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2 July 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Joel Wake, Senior Urban Planner

Dear Joel,

RESPONSE TO BRISBANE CITY COUNCIL FURTHER ADVICE – S.35 OF THE DA RULES

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING AND OVER LAND AT 68 BROWNING STREET, SOUTH BRISBANE (LOT 234 ON B137).

COUNCIL REFERENCE: A006908849

Mewing Planning Consultants act on behalf of Browning St Projects Pty Ltd (**the Applicant**) in relation to the site at 68 Browning Street, South Brisbane (**the site**).

We refer to the correspondence from Brisbane City Council dated 10 June 2026 constituting a Further Advice letter, pursuant to Section 35 of the Development Assessment Rules (**DA Rules**).

Please accept this correspondence, on behalf of the Applicant, as a response to the Further Advice Letter, providing additional information in respect of the development application. We advise that Brisbane City Council should proceed with the assessment of the development application on the basis of the new information present in this response.

Changes made to the development, as part of this correspondence, have been made in direct Response to Council's Further Advice letter, and therefore pursuant to section 26.1 of the DA Rules the changes do not stop the assessment period.

The following attached response extracts each part of Council's Further Advice Letter and provides a corresponding response. The response includes the following documentation:

- **Attachment A** – Brisbane City Council Further Advice Letter; and
- **Attachment B** – Revised Architectural Plans, prepared by Plus Studio.

We would welcome the opportunity to discuss any aspect of this Further Advice Response. Should you wish to discuss, please contact Izzi Foreman on 0434 118 100 or at izzi.foreman@mewing.com.au.

Yours sincerely,

Izzi Foreman
Senior Planner
Mewing Planning Consultants

Further Advice Response

68 Browning Street, South Brisbane

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Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Further Advice Letter dated 10 June 2026. The correspondence has extracted each part of Council's Further Advice Letter in italicised text and provides a corresponding response below.

Building Height and Overshadowing

Item 1

It is noted that the overall building height has been increased from RL47.1m comprising of nine (9) storeys and rooftop garden to RL50.2m comprising of ten (10) storeys and rooftop garden. Performance outcome PO1 of the South Brisbane riverside neighbourhood plan (SBRNP) specifies development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character.

It is acknowledged that shadow diagrams were provided as part of the Information request response, however, further information is required to demonstrate how undue amenity impacts are avoided and how the proposal relates to current and future development on adjoining sites. It is acknowledged an increased side boundary setback was provided to respond to items in the Information request, however this does not demonstrate how the building height complies with the performance outcomes and ultimately how the development is commensurate to the utility of the site.

Provide amended plans and additional information to address the following:

- a) Submit scaled plans and a clear analysis of the overshadowing impacts on each adjoining property. Clearly identify the extent, duration and timing of overshadowing impacts at increased time increments during Autumn, Winter and Spring;*
- b) Remove contours from the shadow diagrams;*
- c) Clearly show roads, property boundaries and the position of buildings on the adjoining and nearby properties;*
- d) Include additional details on the shadows cast by existing and approved developments in the surrounds; and*
- e) In conjunction with the above information, provide a revised justification against PO1 of the SBRNP and where necessary amend the design to reduce the amenity impacts on neighbouring properties.*

Item 1 Response

Please refer to the revised Architectural Plans prepared by Plus Studio included in **Attachment B** for a detailed response to **Item 1** of Council's Further Advice.

In response to **Item 1(a)** of Council's Further Advice, shadow diagrams have been prepared by Plus Studio (**Attachment B**) for the proposed development and provide a clear analysis of the overshadowing impacts on each adjoining property across various time increments during Autumn, Winter and Spring. The results of the shadow diagrams are discussed in further detail below in response to Performance Outcome **PO1** of the South Brisbane Riverside Neighbourhood Plan Code.

As presented within the Shadow Diagrams enclosed within the revised Architectural Plans, the diagrams have been amended to include the following detail:

- Removal of contours from the shadow diagrams (In response to **Item 1(b)**).
- Updated to include annotations that clearly show roads, property boundaries and the position of buildings on the adjoining properties (In response to **Item 1(c)**).
- Include details on the shadows cast by the existing and approved development in the immediate context (In response to **Item 1(d)**).

