

24 July 2025

Planning Services North
Development Services
City Planning & Sustainability
Brisbane City Council
GPO Box 1434 Brisbane QLD 4001

Attn: Shirley Shannon
Sent via email: DSPlanningSupport@brisbane.qld.gov.au

Council Reference: A006721031

Dear Shirley,

RE: Notice of Minor Change and Withdrawal of Notice About Stopping Current Period for a Development Application for a Development Permit for Multiple Dwelling and Food and Drink Outlet upon land at 299 Coronation Drive, Milton

1.0 Overview

We write with respect to the Development Application over the abovementioned site for Multiple Dwelling and Food and Drink Outlet.

We write to:

- Notify the Council of the withdrawal of the Notice to Stop the Current Period, issued on 14 April 2025, under section 32.6 of the Development Assessment Rules;
- Notify the Council of a Minor Change to the pending Development Application in accordance with section 52 (1) of the Planning Act 2016; and
- Provide an overview of changes made to the proposal and commentary in support of the proposal.

In association with this letter, amended architectural and landscape drawings are substituted into the pending Development Application. The proposed changes respond directly to feedback received during assessment and aim to enhance the proposal's consistency with Council's design excellence expectations and Buildings that Breathe guidelines. The change is considered to amount to no more than a Minor Change as outlined in Schedule 2 of the Planning Act 2016. In particular:

- The change does not result in substantially different development;
- The revised proposal continues to require impact assessment;
- No prohibited development is proposed; and
- The revised application would not require referral.

The changed proposal represents a considered and strategic response to Brisbane City Council’s key urban growth objectives. As outlined in the following sections, the proposal supports the broader city shaping policies underpinning Brisbane’s current planning framework, most notably the *Brisbane Inner City Strategy*, *Housing Supply Action Plan*, *Sustainable Growth Strategy*, and *Brisbane: Our Productive City*. These initiatives collectively promote increased housing supply in infrastructure rich, transit-oriented locations, with a focus on delivering high quality, sustainable, and liveable urban neighbourhoods. The design refinements outlined in this letter serve to strengthen the proposal’s performance against these policy directions, while also responding to Council’s feedback on built form, public realm activation, and design excellence. The proposed changes reinforce the site’s capacity to support high density living and contribute to Milton’s evolution as a vibrant, mixed-use inner-city precinct.

In withdrawing the Applicant’s Notice About Stopping the Assessment Period, assessment timeframes recommence. Notwithstanding, the Applicant is willing to discuss with the Council a reasonable further extension to the Council’s assessment period, acknowledging there is limited time left in the Council’s Information Request Period.

This letter is accompanied by the following supporting documentation:

Attachment	Title
Attachment 1:	Proposal Plans prepared by Wood Bagot
Attachment 2:	Architectural Design Statement
Attachment 3:	Landscape Concept Plan

The following sections of this letter provide; a summary of changes made to the proposal (section 2.0), an assessment of relevant planning scheme provisions (section 3.0), consideration of reasons to approval the proposal (section 4.0) and a summary and conclusions (section 5.0).

2.0 Summary of Proposed Changes

Various changes have been made to the proposal in providing this Minor Change. Some of the changes are more readily identifiable than others and hence the following seeks to provide for reference a consolidated list of the changes made.

2.1 Ground Floor Improvements

- Addition of a new community seating area adjacent to Coronation Drive.
- Revised layout of café seating areas, with clearer planting integration and spatial definition.
- Enhanced landscape interface at the Graham Street corner including plaza seating, stepping stones and planting.
- Improved ramp gradients, widened footpaths, and better alignment with the existing verge and infrastructure.

- Increased activation along the Coronation Drive frontage, including improved integration with the existing high-frequency bus stop.

