



Dedicated to a better Brisbane

22 April 2026

Culkoa Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Frances Cassaniti

Application Reference: A006971478
Address of Site: 37 BROWNING ST SOUTH BRISBANE QLD 4101

Dear Frances,

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. It is acknowledged that the proposal seeks a performance outcome in relation to the building height, including the additional tower fronting O'Connell Street, having regard to the site's inner city location. Further information is required to fully assess the proposal and to demonstrate the achievement of the relevant outcomes of City Plan 2014, in particular, demonstrating the proposal can viably achieve the design outcomes shown and that detrimental amenity impacts are mitigated for adjoining residents and residents in the surrounding locality.

Height Transition

1. As per the requirements of the South Brisbane riverside neighbourhood plan code and the Multiple dwelling code, development along O'Connell Street is to provide a transitional built form to the lower scaled residential zoned (LMR 2-3) dwellings, located opposite to the site. While it is acknowledged that the development provides a two-storey form to the street, the proposed 10 storey tower components are not sufficiently setback from the frontage to enable a sensitive built form interface to the adjacent predominantly 2 storey scaled character. To address and AO3/PO3/AO4.2/PO4 PO3/AO13.2/PO13 of the Multiple dwelling code and AO4.8/PO4 of the South Brisbane riverside neighbourhood plan code provide:
 - a) An amended design that provides a greater transition of no more than 2 storeys higher than the lower scaled LMR zoned dwellings opposite in O'Connell Street within 10m of the front boundary or;
 - b) Provide an amended design that includes a greater setback of 10m to the tower elements.

Building Height

2. It is noted the proposed building height is predominantly 10 storeys with central portions of 11 and 12 storey due to the topography and the 'rooftop garden' including roofed areas over the private rooftop gardens. In addition, the proposal is seeking a number of performance-based outcomes for side and front setbacks, site cover and tower form indicating a level of overdevelopment on the site that could have impacts to the amenity of adjoining development and the street environment.

Further information on overshadowing impacts and views and vistas, are also required.

Provide amended plans and information that:

- a) Incorporate rooftop garden areas that are compliant with the parameters identified within the Schedule 1 Definitions (SC1.2 Administrative terms) of the City Plan 2014, along with PO10 and AO10.1, AO10.2 and AO10.3 of the Multiple dwelling code.
- b) Includes comprehensive shadow diagrams that show the overshadowing impacts on residential properties in the vicinity, demonstrate compliance with PO1 of the South Brisbane riverside neighbourhood plan code and PO3 of the Multiple dwelling code.

The shadow diagrams are to comprise:

- i. an outcome in accordance with the acceptable outcome height
 - ii. the proposed development outcome
 - iii. A design outcome for a different height outcome including a compliant rooftop garden
 - iv. Shadow diagrams that incorporate the existing overshadowing impacts of existing and approved adjoining properties.
- c) Include a view analysis to ensure significant views and vistas to the ridgeline of the Taylor Ranges are maintained in response to PO2; and
 - d) Includes a 3D model of the amended proposal suitable for use with VirtualBrisbane and submitted via the following link: virtualbrisbane@brisbane.qld.gov.au.

Side Boundary Setback

3. The South Brisbane riverside neighbourhood plan code anticipates acceptable side boundary setbacks of 3m or 5m where windows of habitable rooms face side boundaries (AO4.2). The proposed 660mm setback to the south-eastern boundary represents a substantial non-compliance and is considered to unreasonably constrain the future development potential of the adjoining site, including opportunities for appropriate landscape buffering. The inclusion of open carpark areas and side-facing terraces within 1.8m of the boundary further exacerbates issues of building bulk, visual dominance, and potential overlooking.
 - a) Provide amended plans that increase the side boundary setbacks to greater align with AO4 of the South Brisbane riverside neighbourhood plan code.

Site Cover

4. The proposed Basement 1 site cover of 85% (2,285.2m² of 2,746m²) exceeds the maximum 80% permitted under Table 7.2.19.4.3.C and PO1/AO1.3 of the South Brisbane riverside neighbourhood plan (SBRNP) code. The additional site cover limits side boundary landscape buffers, landscape maintenance access, and effective planting to mitigate basement walls, ramps and parking areas. This is likely to adversely impact the amenity, privacy and development potential of adjoining properties.

The proposal also incorporates 206.86m² (7.53%) of deep planting, which does not meet the minimum 10% (274m²) required under PO8 and PO29/AO29.2 of the Multiple dwelling code.

In accordance with PO1 and PO4 of the South Brisbane riverside neighbourhood plan code, PO3, PO7 and PO8 of the Landscape work code and PO3, PO7, PO8, PO28, PO29, PO34 and PO35 of the Multiple dwelling code, submit revised plans which provide:

- a) A maximum 80% site cover;
- b) A minimum 1m wide side boundary landscape buffer for the full length of the north-western and south-eastern boundaries;
- c) Side boundary planting densities, species and stock sizes that accommodate maintenance access and moderate built form impacts;
- d) Indicative cross-sections to neighbouring properties illustrating landscape screening;

- e) A minimum of 10% (274m²) of the site as deep planting within natural ground, free of underground infrastructure and of sufficient size and dimension for large subtropical shade trees; and;
- f) Deep planting areas feature tree species that at maturity are complementary in scale and height to the building form and respond to design needs.