The Shadow Diagrams enclosed within the Revised Architectural Plans (**Attachment B**) demonstrate the following:

- As demonstrated within the Shadow Diagrams enclosed within the Architectural Plans (**Attachment B**), 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 there are minor incursions at 9am during the summer solstice (Lot C) and at 9am during the winter solstice (Lot K and J), there is sunlight available the balance of the day, and the shadow is therefore of limited impact and is suitably balanced by the provision of infill housing. Relevantly, Performance Outcome **PO3** of the Multiple Dwelling Code refers to minimising overshadowing, it does not seek development to negate overshadowing. This is also relevant in the context of the High Density Residential Zone, which provides a different amenity expectation than lower density zones.
- The primary overshadowing impacts are contained to land to the south of the site, specifically Lot A, which contains a commercial land use ('Childcare Centre'). It is acknowledged that Performance Outcome **PO3** 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. Whilst the Applicant acknowledges that the adjoining land at 118 Vulture Street, South Brisbane (Childcare centre site) is identified within the High Density Residential Zone, the site is improved by a Local Heritage Place and thus there is minimal to no prospect that the site will be redeveloped for a high density residential land use (in the context of future amenity impacts). Further, that land would be subject to shadow regardless of any height above an acceptable outcome in this instance. Shadow beyond that site to the south is largely contained in the wide road reserves.
- In this regard, the Shadow Diagrams enclosed demonstrate that the development is designed to ensure that the shadow cast by the proposed building does not detract from a comfortable living and ground level environment and access to sunlight to private and public spaces is suitably retained (in a high density area).
- Given the nature of the proposed development, the proposal results in shadows into adjoining properties, which is a natural circumstance for infill development generally (with higher density residential zones, as occurring locally, anticipating a different level of amenity to lower density zones, which are not affected by the shadows). The shadow diagrams enclosed within the Architectural Plans (**Attachment B**) indicate that the proposal facilitates fast-moving shadows (given the slender nature of the tower) that will not adversely impact the amenity of adjoining residential properties.
- The proposed development has been designed to avoid significant and undue adverse amenity impacts to adjoining and nearby residential sites. As demonstrated within the Shadow Diagrams (**Attachment B**), the proposal provides adequate levels of natural light to habitable rooms, private and communal open space for both the development and existing / future development on adjoining and nearby sites.

Having regard to the justification provided above and in response to **Item 1(d)** of Council's Information Request, additional justification for the proposed building height is contained herein for completeness and clarity.

- The proposed building height has been well-considered and had appropriate regard to the local context and site based characteristics, in conjunction with the relevant provisions of the City Plan,

contemporary planning policies and other external pressures. The proposed building height outcome presents the opportunity to accommodate higher density residential development and respond to the current housing supply and diversity needs, as reinforced by the *South East Queensland Regional Plan 2023 (Regional Plan)*, *Brisbane's Sustainable Growth Management Strategy* and *Inner City Strategy*.

