



*Dedicated to a better Brisbane*

9 June 2026

79 Logan Road Pty Ltd Atf 79 Logan Road Trust  
C/- Saunders Havill Group Pty Ltd  
9 Thompson Street  
BOWEN HILLS QLD 4006

**ATTENTION: Andrew McLean**

**Application Reference:** A006340456  
**Address of Site:** 79 LOGAN RD WOOLLOONGABBA QLD 4102

Dear Andrew

**RE:** Further advice

Council has completed its review of the information request response for the above application. While some matters have been addressed, a number of key issues remain outstanding and require clarification along with additional information before the application can be decided.

The extent of variation sought for building height against the Brisbane City Plan 2014 is also noted and although the Development Scheme for the Woolloongabba Priority Development Area (WPDA) includes additional height allowances, the current application does not yet demonstrate a level of community benefit or future design resolution sufficient to justify the height outcomes proposed under the current assessment framework.

In addition, the inclusion of the amended Gabba Heart Plan of Development is not supported as part of the variation request, with existing benchmarks of the Brisbane City Plan 2014 to remain applicable where relevant. It is noted changes to building heights, air quality outcomes attached to land use, specific built form outcomes and community benefit outcomes such as public realm, streetscape and verge width improvements, should also be reflected in a revised Master Plan.

### **MasterPlan**

1. Provide a Master Plan that clearly identifies maximum building heights consistent with the applicable planning framework and does not seek to vary podium or tower setbacks through the preliminary approval, along with the following:
  - a) Master Plan that details the maximum height of buildings that do not exceed the current acceptable outcome requirements of the Woolloongabba PDA and/or the Brisbane City Plan 2014; and
  - b) Removes reference to setbacks to podium levels and towers where not required as part of relevant air quality outcomes.

### **Additional Public Realm and Streetscape considerations**

2. Provide a revised Master Plan that includes a Centre Street Major streetscape including a 5 metre verge provided to each street frontage (Logan Road, Walker Street and Jurgens Street) to create consistent public realm that will allow adequate space for large canopy subtropical street trees, clear pedestrian movement zones and footpath dining zones adding to the vitality and vibrancy of the streetscapes. Noting these upgrades must also ensure future applications deliver:
  - inclusion of ground floor setbacks to Walker Street to allow for a visual widening of the streetscape.
  - a streetscape upgrade plan for the Logan Road frontage that aligns with the PDA vision for the 'Cliff to Creek Corridor' as shown on Map 7 of the Woolloongabba PDA.  

(Note this level of detail will require consideration of the full road corridor width and should be formulated in consultation with the relevant Assessment Manager through a separate series of prelodgements that consider engineering, landscape and urban realm improvements).
  - street awnings to all street frontages.
  - provision of a public art offering to enhance the role of Logan Road as a primary pedestrian corridor.

### **Air Quality**

3. The Air Quality Assessment identifies management measures for affected levels, including non-openable windows, sealed façades and air intakes located outside impacted areas. These measures must be clearly and consistently reflected in the revised master plan and supporting documents.

### **Flooding**

4. The following information regarding stormwater outcomes and considerations is also required as part of future applications under the preliminary approval.
  - a) Future applications must identify any residential lobby to Walker Street be shown at least 300mm above the 2% AEP flood level, being RL 5.24m AHD as identified in the Hyder Report submitted in response to the information request;
  - b) Plans must also clearly show the location of all essential services and confirm they are not proposed within the basement; and
  - c) Access from Walker Street is currently not demonstrated to be safe and trafficable during a 2% AEP event. Further advice from a RPEQ confirming how access for the proposed commercial vehicles can be safely managed, or how this issue will otherwise be addressed in future applications under the preliminary approval.

### **STORMWATER**

5. The following information regarding stormwater outcomes and considerations is also required as part of future applications under the preliminary approval.
  - a) The development site will need to provide for an easement over the existing trunk stormwater main through the site;

- b) The basement wall is currently shown too close to the heritage drain. Any applications under the preliminary approval must provide a registered survey confirming the drain location and levels and the development maintains a minimum 1 metre setback from this structure; and
- c) A Site Based Stormwater Management Plan will also be required demonstrating how the development will discharge to the existing stormwater gullies.

**EDQ**

- 6. As the WPDA development scheme is now in effect, Economic Development Queensland (EDQ) will be the Assessment Manager for future development applications. Council is seeking EDQ's advice on the application and assessment implications and as such further matters may be raised during the ongoing assessment of this application.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Justin Lynham  
Senior Urban Planner  
Planning Services South  
Phone: 3407 1302  
Email: [justin.lynham@brisbane.qld.gov.au](mailto:justin.lynham@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council