



Dedicated to a better Brisbane

16 September 2026

Lazzaretti Holdings Pty Ltd
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Natalia Grodek

Application Reference: A007090427
Address of Site: 198 IPSWICH RD WOOLLOONGABBA QLD 4102

Dear Natalia

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.

Air Quality - Back-up Generator

- 1) The preliminary air quality assessment does not address the entirety of the relevant parts of Council's Air quality planning scheme policy (PSP). Additional information is required for Council to assess the potential air quality impacts of the back-up generator, particularly for the understanding of short-term one-hour emission rates.
 - a) Provide an updated air quality assessment in accordance with Council's Air quality PSP, inclusive of an assessment of both short-term and long-term impacts.

Fuel Storage - Back-up Generator

- 2) While the proposed fuel storage is of a relatively low quantity (approximately 350 litres), it is unclear how the generator would be refuelled. Moreover, as the generator is to be in the building's basement carpark, it is unclear how a refuelling truck would attend the site and enter or navigate the basement carpark to refuel the generator tank.
 - a) Provide further details as to how the diesel fuel tank associated with the back-up generator is to be filled/refuelled.

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 A007090427.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Casey', with a long, sweeping horizontal line extending to the right.

Ryan Casey
Senior Urban Planner
Planning Services South
Phone: 07 3178 6818
Email: Ryan.Casey@brisbane.qld.gov.au
Development Services
Brisbane City Council