- The South Brisbane Riverside Neighbourhood Plan anticipates development up to 15 storeys in the Boundary and Vulture Street Precinct (including the site), pursuant to Acceptable Outcome AO1.1 and Table 7.2.19.4.3.B. The proposed development is in keeping with the intended building height context for the precinct, albeit less than what is otherwise conceived for the precinct in broader terms. Furthermore, there are other approvals within the precinct that have building heights greater than the 15 storey outcome, which is reflective of the opportunities that South Brisbane presents to support higher density residential development and the evolution of the planning context.
- The proposed development is consistent with the anticipated density and assumed infrastructure demand. The Engineering Assessment Report prepared by Alto Engineering that was submitted as part of the development application demonstrates that the site can be adequately serviced by the existing infrastructure network without the need for any upgrades to infrastructure.
- It is important to note that the acceptable outcomes of particular codes do not represent the only outcomes that are capable of informing community expectations with regard to the building height and the number of storeys. Other factors influence the community expectations, including the broader built form context and the overall outcomes of the Neighbourhood Plan Code. 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 (both established and emerging) within South Brisbane has been clearly demonstrated in the contextual material that was presented by Plus Studio within the Architectural Design Pack (Refer to **Attachment B**). The planning context within South Brisbane is not a recent phenomenon, and has continued to evolve throughout time to address contemporary planning policies and other external pressures.
- The scale of the development is commensurate with the size of the site, whilst responding to the site's context, shape, size, topography and setting. It has been demonstrated that the site has utility to accommodate parking, servicing, landscaping, deep planting, private open space, communal open space and all other aspects necessary to support the operation of the development.
- As presented within the revised Architectural Plans (**Attachment B**) and further justification provided above, the shadow diagrams demonstrate that the proposed building height does not cause significant and undue adverse amenity impact to adjoining development. 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 there are minor incursions at 9am during the summer solstice (Lot C) and at 9am during the winter solstice (Lot K and J), this is of limited impact and is suitably balanced by the provision of housing. The shadows cast by the proposed development predominantly fall toward the site's frontage to Browning Street and to the south-east during all solstices due to the orientation of the site. Relevantly, Performance Outcome **PO3** of the Multiple Dwelling Code refers to minimising overshadowing, it does not seek development to negate overshadowing.
- The proposed development is sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site, as detailed (in summary) herein.
 - The proposed development has considered all future development on adjoining sites by appropriately orientating all balconies to the front and rear of the site.
 - As detailed further in response to **Item 2** of Council's Further Advice, the proposed development is appropriately setback and separated from adjoining land to the north-west and south-east (at minimum, 3 metres to habitable windows). The proposal includes side setbacks that will result in an appropriate building separation to future development on that is expected

in the High Density Residential Zone. The setbacks together with the building orientation will facilitate access to natural light, sunlight and breezes.

- The architectural design deliberately response to the residential interface to the north-west and the Childcare Centre use to the south-east, with façade treatments and screening outcomes providing a high level of amenity and privacy for both interfaces.
- The proposed development does not result in significant and/or undue adverse amenity impact to adjoining development. The strategically designed and curved setbacks of the building reduce overshadowing on the neighbouring developments. The shadow diagrams enclosed within the revised Architectural Plans provided in response to Council's Further Advice, indicate that the proposal 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.
- The proposed design outcome to the side facades 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 landscaped 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. These building design elements provide visual interest and articulation to the building and reduce building bulk.

Setbacks and Built to Boundary Walls

Item 2

The north-eastern side boundary setback was increased to respond to items in Council's Information request however, it has not been demonstrated how the remaining side boundary setbacks do not prejudice the development of adjoining sites, and enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings as per PO4 of the SBRNP.

While some angled masonry and metal screening has been incorporated into the lower levels of the building, it has not been clearly demonstrated the screening is sufficient and many windows remain without mitigation. The development features floor to ceiling glazing to habitable windows along the side boundaries with inadequate privacy measures that may impact future development on the adjoining site to the north-west.

Provide amended plans to address the following:

- a) *No habitable windows are within 3m of side boundaries;*
- b) *Ensure all habitable windows within the north-western façade within 5m from the side boundary incorporate privacy screening or opaque glazing up to 1.5m in height to address the requirements of the Multiple dwelling code and not prejudice future development and protect the amenity of the existing use/s on the adjoining site;*
- c) *Streetscape elevations to show the proposed relationship between the subject development and the adjoining properties. A line of 'ground level' as defined in Brisbane City Plan 2014 is to be shown on all existing and new elevations to understand the relationship to ground level;*
- d) *Increase the extent of boundary landscaping and reduce the length of the built to boundary wall adjoining the Local Heritage Place on the southern elevation in accordance with PO28 of the Multiple dwelling code. This may be achieved through a reduction of residential car parking spaces at ground level; and*
- e) *Remove the level 01 planter along the southern eastern elevation to reduce the bulk and scale of development along the side boundary.*

Item 2 Response

As presented in the revised Architectural Plans prepared by Plus Studio (**Attachment B**), several design changes have been undertaken to the north-western and south-eastern façade of the tower in response to the matters raised within Item 2 of Council's Further Advice in order to alleviate privacy and overlooking impacts, and reduce the overall perceived bulk and scale of the development, as detailed herein.

