

## Response to Submissions

A006908849

68 Browning Street, South Brisbane

M E W I N G  
P L A N N I N G  
C O N S U L T A N T S

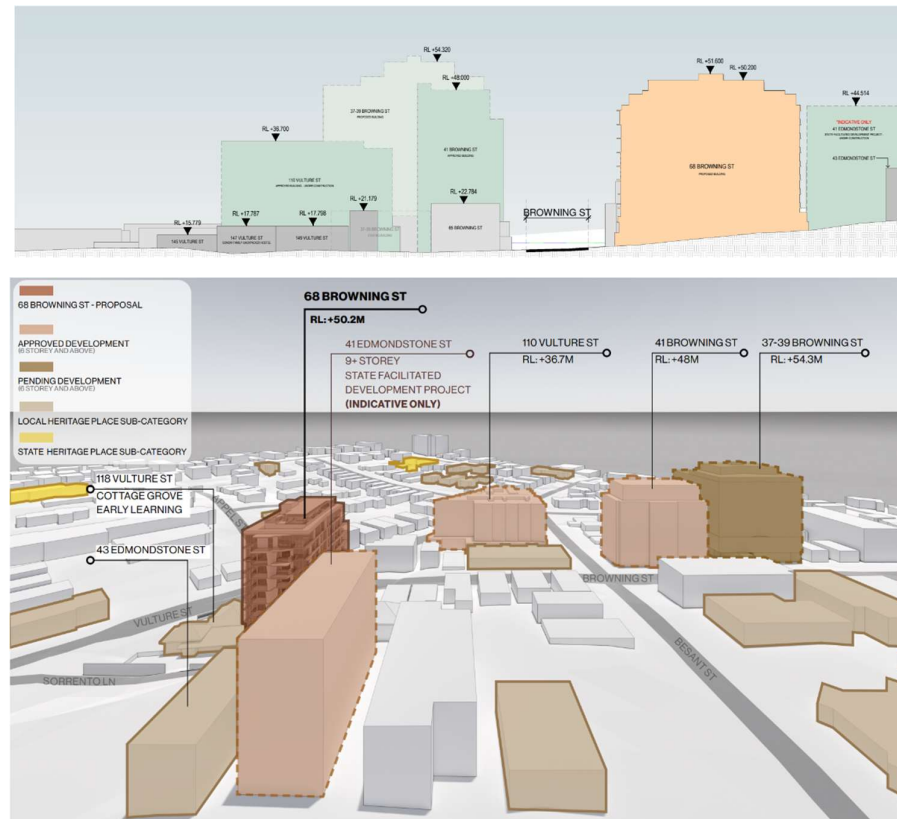
Mewing Planning Consultants have reviewed the Council's public scrutiny file (Development.i) and understand from our review that sixteen (16) submissions (comprising 16 x submissions in opposition) were received by Brisbane City Council (this should be confirmed by Council from their records).

On behalf of the Applicant, we provide a summary of the key themes (tabulated below) raised within the submissions and a corresponding response. These themes are a summary of those identified by Mewing Planning Consultants, and therefore does not address each precise aspect in the submissions but instead addresses key themes raised across the submissions. This is not intended to deliberately exclude aspects of some submissions, but instead serves to provide a summary of key themes.

The below provides the Applicant's view in respect to each theme raised in the submissions objecting to the proposed development. In a number of instances, the response refers to the Town Planning Report and the technical reports submitted with the original development application, to assist in guiding this summary response to the more detailed content that forms the 'common material' for the development application.

