Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

14 October 2026

Mr James Varitimos
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Brendan Ferris

Application Reference: A007111419
Address of Site: 96 BOUNDARY ST WEST END QLD 4101

Dear Brendan

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.

Heritage

1) Council has reviewed the Heritage Impact Assessment provided with the development application and has determined that further information is required to demonstrate compliance with PO1, PO2, PO3 and PO4 of the Heritage overlay code.

    a. Provide additional external and internal photography of the heritage place in its entirety to understand the existing context of the heritage plane and its overall physical condition to show the level of intervention within the existing spaces versus their construction date;

    b. To assist the understanding of the requested photography and the locations from which each photograph is taken from, these must be accompanied with a floor plan with a numbered key, showing the location each photograph is taken from and the direction in which the image is facing; and

    c. Provide a colour coded plan of the heritage place to assist in an understanding of the various dates of additions to the heritage place and the dates of the various alterations to the building. This information is required to provide an understanding of the integrity of the heritage place in the context of its heritage significance which identifies alterations to the building are reflective of the evolution of policing on the site.

Planning Assessment

2) In accordance with Table 5.10.12 of the *Brisbane City Plan 2014* the development is categorised as impact assessable and is therefore required to be assessed against all relevant assessment benchmarks applicable to the development. While it is acknowledged that an assessment has been provided against the Flood overlay code and Heritage overlay code. Council has identified the following assessment benchmarks as relevant to the proposal and requiring and should be addressed:

    a. Centre or mixed use code;

…/2

b. South Brisbane riverside neighbourhood plan code; and

c. Transport access parking and servicing code.

Traffic

3) Insufficient information has been provided to demonstrate how the proposal addresses the relevant requirements of the Transport access parking and servicing (TAPS) planning scheme policy (PSP), including access arrangements, on-site parking provision, vehicle manoeuvring, servicing, and waste collection requirements.

   a. Provide a Traffic Engineering Report, prepared and endorsed by a suitably qualified RPEQ Traffic Engineer, is required to demonstrate compliance with the applicable provisions of the TAPS PSP.

Refuse

4) The plans provided do not provide details as to the location of either a dedicated refuse room (within a building) or refuse enclosure (roofed and wholly screened). Demonstrate the following:

   a. In accordance with AO2 / PO2 of the Centre or mixed use code provide amended architectural plans which clearly demonstrates the location of the developments refuse room (within a building) or refuse enclosure (roofed and fully screened) which is not visible from a street or public space or adjacent residential use.

      Note – the refuse solution is required to have a minimum area of 1.8m2 (internal dimensions of 1.8m x 1m) to house two x 240L bins.

Noise

5) To enable assessment against AO1.1 / PO1 of the Centre or mixed use code, provide further information regarding the hours of operation including delivery vehicle operations associated with the facility.

   a. Provide details of the proposed hours of operation, including delivery and collection times associated with the facility. Where hours of operation, including deliveries will operate outside the hours of 6am to 10pm (AO1.1), provide a Noise Impact Assessment Report in response to PO1 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 quoting the application reference number A007111419.

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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Development Services
Brisbane City Council