- As shown in **Figure 1** below, the tower setback to habitable rooms has been increased to achieve a minimum 3 metre setback to the south-eastern boundary (across Levels 1 – 9) in response to **Item 2(a)** of Council's Further Advice. The balance elements of that façade comprise blank walls. Refer to **Figure 1** below.

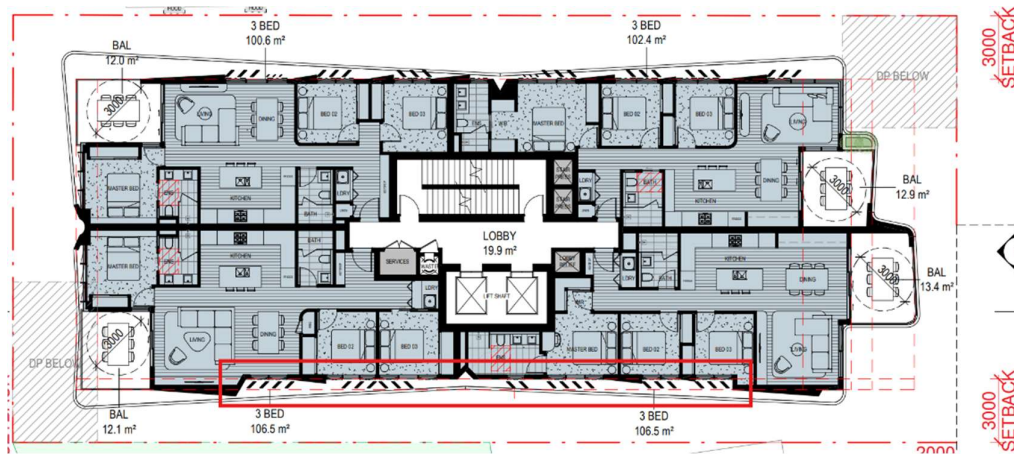


Figure 1: Proposed setback outcome - South-eastern boundary (Source: Plus Studio, 2026)

- Furthermore, there are no changes to the side boundary setback to the north-western boundary on the basis that all habitable windows are setback a minimum of 3 metres from the side boundary. Refer to the Architectural Plans prepared by Plus Studio included in **Attachment B**, for further detail.
- In response to **Item 2(b)** of Council's Further Advice, additional vertical screening elements have been integrated throughout the north-western façade of the proposed development, specifically across the entirety of Levels 1 – 5 of the building. The proposed extent of screening elements is shown in **Figure 2** below.

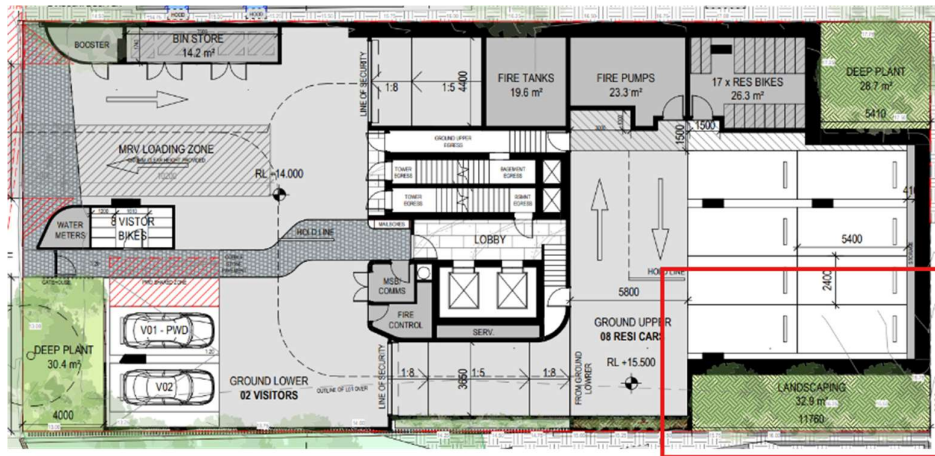


Figure 3: Revised ground level car parking arrangement (Source: Plus Studio, 2026)