| Submission Matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>Building Height</b></p> <p><i>“The development exceeds the acceptable height and does not appropriately respond to the South Brisbane Riverside Neighbourhood Plan. It fails to provide an adequate transition from the Character residential zoned area across the road or appropriate consideration of the adjoining heritage-listed properties”.</i></p> <p><i>“The proposed height and minimal setbacks create a dominant and overbearing built form when viewed from adjoining sites, particularly the neighbouring heritage places.”</i></p> <p><i>“A ten storey building in a precinct where the Acceptable Outcome is six storeys, and where the surrounding built form is predominantly one and two storeys, cannot reasonably be characterised as consistent with the anticipated scale.”</i></p> | <p>The site at 68 Browning Street, South Brisbane is a strategically located site within Brisbane’s inner city and presents a range of particular site and contextual characteristics that create an opportunity for a high-quality residential development outcome. The proposed built form has been resolved by the project team having regard to the local context and site-based characteristics, together with the relevant provisions of the <i>Brisbane City Plan 2014</i>, and relevant matters.</p> <p>This response identifies the basis for the Applicant’s determination that the proposed building height is appropriate when assessed against the whole of the planning framework. We also note, with specific reference to submission comments, that there are no statutory requirements for transitions having regard to interfacing zones and Heritage overlay code provisions. The building is a slender outcome in an emerging higher density residential context.</p> <p>The proposed development represents a high quality residential development that will contribute to the ongoing transformation of the broader inner-city locality. The proposed building height is appropriate for the reasons expressed below.</p> <ul style="list-style-type: none"> <li>• The planning context within South Brisbane and surrounds is subject of ongoing change, with development outcomes needing to be innovative and dynamic in response to the changing planning context of the area. More specifically, the immediate area has been subject to a number of recent development approvals, recently constructed development and current applications that have supported the progression and evolution of high density residential development within the immediate context.</li> <li>• The proposal seeks to reinforce on the site’s strategic location in Brisbane’s inner city region through the delivery of a higher density residential development, conveniently located and well-connected to key social infrastructure, high-frequency public transport and infrastructure services.</li> <li>• The Kurilpa Temporary Local Planning Instrument has contributed to the evolution of the building height context for the area, and there are a range of contextual approvals and development which provide a scale commensurate to (or greater in most circumstances) the proposal (predominantly</li> </ul> |

approvals and development of 10 or more storeys). Buildings of up to 50 storeys are anticipated in the Kurilpa South Precinct and up to 30 storeys in the Musgrave Park Area Precinct. Both of these precincts are located in proximity of the site on opposite sides of Musgrave Park. The high rise evolution is clearly demonstrated in **Section 2.2.2** of this report. Perspectives demonstrate the proposed buildings placement within both the broader and more localised context are included in **Figures 1 to 2** below.