Carpark

- 5. The proposed above ground carpark areas within the O'Connell Street tower without adequate setbacks and screening does not address PO33 and PO34 of the Multiple dwelling code. Development incorporating above ground car parking is to ensure that it does not adversely impact the streetscape character and amenity of adjoining residents by way of visual impacts, noise, odour, light
 - a) Provide amended plans that incorporate screening / full perimeter articulated walls to the carpark area. Included sectional details of screening and light mitigation treatments.

Building Articulation

- 6. The proposed coloured concrete façade elements of the stair core and end walls along the northern elevation of the O'Connell Street tower requires additional detail, texture change at regular intervals up through the building height to break up the bulk in accordance with AO9.3/PO9 of the Multiple dwelling code.
 - a) Provide revised elevation drawings that provide greater visual interest to the walls including variation in finish/texture, bespoke formwork to create splays, recesses or cladding changes

Subtropical Design

- 7. The proposal lacks weather protection sunshade awnings/devices over habitable windows in accordance with AO26.2 of the Multiple dwelling code, provide the following on amended plans:
 - a) To support Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, incorporate shading and weather protection to all habitable windows within the O'Connell St tower; and
 - b) Demonstrate that slab projections over habitable windows to the Browning Street tower are sufficient and effective in providing solar shading and weather protection. Slab projections are to be dimensioned.

Refuse

- 8. Additional details of the access and servicing arrangements are required to determine functionality. Additionally, the development is reliant on technologies to address assessment benchmarks related to refuse, however, there is insufficient information and demonstration of these technologies submitted with the application.

In accordance with PO32/AO32 of the Multiple dwelling code, PO8/AO8.1 & AO8.2 of the Infrastructure design code and PO18/AO18, PO19/AO19.2 & AO19.3 of the Transport, access, parking and servicing code provide the following:

- a) Demonstrate the gradients of the internal aisle, specifically from the property alignment to the 'security line' noting this areas gradient must not exceed 1:20;
- b) Demonstrate the width of the crossover and internal aisle, note where widths less than 6.5m are proposed supporting justification from an RPEQ must be provided i.e. passing analysis etc;

- c) Demonstrate a minimum vertical clearance of 3.6m to lowest projection is provided over the aisle to be trafficked by the RCV and utilised for refuse servicing;
- d) Demonstrate and clearly identify chute diverters and 3:1 refuse compactors within both refuse rooms on Drawing number SD105;
- e) Demonstrate the size (length and width) and design of the 'Retail Bin' area, this area is to be demonstrated either within a dedicated room or roofed and screened enclosure;
- f) Demonstrate how access to the bins within the 'Bin Collection' area will be achieved;
- g) Ensure access to the refuse chute has been clearly demonstrated on all levels across both towers;
- h) Updated RPEQ RCV swept paths which demonstrate a kerb to kerb of 9.757m as per BSD-3008 sheet 2 of 2 or provide clarification from an RPEQ that the steering angle utilised to generate the swept path is equivalent to a kerb-to-kerb radius of 9.757m; and
- i) Ensure the amended swept path demonstrates the RCV manoeuvring is functional whether on street parking on O'Connell Street is occupied or not, specifically demonstrate the manoeuvre is functional with vehicles parked opposite and directly adjoining the norther and southern kerb tapers of the proposed crossover.

Stormwater / Flooding

9. In response to the Stormwater code and the Flood overlay code it is noted undercroft areas are required to be 10.25m AHD or greater and as such further supporting flood study information is required for building over the overland flow path as:

- There is filling within the flowpath and it is not ineffective flow conditions as there is a significant upslope catchment to this site.
 - Any part of driveway ramp that is lower than 9.8m AHD must be modelled as an obstruction or assumed to be fully blocked as it will encroach into the flooding, including deep planting areas.
 - The applicable 2% AEP flood level needs to be verified as council's city wide overland flow mapping does not include latest rainfall data provisions (e.g. LIMB 2020 or newer), nor AR&R mandated climate change requirements.
 - The study boundary condition must extend to Boundary Street downslope and Vulture Street upslope.
- a) Provide a flood study and amended engineering plans and information that addresses the above issues along with addressing the requirements of PO11 of the Flood overlay code in terms of trafficability and safety.

Stormwater Lawful Point Discharge:

10. The development requires the construction of a new gully on O'Connell Street which will receive site flows with the new gully to connect to the existing gully via a 375mm RCP.

- a) Provide amended stormwater plans detailing the new gully and connection pipe.

