



**City Planning & Sustainability  
Development Services**

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6 September 2024

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

**ATTENTION:** Andrew McLean  
**Application Reference:** A006503605  
**Address of Site:** 44 IPSWICH RD WOOLLOONGABBA QLD 4102

Dear Andrew

**RE: Outstanding Matters**

Your request for an extension of the currency period and consequential amendment to the conditions package has been reviewed and further information is required. Given the approval dates back to 2014, the reporting that forms part of the approval is out of date and no longer provides a reliable assessment of air quality; traffic; and transport network impacts. As such, updated reporting is required to determine if the extension of the currency period is acceptable, having regard for the approved building design, site context and current relevant benchmarks.

**Air Quality Impact Assessment**

1. The air quality impact assessment included as part of the development approval ("Air Quality Assessment of Proposed Development: 44 Ipswich Road and 79 Logan Road, Woolloongabba", Document Number: D1205127-7, dated 6 June 2014) is no longer consistent with the standards for modelling and assessing air quality impacts. The application seeks to extend the currency period to a date beyond that forecasted in the air quality impact assessment. The modelling of the approved report was based on projections of emissions at 2021, however more accurate data is now available given the time that has passed since the original approval. Furthermore, the site context has changed since the approval was granted, with additional sensitive receivers having been established since the reporting was commissioned. Submit a revised air quality impact assessment that:
  - a. Incorporates fluid modelling that better represents the air flows around the building structures, rather than the calpuff modelling originally used;
  - b. Considers updated traffic emissions from the Clem7 tunnel, and traffic emissions from Ipswich Road and Stanley Street to account for cumulative impacts. Traffic emissions are to consider the current and ten-year traffic volumes on these roads;
  - c. Considers the impact on updated offsite sensitive uses including established and approved development, noting a number of sensitive uses have been approved and/or constructed since the original reporting was commissioned;
  - d. Demonstrates no exceedance of the air quality criteria at sensitive uses, noting the original reporting indicated a PM<sub>2.5</sub> exceedance at Towers A1, A2 and B1; and

- e. Assess annual average NO<sub>2</sub> impacts as the original report did not provide this assessment as no criteria was applicable at the time of the original reporting.

### **Traffic Impact Assessment**

2. The traffic reporting provided as part of the original development application is no longer reflective of the development's impacts on the transport network. The traffic analysis was undertaken in 2014 with an assessment horizon of 2028. Given the application is seeking to extend the currency period beyond the traffic assessment horizon, updated traffic reporting is required. The updated reporting is to consider the current site context, available capacity in the road network to accommodate the ultimate development, whether or not mitigation measures are required, and how the development and any works would impact on infrastructure projects that have progressed in planning since the original approval was granted.

### **Landowners Consent**

3. Council records indicate that the ownership of L102 RP279457 changed around the time landowner's consent was sought. The landowner's consent may not have been requested from the current owner of the property.
  - a. Seek landowner's consent from the current landowner of L102 RP279457; and
  - b. Where landowner's consent cannot be obtained, demonstrate how L102 RP279457 meets the definition of 'excluded premises' as defined by the *Planning Act 2016*.

Note: The applicant letter submitted with the request to extend the currency period states that Lot 101 SP31186 and Lot 102 SP279457 are under different ownership and have subsequent development approvals not sought under the Preliminary Approval. Consideration should be given to removing these premises from the development approval where they do not intend to enact existing development permits or future development applications under the Preliminary Approval. Appropriate landowner's consent would be required where seeking to remove the sites from the development approval.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received by 4 October 2024.

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

Yours sincerely



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Development Services  
Brisbane City Council