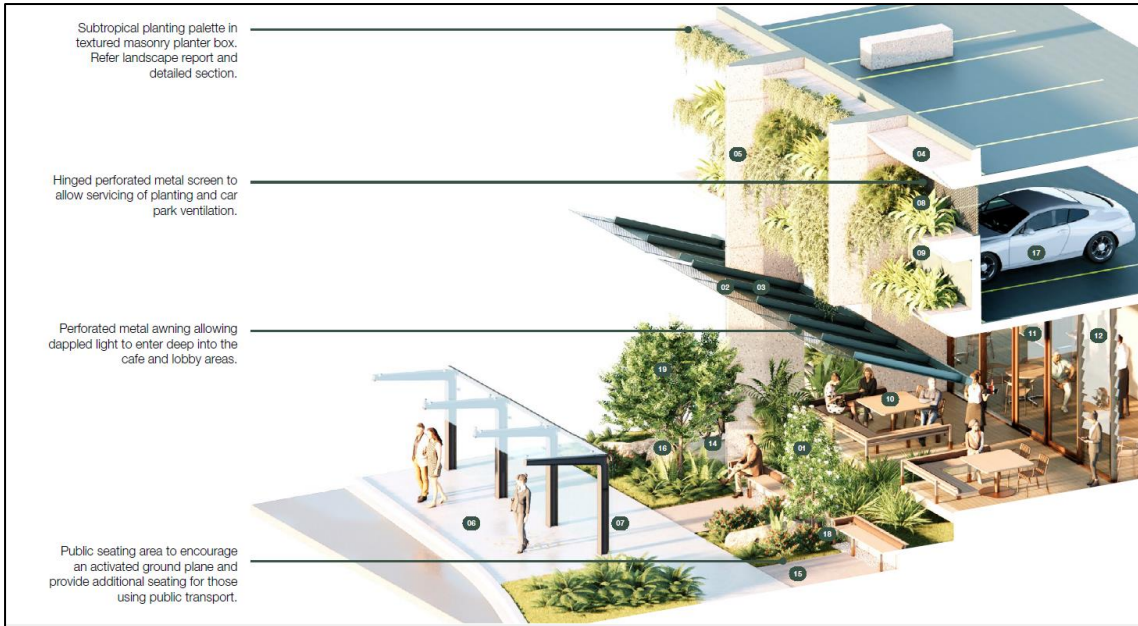


Figure 1: Ground level design strategy highlighting public realm activation and subtropical design integration (axonometric diagram)



Figure 2: Ground level design strategy highlighting public realm activation and subtropical design integration (perspective)



Figure 3: Activated and permeable ground plane supporting pedestrian amenity and subtropical character

This visualisation demonstrates the integration of public seating, landscaped edges, and an articulated colonnade that frames a shaded and ventilated public realm. The open design promotes visual and physical permeability, encourages casual gathering, and contributes to a vibrant streetscape interface supporting the identity of Brisbane’s subtropical urbanism and *Buildings that Breathe* design principles.



Figure 4: Ground Plane Gardens

The prominent Coronation Drive corner of the site will feature substantial deep planting areas, incorporating several deep soil zones with a minimum depth of 4 metres. Lush landscaping will cascade from the podium level onto the subtly elevated ground floor, softening the building edges around the veranda, lobby and café. This green buffer will enhance visual amenity while offering separation from the high-traffic street frontage.

2.2 Podium Level Improvements

- Widened central building break to improve daylight, ventilation and visual relief.
- Increased and layered landscaping along the northern edge, supporting improved residential amenity and subtropical character.
- Clearer spatial definition between communal and private terraces.
- Improved articulation and planting to the podium facade.

2.3 Design Response to Buildings that Breather and Design Excellence

- The revised design reflects a comprehensive response to Council feedback on design quality. The architectural team has adopted a refined urban form strategy, emphasising deep articulation, and facade breaks that reduce perceived bulk and enhance visual interest.
- Vertical breaks have increased in the revised scheme from the original design to create a more sculpted and responsive tower form.
- Building articulation now integrates extensive subtropical planting through textured planter boxes, in board balconies, and operable elements that contribute to ventilation and shading.
- The ground plane has been carefully reworked to reflect human scale principles, with dappled light from perforated metal awnings, textured masonry, sandstone tiling, and integrated bus stop seating supporting a subtropical and community focused frontage.
- The rooftop is designed as a series of indoor and outdoor rooms within an elevated subtropical garden, with solar panels providing shade and dappled light to resort style amenities.
- Operable awning windows, louvres and sliding doors allow for natural ventilation throughout, supporting multiple modes of thermal control and liveability.
- The ground floor and podium incorporate generous deep planting zones, vertical greenery, shaded seating areas and cross-block links, creating a breathable, walkable and shaded microclimate.
- Creative lighting, robust materials, and screening elements contribute to architectural identity, longevity, and solar control.