**Figure 1:** Surrounding building height context (Existing and future) (Source: Plus Studio, 2026)

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|  | <ul style="list-style-type: none"> <li>• The development responds to current and emerging policies at both the State and local levels, including: <ul style="list-style-type: none"> <li>○ <b>Brisbane's Sustainable Growth Strategy</b> strongly encourages high density residential development that facilitates a broad range of housing within inner city locations that have access to transport, services and employment.</li> <li>○ <b>Brisbane's Inner City Strategy</b> identifies four (4) strategy pillars and key growth precincts, for which Albion is identified as an inner city sustainable growth precinct. The strategy encourages the delivery of diverse, exemplary housing in inner city precincts that meets the evolving housing needs and demands. The proposed change continues to suitably contribute to the delivery of housing within a well-located and well-connected inner city precinct.</li> <li>○ The proposal responds to the <b>Brisbane Vision 2031</b> dwelling targets, which notably seeks to accommodate 156,000 new dwellings to meet anticipated growth of which 138,000 will be infill dwellings.</li> <li>○ The proposal complies with the <b>South East Queensland Regional Plan</b>. Shaping SEQ 2023 recognises the current housing supply issues faced in South East Queensland and identifies that a target of 210,000 additional homes are to be provided within the Brisbane Local Government Area.</li> <li>○ <b>Brisbane's New World City Design Guide – Buildings that Breathe</b>, which seeks to achieve sub-tropical building design that is responsive to its location and climate.</li> </ul> </li> <li>• The strategic policy direction set by the regional plan and other key policy documents are captured by the Strategic Framework of the City Plan and the key themes. The key themes most relevant to the proposed development include Theme 2: Brisbane's outstanding lifestyle and Theme 5: Brisbane's CityShape. In responding to these aspects of the Strategic Framework, the Applicant notes the following: <ul style="list-style-type: none"> <li>○ The proposed development will contribute to housing choice allowing a mix of people to live and work in close proximity to their place of work and support their local economies, services and businesses (Theme 2 – Strategic Outcome 1(g) and Theme 2, Element 2.2 – Land Use 3.2).</li> </ul> </li> </ul> |
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|  | <ul style="list-style-type: none"> <li>○ The proposed development supports the opportunity for infill development and ensures that residents have easy access to employment, centres, services, community facilities and public space (Theme 2 —Strategic Outcome 1(h)).</li> <li>○ The proposed development's location in close proximity to public transport networks will encourage a walkable neighbourhood and reduced vehicle-based trips (Theme 5, Element 5.8 – Land Use Strategy 2.1).</li> <li>○ The proposed development represents a high quality architectural design and form that will enhance the character of South Brisbane and the creation of high quality, contemporary and well-articulated and subtropical streetscape (Theme 2, Element 2.1 – Land Use Strategy 13).</li> <li>○ All units include a generous sized balcony, primarily orientated to the east, providing each unit with a functional, external private open space to encourage outdoor living (Theme 2, Element 2.1 – Specific Outcome 9).</li> <li>○ The built form, siting and design of the development promotes a subtropical urban design and living outcome for the occupants of the building (Theme 2, Element 2.1 – Land Use Strategy 7).</li> <li>○ The deep planting has been incorporated as a feature of the of the ground level outcome (Theme 2, Element 2.1 – Land Use Strategy 9.1).</li> <li>○ The development has integrated best practice landscaping outcomes at ground level and within the façade of the development and on the communal roof top terrace (Theme 2, Element 2.1 – Land Use Strategy 9.3).</li> <li>● Further to the strategic outcomes set out for the site, the current and emerging polies and contextual matters described above, the proposed development complies with Performance Outcome <b>PO1</b> of the South Brisbane Riverside Neighbourhood Plan as detailed herein. <ul style="list-style-type: none"> <li>○ The development is consistent with the anticipated density and assumed infrastructure demand. The Engineering Assessment (refer to <b>Appendix H</b>) confirms that the site can be adequately serviced by the existing infrastructure network without the need for any upgrades to infrastructure.</li> <li>○ It is important to note that the acceptable outcomes of particular codes do not represent the only outcomes capable of informing community expectations with regards to building height and the number of storeys. Other factors influence community expectations, including the</li> </ul> </li> </ul> |
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|  | <p>broader built form context, current development approvals and the overall outcomes of the Neighbourhood Plan. The overall outcomes provide for a performance based approach to building height, with no height prescribed in those high level provisions. The built form context is demonstrated in the contextual material present within the Architectural Plans (submitted in response to the Further Advice Notice).</p> <ul style="list-style-type: none"><li>○ The built form is commensurate with the site area and frontage width. As demonstrated within the revised Architectural Plans, the development achieves a high quality building design outcome with high quality finishes and articulation, appropriate landscaping and deep planting areas, communal open space outcomes, and able to provide all required services, including access, parking and servicing internally to the site without impacting on the residential amenity of adjoining development and the road network.</li><li>○ The building height does not cause a significant and undue adverse amenity impact to adjoining development as discussed in the following points. Having regard to the shadow diagrams included in the revised Architectural Package, the shadows cast by the development predominantly fall toward the sites frontage to Browning Street and to the south-east during all solstices due to the orientation of the site. Nevertheless, shadowing is anticipated in high density areas such as this.</li><li>○ Given the nature of the high density residential development, the proposal results in shadows into adjoining properties, which is a natural circumstance for infill development. The shadow diagrams enclosed within the Architectural Plans (<b>Appendix C</b>) indicate that the proposal facilitates fast moving shadows that will not adversely impact the amenity of adjoining dwellings.</li><li>○ The development represents a high quality architectural design outcome that has been modulated and articulated through variation in materiality, curved forms, landscaped elements and variation in the configuration of the balconies. The design strategy integrates strong structural rhythms of vertical and horizontal lines throughout the built form, achieved through varying setbacks, balcony recesses, differentiated façade treatments, vertical breaks and living greenery elements which are dispersed throughout the tower form to create a more refined and human scaled proportions.</li></ul> |
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| <p><b>Adjoining Local Heritage Values</b></p> <p><i>“The sensitive nature of the adjoining childcare use and the heritage significance dictate that increased setbacks should be required to provide an appropriate interface.”</i></p> <p><i>“The proposed eight-storey building, with minimal setbacks (approximately 3 metres to side boundaries), introduces excessive height and bulk immediately adjacent to the heritage-listed properties Tolarno and Sorrento. This results in a visually dominant built form that diminishes the ability to appreciate these places within their historic low-rise context, contrary to the intent of the Heritage Overlay Code.”</i></p> <p><i>“The current side setback is grossly insufficient to maintain appropriate separation from a two-storey heritage timber dwelling.”</i></p> <p><i>“A ten-storey building (plus rooftop terrace at Level 10) with a 37.6 metre height and inadequate side setback from this heritage place cannot reasonably be said to maintain the corner prominence, landscape setting or streetscape contribution that the Heritage Report itself identifies as significant.”</i></p> | <ul style="list-style-type: none"> <li>• As demonstrated within the Heritage Assessment undertaken by Pendergast Heritage Architects (provided as part of the original lodgement package), the proposed development has been sympathetically designed to uphold key viewsheds and sightlines toward the two (2) Local Heritage Places (Tolarno and Sorrento), pursuant to the heritage provisions set out in the Heritage Overlay Code of the <i>Brisbane City Plan 2014</i>.</li> <li>• Viewsheds toward the heritage place have been retained, or for that matter, significantly improved, as demonstrated within the renders prepared by Plus Studio (submitted in response to Council’s Further Advice Notice). The imagery and renders provided clearly demonstrate that the heritage building (under existing conditions) is substantively screened and/or buffered when viewed from the Browning Street frontage by existing mature vegetation that is present along the side and front boundaries of the site (including mature street trees located within the Browning Street verge). As you progress further north along Browning Street, the local heritage place is further concealed by existing residential properties and established mature vegetation that prevails.</li> </ul> |
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Proposal.