Street Tree Impact – O'Connell Street frontage

11. The O'Connell Street frontage contains one existing street tree that contributes to streetscape character and amenity and is protected under the Natural Assets Local Law (NALL). The tree is proposed to be retained in accordance with PO2/AO2.1 of the Streetscape hierarchy overlay code. The submitted plans indicate a separation distance of less than 2m between the tree and the driveway flare and depict a Pad Mount Transformer (PMT) directly adjacent to the tree. The PMT location is likely to adversely

impact the tree and its long-term retention. Relocation of the PMT to the opposite side of the frontage is recommended.

Submit revised drawings in accordance with PO2/AO2.1 of the Streetscape hierarchy overlay code that demonstrate:

- a) Relocation of the PMT to the opposite side of the O'Connell Street frontage;
- b) Provide details of how the PMT will be accessed (current location appears constrained by landscaping);
- c) Retention of the existing street tree; and
- d) A minimum 2m clearance between the street tree and the driveway crossover flare.

Note: If the PMT is retained in its current location, an Arboricultural Impact Assessment is recommended to assess potential impacts and construction methodology.

Verge Width - O'Connell Street frontage

12. O'Connell Street is mapped as a Neighbourhood Street major street within the Streetscape hierarchy overlay code and is required to provide a minimum 3.75m wide verge. The existing site frontage provides less than the minimum 3.75m verge width.

In accordance with the PO1 of the Streetscape hierarchy overlay code, provide revised plans which illustrate:

- a) The location of the nominal face of kerb for the full length of the O'Connell Street frontage and the existing verge width for this site;
- b) A land dedication to provide a minimum 3.75m wide verge to the full width of the O'Connell Street frontage; and
- c) Annotate the area to be provided as land dedication as 'new road - verge widening'.

Onsite Landscaping, Containerised Planters and Landscape Sustainability

13. Additional information is required to demonstrate safe and efficient access to all onsite landscape planters, including containerised planting, in accordance with the Landscape work code and Subtropical building design planning scheme policy. Further information is also required regarding stormwater harvesting, tank storage location and capacity, and irrigation rates in response to PO12, PO13 and PO15 of the Landscape work code and Section 6 of the Landscape design planning scheme policy.

Submit amended plans and information demonstrating:

- a) Safe and practical access to all containerised planters for ongoing landscape maintenance
- b) Irrigation application rates (L/m²/week) prepared by a suitably qualified irrigation designer accredited by the Irrigation Association of Australia (Diploma of Irrigation or equivalent);
- c) Stormwater harvesting capacity and water storage requirements for landscape irrigation; and,
- d) The dimensions, capacity and location of all water storage devices.

Private Open Space

14. It is noted private open space is provided for all dwellings in accordance with PO31 of the Multiple dwelling code, concerns remain regarding privacy and separation distances between private open spaces on the north-eastern façade of the O'Connell Street Tower and the

south-western façade of the Browning Street Tower. Separation distances reduced to 7.147m, may adversely affect privacy, amenity and usability.

In addition to this, private open spaces for three-bedroom dwellings on Levels 1–6 of the O'Connell Street Tower do not meet minimum dimensional or area requirements, with some spaces having widths less than 3m and areas as small as 8.54m² which do not comply with minimum requirements of PO31/AO31 of the Multiple dwelling code.

Provide revised plans which illustrate:-

- a) Amendments to design of private open spaces on the north-eastern façade of the O'Connell Street Tower and the south-western façade of the Browning Street Tower to provide operable screening features to provide increased privacy, usability and amenity for these spaces;
- b) All dwellings provide a minimum of 12m² of private open space with minimum 3m dimension in any direction that are sized and located to enhance amenity and liveability for residents;
- c) Private open spaces designed and configured to be functional for the use of the possible number of future residents within each dwelling; and
- d) Indicative furniture layouts for all balconies to demonstrate functionality.

Rooftop Communal Open Space

15. Rooftop communal open space is provided for both towers in accordance with PO30 of the Multiple dwelling code. However, the Landscape Concept Plan does not include details for the Browning Street Tower rooftop space and references approval A006768592 instead.

For the O'Connell Street Tower, only one planter meets the soil volume requirements for shade trees, which is insufficient to achieve the minimum 25% shade cover within 5 years required by AO30.1/PO30 of the Multiple dwelling code and PO16 of the Landscape work code.

In accordance with the PO8, PO28 and PO30 of the Multiple dwelling code and PO4, PO13 and PO16 of the Landscape work code, provide revised plans which illustrate:

- a) Full details of the Browning Street Tower rooftop communal open space, including landscape and containerised planters; and
- b) Additional or revised containerised planters with sufficient depths, widths and volumes to support small to medium shade trees providing a minimum 25% shade cover to each rooftop communal open space within 5 years.

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 A006971478.

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

Yours sincerely

A handwritten signature in black ink that reads "J. Lynham". The signature is written in a cursive, slightly slanted style.

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