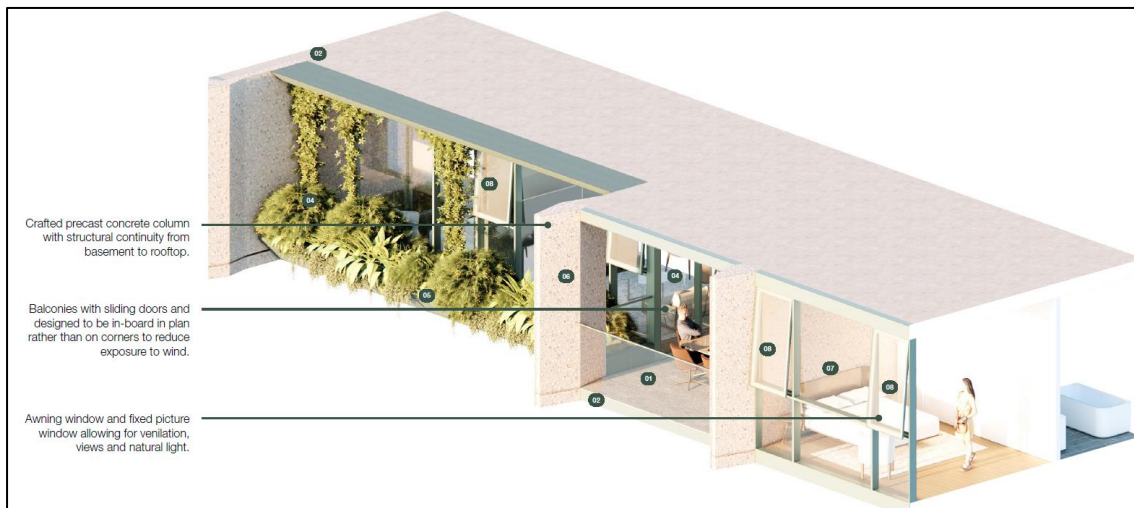


Figure 5: Tower façade articulation and subtropical balcony design

The image illustrates key architectural elements of the tower, including crafted precast concrete columns that provide strong vertical expression and continuity and minimising wind exposure. Integrated green planting adds softness and visual amenity, while awning and fixed window ensure natural ventilation, daylight access, and expansive outlooks for residents.