Current.

**Figure 2:** View lines to the Local heritage place – Current and Proposed (Source: Plus Studio, 2026)





**Figure 3:** View lines to the Local heritage place – Current and Proposed (Source: Plus Studio, 2026)

- The proposed development provides for an appropriate interface to the Local Heritage Place and achieves a built form that maintains a human-scaled environment and open setting at the ground plan in order to showcase the prominent heritage features of the adjoining Local heritage place. As presented within the Architectural Plans prepared by Plus Studio, the front setbacks and predominance of low level plantings, in conjunction with a human scale presentation along the south-eastern boundary allows for appropriate separation and visibility to be achieved to the adjoining local heritage place and avoids erosion of the presence and values of the heritage place.
- As detailed by the Applicant in response to Council's Further Advice Notice and presented on the revised Architectural Plans, there have been meaningful changes made to the ground level car parking configuration in order to incorporate additional landscaping along the south-eastern boundary of the site to improve the interface between the proposed development and the Local

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Heritage Place. The proposed landscaping area is of a sufficient size and depth to accommodate a combination of layered subtropical plantings including ground covers, small shrubs, canopy trees and climbing plants that will be planted at an established size. Furthermore, the overall length and height of the proposed built to boundary wall has been reduced substantively, presenting a balanced lower level response that supports a human scale outcome and softens the presentation to the local heritage interface.</p> <p>Refer to the Heritage Assessment provided as part of the original lodgement package for additional details.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Privacy and Overshadowing Impacts</b></p> <p><i>“The height and scale of the development will also increase overshadowing of adjoining properties, reducing access to natural light.”</i></p> <p><i>“The autumn equinox and spring equinox diagrams similarly show morning shadowing of the childcare grounds. The Shadow Study also includes a comparison with a compliant six-storey building, which demonstrates that a code-compliant development would produce substantially less overshadowing of the childcare site”</i></p> <p><i>“Nine storeys of residential apartments will create direct and persistent overlooking into outdoor play areas and into indoor spaces where children sleep, eat, are changed and engage in activities.”</i></p> <p><i>The proposed side setbacks of three metres above ground level falls below the five-metre</i></p> | <p>The Applicant’s assessment is that the building design is responsive to and protects the amenity of the adjoining properties in accordance with the relevant provisions of the South Brisbane Riverside Neighbourhood Plan Code and Multiple Dwelling Code. The design proposes a considered design approach that is cognisant of maintaining the reasonable amenity of adjoining properties (which are also within the High Density Residential Zone) and contributes to a cohesive built form character.</p> <p>In relation to the shadowing and privacy impacts raised, the following aspects are noted.</p> <ul style="list-style-type: none"> <li>• The proposed development does not result in significant and undue adverse amenity impact to adjoining development. The shadow diagrams enclosed within the revised Architectural Plans (provided in response to Council’s Further Advice Notice), indicate that the proposed development facilitates fast-moving shadows that will not adversely impact the amenity of adjoining development / dwellings. Adjoining residential development will maintain good access to sunlight throughout the day, and therefore the proposed built form will not adversely impact the adjoining residential development to the north-west.</li> <li>• There is limited circumstance whereby the proposed building height creates shadow impacts on the adjoining residential uses to the north-west, east and south of the site. Whilst the Applicant acknowledges that there are minor incursions during the summer solstice and the winter solstice (limited to 9am respectively), there is sunlight available the balance of the day. The shadowing is therefore of limited impact and suitably balanced by the provision of infill housing.</li> <li>• The Applicant acknowledges that there are overshadowing impacts that are contained to land to the south of the site which comprises the childcare centre. Reference is made to Performance Outcome</li> </ul> |