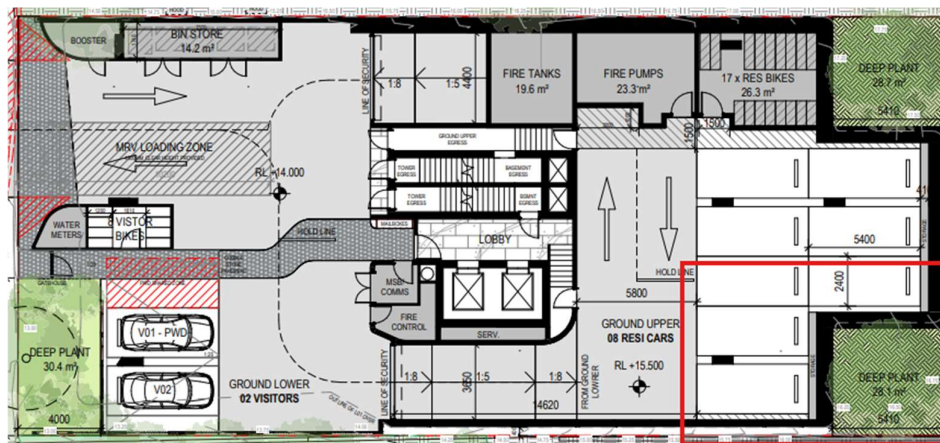


Figure 4: Previous ground level car parking layout (IR Response) (Source: Plus Studio, 2026)

- Through the changes to the ground level car parking configuration, additional landscaping has been incorporated along the south-eastern boundary of the site to improve the interface between the proposed development and the Local Heritage Place. The revised landscape outcome is presented in **Figure 5** below. 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.



Figure 5: South-eastern boundary landscaping outcome (Source: Plus Studio, 2026)



Figure 6: Proposed boundary landscaping outcome (Source: Plus Studio, 2026)

- Importantly, the length of the built to boundary wall has been reduced to a maximum of 14.2 metres. Having regard to Acceptable Outcome **AO7.3** of the Multiple Dwelling Code which seeks a maximum built to boundary wall length of 15 metres, the revised built to boundary wall extent (of 14.2m) thus achieves an acceptable outcome. In addition to the boundary landscaping outcomes, the proposed built to boundary wall comprises terracing and façade treatment to further enhance the visual presentation to the adjoining property, including rendered concrete and metal texture finishes.
- The Applicant acknowledges that the deep planting area provided within the south-eastern corner of the site (presenting to Sorrento Lane) has been amended by the proposed landscaping outcome as a consequence of changes made in response to **Item 2** of Council's Information Request. Regardless, the deep planting zones proposed are of a sufficient size to accommodate large subtropical shade trees, as well as additional understorey planting and ground cover to provide sufficient screening and buffer to adjoining residential uses and the streetscape. The deep planting areas at the front and north-eastern corner of the site provide for the establishment of mature vegetation that are complementary in scale and height to the building form. Landscape plans are slightly affected by the revised architectural plans, which the Applicant accepts can be conditioned / amended in red.
- Having regard to the revised landscaping outcome at ground level, the proposal achieves an excellent landscaped outcome on ground level, Level 1 and the rooftop. Furthermore, the landscaping area shown within the south-eastern corner of the site is of a sufficient width and depth to accommodate large subtropical plantings. Refer to the revised Architectural Plans prepared by Plus Studio included in **Attachment B**, for further detail.

On balance, the proposed development incorporates various design elements throughout the south-eastern façade, including varied materiality, varied projections, in addition to generous landscaped areas at ground level which will assist in minimising the visual bulk and mass of the proposed development and contributes to a high-quality streetscape presence and articulation when viewed from the Local Heritage Place site and streetscape.

- In response to **Item 2(e)** of Council's Further Advice, the Level 01 planter along the south-eastern elevation of the building has been removed in accordance with Council's requested information. Refer to **Figure 5** above. The bulk and scale of the proposed built to boundary wall has been

reduced substantively, resulting reduced height that ranges from 2.5m to 2.9m (in areas) above natural ground level (comparatively to 4m (to top of planter), as originally proposed). Having regard to Acceptable Outcome **AO7.2** of the Multiple Dwelling Code which seeks a maximum built to boundary wall height of 3 metres, the revised wall height thus achieves an acceptable outcome.

Refer to the revised Architectural Plans prepared by Plus Studio included in **Attachment B**, for a detailed response to **Item 2** of Council's Further Advice.