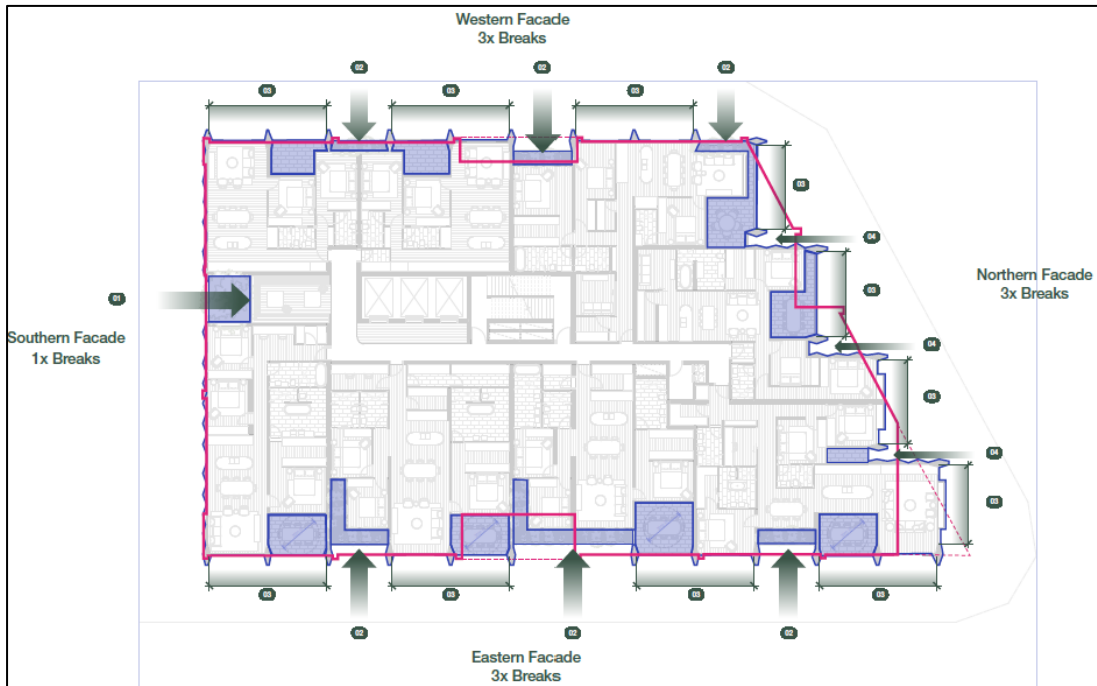


Figure 6: Revised Tower Floor Plate – Articulation and Break Strategy

This diagram illustrates the refined typical tower floor plan, highlighting improved façade articulation and design responsiveness. The proposed design introduces multiple vertical and horizontal breaks across all frontage – three each to the eastern western and northern facades, and one to the southern elevation. These breaks are reinforced by deep articulation zones and strategically recessed balconies or planters resulting in a more sculpted and visually dynamic built form.

Compared to the previous approved outline (shown in pink), the proposed footprint reflects a more nuanced architectural response. The additional of green punctuation elements softens the building’s massing while enhancing its subtropical character. These measures significantly improved the perceived bulk and scale of the tower, deliver greater modulation and shadow plan, and reinforce design excellence outcomes consistent with the Buildings that Breathe and New World City Design Guide principles.

3.0 Assessment of Relevant Planning Scheme Provisions

An assessment against the relevant assessment benchmarks for the revised development proposal have been assessed at Appendix A, including the following:

Development Codes

- Milton Neighbourhood Plan Code;
- Centre or Mixed Use Code; and
- Multiple Dwelling Code.

The following Secondary Codes and Overlay Codes were assessed as part of the Development Application as originally submitted. These Code have not been directly reassessed by virtue of the Changed proposal not altering the manner in which compliance is demonstrated.

Secondary Codes

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Multiple Dwelling Code
- Outdoor Lighting Code
- Park Planning and Design Code
- Retirement and Residential Care Facility Code
- Stormwater Code
- Transport, Access Parking and Servicing Code
- Wastewater Code.

Overlay Codes

- Airport Environs Overlay
- Bicycle Network Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Flood Overlay
- Industrial Amenity Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Air Quality Corridor Overlay
- Transport Noise Corridor Overlay.

4.0 Consideration of Reasons for Approval

4.1 Community Benefit

The proposed design refinements support a range of enhanced public and resident outcomes without increasing building height or density. The community benefit is realised through:

- Delivery of a landscaped plaza and corner seating node at Graham Street to promote casual gathering and urban greening.
- A more activated and inviting ground plane with improved café frontage, community seating and passive surveillance.
- A widened pedestrian realm that better integrates with existing public infrastructure, including the adjoining high frequency bus stop on Coronation Drive.
- Enhanced subtropical landscape outcomes that contribute to the identity and resilience of the public realm.

These elements reinforce the development's consistency with Council's design led planning framework and the intended character of Milton as a connected, subtropical and human scaled urban neighbourhood.

The proposed design represents a refined and sophisticated architectural response that elevates the building's urban presence while reinforcing its subtropical character. The tower has been carefully modulated through deep articulation and sculptural breaks, allowing the mass to read as a collection of vertical forms rather than a singular volume.

These towelettes are visually anchored by a podium defined by crafted concrete columns, textured planter boxes, and a rich subtropical landscape palette.

Balconies have been recessed and framed with operable sliding doors and screening elements to create rhythm and depth across the façade. Operable windows, articulated corners, and in-board openings enhance passive ventilation and allow for layered transparency and shadow.

At the pedestrian level, the building's detailing is warm and tactile, incorporating sandstone tiles, perforated metal awnings, and shaded 'verandah-like' edges that promote comfort and engagement. Subtle planting cascades from upper levels and podium edges, weaving greenery throughout the facade and softening the transition between private and public realm. The rooftop crown is equally resolved, providing a distinctive silhouette while housing a resort-style amenity space shaded by solar-integrated pergolas and enveloped in mature subtropical planting.

The architectural detailing throughout the building contributes to a holistic design narrative that is climate-responsive, materially rich, and anchored in local identity.

Overall, the design amendments are considered to deliver a high quality aesthetic outcome which are considered to be an improvement on the previous development proposal.

4.2 Need and Consistency with Council Policy

The proposed development maintains a 30 storey residential tower comprising 192 high-quality dwellings within the Mixed Use (Inner City) zone. The proposed minor changes refine the design without altering the original intent, scale, or intensity of the development. The residential outcome continues to support and assist in delivering Brisbane City Council's strategic vision for concentrated residential growth in key inner-city locations.