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| <p><i>Acceptable Outcome AO4.2 for habitable room windows facing side boundaries”</i></p> | <p><b>PO3</b>, which specifically refers to impacts on residential amenity and thus it must be noted that overshadowing impacts on the adjoining land use in this circumstance, are an acceptable outcome.</p> <ul style="list-style-type: none"> <li>• The subject site, and adjoining sites, are located within the High Density Residential Zone (HDR) Zone, which anticipates primarily high rise buildings within an infill context that inevitably results in shadowing impacts.</li> <li>• The architectural design of the proposed development deliberately responds to the residential interface along the north-western boundary and childcare centre interface to the south-east, with façade treatments and screening outcomes providing a high level of amenity and privacy for both respective adjoining properties. In conjunction with other built form and design aspects, including appropriate setbacks, considered placement of windows and balconies, slender slab projections and vertical blades, the proposed development will minimise opportunities for overlooking into adjoining properties and softens the overall presentation of the built form.</li> </ul> <p>The proposed side boundary setbacks are appropriate for the reasons set out herein.</p> <ul style="list-style-type: none"> <li>• The north-western façade responds to its neighbouring context by layering the façade and crafting view lines, including the incorporation of screening elements (up to Level 05), considered placement of windows and balconies, and integration of slender slab projections that minimise opportunities for overlooking to the adjoining properties whilst softening the built form.</li> <li>• The proposal provides building setbacks that provide appropriate separation between buildings for landscaping, natural light, sunlight and breezes. The proposal is consistent with the established setbacks and separation pattern of residential buildings, thereby maintaining the rhythm and pattern of the streetscape in keeping with the neighbourhood character.</li> <li>• The proposed development will not prejudice the development of adjoining sites. The tower setback provides sufficient separation to the adjacent property to the south-east which is improved by a Local heritage building which is used for commercial purposes (Child Care Centre). Given the context of the adjoining Local heritage place, there is minimal to no prospect that the site will be redeveloped for a high density residential use.</li> </ul> |
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|                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• As presented within the revised Architectural Plans (submitted in response to Council's Further Advice), all unit balconies have been orientated to the street frontages of the site (including Browning Street and Sorrento Lane).</li> <li>• The proposed design outcome to the side facades of the tower has been pursued to provide visual interest within the tower form. The use of lightweight balconies at the tower edges, glazing, variation in materiality, and extensive landscaping elements throughout the tower form reduce the visual perception of the tower form such that the built form will not be overbearing to the side boundaries.</li> <li>• The proposed building façade design integrates a strong, centralised vertical break that is further emphasised by the slender, curved slab projections, breaking the tower into smaller, digestible components. Horizontal elements are further emphasised by living greenery that is dispersed throughout the tower form, creating privacy and contributing to a positive amenity outcome.</li> <li>• The proposed development comprises a tower form consistent with the planning intentions, with the tower site cover of 70% appropriate to its context and availing setbacks that are considerate of the site's interfaces (dual frontage), views and neighbouring development (being less than the maximum site cover of 80% prescribed under AO1.3 of the South Brisbane Riverside Neighbourhood Plan Code). The proposed development is designed to avoid a significant and undue adverse amenity impact on adjoining developments and provides suitable building setbacks and tower site cover.</li> </ul> <p>The proposed development presents a high quality architectural design that includes articulation and a well-considered material palette, and will not result in a visually overbearing outcome on adjoining properties.</p> <p>Refer to the revised Architectural Plans (submitted in response to Council's Further Advice Notice) prepared by Plus Studio, for further detail.</p> |
| <p><b>Access, Traffic and Servicing</b></p> <p><i>"The introduction of a new access point, combined with the high volume of movements generated by the proposed development, is likely to increase both the frequency and severity</i></p> | <p>The Applicant's material has addressed the relevant traffic, car parking and servicing matters related to the proposed development. Please refer to the Traffic Engineering Response Letter, prepared by Modus Transport and Traffic Engineering (included within the response to information request) for additional details. The approach to access, servicing and parking is coherent with regular outcomes within Brisbane's inner city, which is accommodating increased residential development to address current and ongoing housing need.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <p><i>of conflict, which will add significant safety concerns”.</i></p> <p><i>“The development is likely to generate additional vehicle movements in an area already experiencing peak congestion during childcare operating hours. This creates heightened risks for pedestrians, particularly young children and families, and may compromise safe access to the childcare facility.”</i></p> <p><i>“I am concerned that the proposed driveway does not comply with the minimum standards under the TAPS Planning Scheme Policy particularly in relation to proximity to a major intersection, servicing arrangements, adequate sight lines and proximity to a bus stop”.</i></p> <p><i>“The report assumes MRV/RCV vehicles are appropriate, that servicing is infrequent (contradicted by servicing twice weekly on rubbish) and that movements will occur off-peak. There is no evidence to support these claims”.</i></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Stormwater Management</b></p> <p><i>The development application does not adequately demonstrate how façade runoff will be captured and contained, or how construction phase stormwater impacts will be managed.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>As demonstrated by the Site Based Stormwater Management Plan prepared by Alto Consulting Engineers (included within original lodgement package to Council), the proposed development does not result in any net worsening impacts nor does the proposed development adversely affect downstream properties and drainage systems within all storm events up to and including the 1% AEP event.</p> <p>Please refer to the Site Based Stormwater Management Plan prepared by Alto Consulting Engineers (included within original lodgement package to Council) for additional details.</p> |

