordance with PO3 and PO18 of the TAPS code.

### **Access to Bicycle Parking Areas**

- 12) The proposed plans appear to show doorway and corridor areas which do not maintain a minimum accessway width of 1.5m through the site to bicycle parking areas as required by the PO4 and PO5 of the TAPS code and AS2890.3:2015 Figure 2.4 (for low volume/constrained areas).

- a) Submit revised plans showing a minimum access width of 1.5m as required by PO4 and PO5 of the TAPS code and AS2890.3:2015 Figure 2.4.  
It is recommended that doors which are required to be accessed by cyclists are amended to sliding doors to improve accessibility.

### **Bin Storage Areas**

- 13) It is noted that the 'Loading Dock' contains a 'Dual refuse chute integrated compactor 3:1 compaction applied to general waste only', a separate 'retail bins' enclosure, with residential 'Temp Bins' refuse enclosures located on either side of the RCV loading bay. The design of the residential refuse enclosures containing the twelve (12) x 1,100L bulk bins, 'dual refuse chute' enclosure, residential refuse enclosure and retail refuse enclosure each containing two (2) x 1,100L bulk bins are not functional, with insufficient width provided between door openings for the required number of bins to be stored or additional space provided to enable circulation/ manoeuvring of bins.

In accordance with AO32/PO32 of the Multiple dwelling code, AO63.1 and AO63.2/PO63 of the Centre of mixed use code and AO8.1 and AO8.2/PO8 of the Infrastructure design code provide amended architectural plans which shows the following:

- a) Show the 'residential' refuse enclosure containing the twelve (12) x 1,100L bulk bins has been increased in size and provided with a minimum GFA of 24.45m<sup>2</sup> (internal dimension

of 5.34m wide x 4.58m deep) to house twelve (12) x 1,100L bins, with additional space for manoeuvring of bins during servicing.

- b) Show the 'residential' dual refuse chute, residential refuse and 'retail' refuse enclosures which each contain two (2) x 1,100L bulk bins have been provided with a minimum width between the door opening of 3.06m to enable both bins to be manoeuvred.
- c) Clearly label the location of the 'residential' refuse enclosures, 'residential' dual refuse chute, and retail refuse.
- d) Show the residential and retail refuse enclosures have been provided with roller doors or the like in lieu of swing doors, given the available space between the standing location of the RCV and enclosures. Ensure the engineering plans align with the architectural plans.
- e) Ensure the GFA and internal dimensions of the residential refuse and retail refuse enclosures have been annotated on the amended plans.

### **Refuse Vehicle Swept Path**

- 14) The swept path analysis indicates that the clearance envelope of the RCV swept path conflicts with the PWD bay, planter box, and built form.

Furthermore, the RCV swept path egress manoeuvre conflicts with the legally parked vehicles parked with the 2P on-street parking on Graham Street.

- a) Submit a revised RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD - 3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken and in accordance with the PO32 of the Multiple dwelling code, PO8 of the Infrastructure design code and PO63 of the Centre or mixed use code.
- b) Ensure the swept path and additional clearance envelope does not conflict with parking bays, built form or on-street parking bays during the RCV access or exit manoeuvres.

### **Aisle Width**

- 15) The proposed two-way aisle width to be trafficked by the Refuse Collection Vehicle (RCV) is less than 6.5m wide (6.2m) and is not supported.

Furthermore, the development proposes a Type B1 crossover accessed by the RCV in lieu of the required Type B2.

- a) Provide amended architectural plans which show two-way aisle/carriageway trafficked by the RCV is a minimum of 6.5m accordance with AO32/PO32 of the Multiple dwelling code, AO63.1 and AO63.2/PO63 of the Centre of mixed use code and AO8.1 and AO8.2/PO8 of the Infrastructure design code, AO1/PO1, AO19.2 and AO19.3/PO19 of the TAPS code and Table 12 of the TAPS PSP.
- b) The amended architectural plans are required to show a Type B2 crossover.

### **Fuel Burning – Back-Up Fire Pumps and Generators**

- 16) Provide further details on any proposed uses that require the burning of a fuel such as diesel, natural gas/LPG for fire pumps, flood pumps and stand-by generators. If such plant/equipment are proposed, the following further details are required:

- a) Maximum and cumulative fuel burning capacities of all such uses in MW;
- b) Plant location and associated specifications;
- c) Hours used per year, including monthly testing as per manufacturer's advice;

- d) Amount and type of fuel used and stored, including bunding and compliance against AS1940 if flammable and combustible liquids are proposed;
- e) Compliance with AO16/PO16 of the Flood overlay code for dangerous good storage in a flood zone; and
- f) External vent location/s and the management of potential amenity impacts such as air and noise both for on-site and adjacent sensitive uses.

### **Acoustic Report**

17) The Assessment Report and associated documents reference an acoustic report by Acousticworks however, this report has not been received. Please forward a copy of this report for evaluation or address the relevant noise provisions as per the applicable use and overlay codes ie Multiple dwelling code, Centre or mixed use code, Transport noise corridor overlay code and Industrial amenity overlay code.

### **Basement and Podium Car Park – Exhaust Air Vents**

- 18) Provide further details or demonstrate that air emissions from the basement and podium car park exhaust vents comply with the prescribed 15m setbacks for both on-site and adjacent sensitive uses or provide air quality reports addressing the following:
- a) AO20.1b/PO20 of the Multiple dwelling code; and
  - b) AO3.3/PO3 of the Centre or mixed use code.

### **Urban Utilities (UU)**

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

### **Responding to this request**

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006721031.

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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