Milton is undergoing a sustained process of urban renewal, marked by a shift toward high-density residential living supported by the infrastructure rich location. The site benefits from direct access to the Bicentennial Bikeway, the high frequency Coronation Drive bus corridor, and the Milton Ferry Terminal and Railway Station. These elements collectively support increased residential intensity on a site that is ideally located to meet Brisbane's growth demands.

The proposal supports Council's strategic framework, including Brisbane's Inner City Strategy (BICS), the Housing Supply Action Plan, and the Sustainable Growth Strategy. These documents actively encourage high density residential typologies within close proximity to public transport, employment, and urban amenity. The subject site is uniquely positioned to respond to these objectives.

In summary, these documents seek to manage the form and location of development required to respond to anticipated significant increases in growth across the City arising from interstate and international migration, high birth rates, the availability of

employment, favourable climate and lifestyle conditions and the Brisbane 2032 Olympic and Paralympic Games.

To efficiently and sustainably respond to these drivers of growth, Council's strategic direction for the City focusses on the intensification of development within inner city precincts radiating from the Brisbane Central Business District, including to the south-west along Coronation Drive.

Brisbane's Inner City Strategy

On 27 April 2023, Brisbane City Council released the Brisbane Inner City Strategy (BICS), establishing a framework for the evolution of inner-city neighbourhoods into vibrant, well connected, and high amenity urban precincts. The strategy outlines Council's long-term vision to facilitate growth through targeted infrastructure investment, urban renewal, and increased residential density across key inner-city corridors, Milton among them. Milton is specifically identified for its proximity to major transport infrastructure, employment hubs, and lifestyle destinations, making it a key location for accommodating Brisbane's future growth.

The BICS is structured around four strategic pillars that shape the future of the city's inner core:

- Celebrating the subtropical identity of Brisbane
- Enabling cultural and lifestyle experiences
- Strengthening movement networks and public transport integration
- Supporting the emergence of high quality, liveable inner city neighbourhoods

The proposed development responds directly to this strategic direction, with the delivery of a high-density residential tower in a walkable, infrastructure rich location. The project reinforces Milton's growing role as a connected, mixed-use community, in line with both the objectives and intent of the BICS.

Reinforcing the Key Strategic Themes of the BICS

1. Celebrating Brisbane's Subtropical Lifestyle

The design of the building reflects subtropical urbanism principles, with articulated facades, outdoor communal areas, deep planting zones, and generous private balconies. These features promote natural ventilation and visual connection to the surrounding landscape, contributing to a comfortable and climatically responsive residential environment.

2. Curating Lifestyle and Cultural Activation

The development contributes to the vibrancy of the Milton precinct by expanding the local residential population in immediate proximity to existing amenity, including Park Road dining precinct, the Brisbane River, and Suncorp Stadium. By strengthening the local catchment, the project supports the viability of local businesses and cultural venues, reinforcing Milton as a dynamic inner-city destination.

3. Integrating with Public Transport and Active Movement Networks

Situated along a high frequency bus corridor and within walking distance to both the Milton Railway Station and Ferry Terminal, the proposal exemplifies transit-oriented

development. It supports sustainable mobility outcomes and supports Council's objective to embed connectivity and accessibility into existing and future residential neighbourhoods.

4. Supporting Inner City Housing Growth

The project makes a meaningful contribution to Brisbane's inner-city housing supply by delivering a high density residential form within a location earmarked for growth. This mirrors policy approaches adopted across other priority areas such as South Brisbane, Woolloongabba, and Kurilpa, where Council has supported increased residential densities to meet anticipated demand.

Milton's strategic location, coupled with its access to public transport and lifestyle infrastructure, positions it as an ideal precinct to accommodate high-density residential development. The proposed 30 storey development is fully consistent with the Brisbane Inner City Strategy's vision for compact, connected, and liveable communities. It reflects the ongoing evolution of the inner-western corridor and contributes to the housing diversity, economic activation, and sustainable urban growth outcomes sought by Council's broader city shaping agenda.