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| <p><b>Existing Dwelling House</b></p> <p><i>“The existing dwelling house at 68 Browning Street represents an increasingly rare surviving example of early Brisbane residential architecture within an inner-city context undergoing rapid transformation. Retention and adaptive reuse of character buildings such as “Bokhara” would represent a more responsible and context-sensitive planning outcome than demolition and replacement with an oversized multi-residential structure.”</i></p> | <p>The Applicant acknowledges the traditional character values of the existing dwelling house that had improved the subject land. The existing dwelling house has been lawfully removed and relocated from the subject site. Pursuant to the Brisbane City Plan 2014, the provisions of the High Density Residential Zone specifically note that “a dwelling house is not to be identified on the Traditional Building Character Overlay (i.e., a dwelling house built in 1946 or before this zone is not protected from removal or demolition). A dwelling house and other buildings in the High Density Residential Zone are not protected from removal and demolition unless located on land within the Heritage overlay, Pre-1911 building overlay or Commercial character building overlay or where rooming accommodation”.</p> <p>Refer to <b>Section 6.2.1.4</b> of the <i>Brisbane City Plan 2014</i> for further detail.</p>       |
| <p><b>Construction Impacts</b></p> <p><i>“Construction activities adjacent to a childcare centre present unacceptable risks, including noise, vibration, dust and potential safety hazards. These impacts are not easily mitigated in a way that protects young children.”</i></p>                                                                                                                                                                                                                | <p>The Applicant understands and accepts that, should the development be approved, Council will include a condition requiring a Construction Management Plan to be prepared in accordance with Council’s guidelines and planning scheme policy. The Construction Management Plan will outline the mitigation strategies for associated construction impacts including noise and dust, provision for loading and unloading materials, traffic management and other related matters. The Applicant understands that the Construction Management Plan will need to be assessed and approved by Council prior to any works occurring on the site (pursuant to Council’s standard guidelines).</p> <p>The Construction Management Plan will ensure that any impacts associated with constructions activities will be appropriately mitigated to appropriate minimise any unacceptable risks and impacts upon the adjoining childcare centre.</p> |