Adjoining Local Heritage Place

Item 3

While there have been some improvements to the built to boundary components, the proposed setbacks (400mm), extent of basement excavation, site cover and built-to-boundary walls, are considered to have the potential to adversely impact the cultural heritage significance of the adjoining local heritage place at 118 Vulture Street. The place is identified under Criterion B as an intact example of a Queen Anne style residence in Queensland, with significance derived from both its built form and setting. The proposed development may diminish this setting through visual encroachment and reduced spatial separation and hence does not adequately address PO16 of Heritage Overlay Code.

Additionally, excavation works introduce potential risk to the structural stability and integrity of the heritage place. These impacts require further careful consideration to ensure the place's significance is appropriately conserved.

Provide amended plans and additional information to address the following:

- a) A greater setback and lower scaled built form and revised landscaping along the south eastern boundary interface with the Local Heritage Place;*
- b) Provide section plans at regular intervals to show the proposed development in context with the adjoining Local Heritage Place; and*
- c) Submit plans and renders showing the existing and proposed views of the Local heritage place at several points when looking south east along Browning Street towards the Local Heritage place at 118 Vulture Street.*

Item 3 Response

The Applicant acknowledges the matters raised by Council with respect to the adjoining Local Heritage Place, including potential adverse impacts that the proposed development may have upon the cultural heritage significance of the adjoining local heritage place (118 Vulture Street).

In response to the matters raised by Council in **Item 2** of the Further Advice, substantive design changes have been consequently made by the Applicant to the south-eastern façade of the development in order to improve the presentation and interface to the adjoining Local Heritage Place. At ground level, part of the built to boundary wall has been pulled back (through the relocation of a car parking space) to facilitate additional landscaping outcomes along the south-eastern boundary of the site. The proposed landscaping area will facilitate areas for deep soil planting and containerised planting, which will accommodate a combination of layered subtropical plantings including ground covers, small shrubs, climbing plants and canopy trees (all of which will be planted at an established size).

In addition to the removal of the Level 01 planter, the overall length and height of the proposed built to boundary wall has been reduced substantively. As present in the Architectural Plans (**Attachment B**), the proposed built to boundary wall comprises a range of façade treatments to further enhance the visual presentation and scale of the proposed outcome to the adjoining property, including variation in materiality and colour palettes (rendered concrete and metal texture finishes). The proposed changes present a balanced lower level response that supports a human scale outcome.

Above ground level (Levels 1 – 9), the built form has been pulled back in areas to achieve a minimum setback of 3 metres to the south-eastern boundary for habitable windows which will further contribute to a sense of openness and separation to the local heritage place.

As presented within the Architectural Plans (**Attachment B**), key design elements have been retained throughout the south-eastern façade, including the curved sculpted form with scalloped floorplates, slender slab projections and distinct vertical breaks in conjunction with lightweight materials to minimise the visual bulk and mass of the building, providing for a seamless transition to the adjoining site without overwhelming the Local heritage values that continue to prevail along Vulture Street.

The proposed development has been sympathetically designed to uphold key viewsheds and sightlines to the adjoining Local Heritage Place, pursuant to the heritage provisions set out under the *Brisbane City Plan 2014*. Enclosed within the Architectural Plans (**Attachment B**) are additional plans and renders that present the existing and proposed views of the Local heritage place at several points from the Browning Street frontage.

Viewsheds toward the heritage place have been retained, or for that matter significantly improved, as demonstrated within the renders and imagery included in **Figure 7** below. The imagery and renders provided clearly show 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. Refer to **Figure 7** below.



Figure 7: View line from Browning Street (north) (Source: Google Maps)

In this context, the proposed development provides for an improved interface to the Local Heritage Place and achieves a built form that maintains a human-scaled environment and open setting at the ground plane in order to showcase the prominent heritage features of the adjoining Local heritage place. 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. The proposed development will not negatively impact views toward the heritage building or its streetscape presence to Vulture Street and Browning Street, respectively.

In response to **Item 3(b)** of Council's Further Advice, the section plans have been amended to demonstrate regular intervals to clearly show the proposed development in the context with the adjoining Local Heritage Place.