Brisbane: Our Productive City – Relationship to the Milton Urban Enterprise Area (UEA)

The subject site is located within walking distance of the Milton Urban Enterprise Area (UEA), a key emerging precinct made up of two clusters of industrial-zoned land located to the north and south of the railway line. Identified by Brisbane City Council as a growth area, the UEA is envisioned to evolve into a dynamic, mixed-use environment that supports high value employment, innovation, and an integrated mix of residential, commercial, and light industrial land uses.

Council's *Brisbane – Our Productive City* strategy articulates the ambition for these precincts as follows:

“UEAs will be vibrant integrated communities to work, live, and collaborate, providing lifestyle offerings and high-amenity public spaces. UEAs will accommodate a greater concentration of workers than many traditional industrial land uses.”

The strategic intent underpinning the UEA concept highlights the value of spatially integrating employment, innovation, and housing in a way that fosters liveability, economic resilience, and urban vitality. These precincts are designed to support flexible, adaptive workspaces, knowledge based industries, and an active urban realm that encourages both daytime and evening activity.

The proposed residential development reinforces this vision by delivering a high density housing outcome less than 150 metres from the UEA's southern industrial precinct. This proximity is strategically advantageous and contributes to the overall success of the UEA by:

- Supporting local enterprise through a growing residential population that bolsters demand for shops, services, and employment-generating uses within the precinct.

- Promoting around the clock activity that activates streetscapes beyond standard business hours, improving public realm vibrancy, safety, and placemaking outcomes.
Leveraging connectivity to major transport infrastructure (rail, bus, ferry, and bikeway), enabling future residents to access inner-city job clusters and innovation nodes with ease.
- The vision for the UEA explicitly anticipates the co-location of residential development to support a diverse and productive urban ecosystem. This proposal strongly supports that policy direction, delivering housing in a well-connected location that enhances the viability of the UEA while ensuring a high level of amenity and architectural quality.

In doing so, the development contributes meaningfully to Milton’s transformation into a compact, mixed-use inner-city precinct, reflecting Council’s broader aspirations for enterprise driven growth and integrated land use planning.

Brisbane’s Sustainable Growth Strategy

Brisbane City Council’s *Sustainable Growth Strategy* sets the overarching policy direction for accommodating the city’s projected population growth in a sustainable, coordinated, and liveable way. With Brisbane’s population forecast to reach 1.55 million by 2041, the strategy provides a framework for increasing housing supply, enhancing diversity and affordability, and directing growth to well-connected, infrastructure-rich locations.

Central to this approach is the identification of Urban Enterprise Areas and Suburban Renewal Precincts, which are strategic locations where the adaptive reuse of industrial and commercial land can support higher density mixed-use development. Milton is identified as a priority area within this framework, earmarked for the delivery of residential development that complements nearby employment and innovation precincts. Increasing residential density in such locations brings a range of benefits, including improved housing accessibility, reduced reliance on greenfield expansion, and stronger economic integration between homes and jobs.

While the subject site is positioned just outside the formally mapped Milton UEA, it is ideally situated to reinforce the precinct’s continued transformation. The proposal for a 30 storey residential tower delivers new housing in a transport and amenity rich area, strongly supporting the objectives of the *Sustainable Growth Strategy*.

Specifically, the proposal supports:

Priority 3: Right Housing in the Right Location

The development provides higher density living in a location well-served by public transport, employment centres, and lifestyle amenities. Its proximity to Milton Railway Station, Coronation Drive’s high frequency bus corridor, and the Bicentennial Bikeway ensures excellent connectivity to the broader metropolitan area.

Priority 4: Sustainable, Liveable and Well-Designed Subtropical Homes

The project incorporates a refined architectural response featuring articulated façades, deep balconies, and a strong emphasis on landscaping integration. Generous communal

open spaces and deep planting zones reinforce Brisbane's subtropical identity and contribute to long term liveability outcomes.

The introduction of residential uses in this location enhances Milton's transition into a contemporary mixed-use precinct. It also strengthens the neighbourhood's capacity to support a permanent local population, which in turn supports urban vitality, economic activation, and more sustainable development patterns.

The proposed development responds directly to Council's sustainable growth vision by providing high quality housing in a strategically important, infrastructure rich location. It contributes to housing supply objectives without placing additional strain on infrastructure networks and helps to consolidate growth within a walkable, transit-oriented precinct. The outcome is a future facing urban form that supports Brisbane's long term resilience, diversity, and housing accessibility goals.

Brisbane's Housing Supply Action Plan

As part of its broader *Sustainable Growth Strategy*, Brisbane City Council's *Housing Supply Action Plan* outlines practical, short - medium term initiatives aimed at fast tracking housing delivery in response to increasing population demand, housing affordability challenges, and shifting community expectations. The Plan focuses on enabling residential supply in the right locations, with a particular emphasis on well serviced inner-city (and suburban) areas where infrastructure already exists. It also incorporates financial and regulatory incentive, such as reduced infrastructure charge, to encourage the delivery of housing in priority zones.

The proposed development meaningfully contributes to the objectives of this Action Plan by delivering a high-density residential outcome in a location that is both transit oriented and strategically positioned within Brisbane's inner urban footprint. The subject site benefits from direct access to high frequency bus services, proximity to Milton Railway Station, and walking and cycling connections via the Bicentennial Bikeway, making it an ideal candidate for infill development and urban consolidation.

By concentrating additional housing in an existing inner-city area with high connectivity and amenity, the proposal supports efficient land use and reduces reliance on outward expansion into greenfield areas. This approach is consistent with Council's aim to leverage existing infrastructure investment and direct growth to places that already support high levels of accessibility and service provision.

In addition, the *Housing Supply Action Plan* includes targeted incentives for development in zones such as the Mixed Use (Inner City) zone—specifically noting reduced infrastructure charges as a mechanism to encourage early delivery. The subject site's zoning status makes it eligible for these incentives, further reinforcing its consistency with Council's strategic Council's housing delivery efforts.

When considered in context with Milton's broader evolution as a mixed-use, employment-supportive neighbourhood, the proposed residential development represents an appropriate and responsive contribution to Brisbane's housing supply

pipeline, delivering on both locational suitability and the city's evolving strategic growth vision.

5.0 Conclusions

The project contributes meaningfully to the evolution of the key inner-city growth corridor linking Brisbane's Central Business District and the Toowong Regional Centre, in line with the strategic objectives set out in Brisbane's *Inner City Strategy*. The site's location within the Mixed Use Zone, positioned at the edge of the Strategic Framework City Centre and adjoining the Milton Urban Enterprise Area, reinforces its suitability for higher density residential development and increased building heights consistent with the strategic planning vision for mixed-use precinct intensification.

The development demonstrates a strong alignment with the overarching outcomes of the *Milton Neighbourhood Plan*, actively supporting the suburb's transformation into a lively, high-density mixed-use node. The proposal capitalises on the site's excellent connectivity, situated near high frequency public transport, within walking distance of the CBD, and across from the Brisbane River—contributing to the vision of Milton as a compact, transit oriented neighbourhood. Its scale and built form respond to the changing urban character and reflect planning expectations for intensified development in targeted growth locations.

The architectural design is of a high standard, with a slender, well articulated tower rising above a podium designed at a human scale. The proposal features active street frontages, quality public interfaces, and integrated landscaping, ensuring a strong contribution to the streetscape and enhancing Milton's emerging identity. Material selections and detailing reinforce the building's contextual responsiveness while ensuring visual interest and consistency with nearby development.

The development has been carefully designed in accordance with Brisbane's *New World City Design Guide: Buildings that Breathe*, responding to the city's subtropical climate through passive design strategies. The inclusion of green infrastructure, deep planting, elevated landscape zones, and cross-ventilation opportunities supports urban cooling, enhances resident amenity, and aligns with Council's environmental sustainability goals. These measures promote long-term environmental performance and deliver an improved microclimate for residents and the broader precinct.

The proposal will deliver new high density housing within an established inner-city location, strongly contributing to the goals of Brisbane's *Sustainable Growth Strategy* and *Housing Supply Action Plan*. The site is supported by existing infrastructure, employment opportunities, and high frequency transport networks, making it an ideal location to accommodate residential growth. By focusing development within serviced urban areas, the proposal supports housing affordability, maximises infrastructure efficiency, reduces car dependency, and adds to the vibrancy and liveability of Milton as an evolving mixed-use inner-city community.

We are of the opinion that the proposed changes to the development as currently proposed present an improvement to many aspects of the development proposal.

In accordance with the Development Assessment Rules, the timeframes for the development application are to restart as a result of the proposed change.

Thank you for your consideration of this notice to change the application. Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD

A handwritten signature in blue ink, appearing to read 'J Hey', is positioned above the printed name and title.

James Hey

PRINCIPAL TOWN PLANNER