



Dedicated to a better Brisbane

30 June 2026

The Trust Company (Australia) Limited As Custodian And Agent Of Bieson Pty Limited As
Trustee For The 1 Brisbane Investment Trust
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Sam Robinson

Application Reference: A007032839
Address of Site: 217 GEORGE ST BRISBANE CITY QLD 4000

Dear Sam

RE: Further advice

The following matters have been identified and require changes shown on amended plans and additional information to resolve.

Refuse storage and collection

1. The development's refuse solution has been significantly decreased from the approved two refuse rooms to one refuse room. Furthermore, the proposed ground floor refuse room is not of sufficient size and design to facilitate functional storage and manoeuvring of bins during servicing.
 - a. In accordance with PO63/ AO63.1 and AO63.2 of the Centre or mixed use code and PO8/ AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating that the ground floor refuse room adjoining the loading dock has been provided with a minimum depth of 3.66m to facilitate circulation of bins.
 - b. Additionally, label the storeroom forward of carparking bays 14 – 18 on the 'Basement 01' floor plate as 'Refuse'.
 - c. Ensure to denote the area (m²) and internal dimensions of the developments 'Refuse' rooms.
 - d. Alternatively, provide amended architectural plans which demonstrates the development has provided a 'Refuse' room which has a minimum area of 83.17m² (internal dimension of 9.18m x 9.06m) to house thirty-eight (38) x 1,100L bulk bins (i.e., nineteen (19) x 1,100L bulk bins for general refuse + nineteen (19) x 1,100L bulk bins for commingle recycling).

2. It is acknowledged that the development seeks to utilise a Private Waste Contractor's 8.3m MRV to collect 1,100L bulk bins in lieu of utilising a 10.24m Rear Loading RCV specified in Table 3 of the Refuse PSP.
 - a. To address PO1/AO1 and PO19.2 and AO19.3 of the Transport, access, parking and servicing code, provide a letter or e-mail (on-letter head) from the preferred private waste contractor who will be servicing the site which stipulates that they have the subject vehicle within their Brisbane Fleet that will be servicing the site, with the letter to demonstrate the servicing frequency and advise of the vehicle specifications (i.e., length, width, track, operational height, lock to lock etc).
3. The Gross Floor Area (GFA) of retail and Food and drink outlet tenancies is not shown on the proposed plans as it was on the approved plans.
 - a. Provide amended floor plans labelling the GFA of all proposed tenancies.

Tower form

4. The change has resulted in the Tower lacking a distinctive capping or crowning element to contribute positively to the silhouette of the city skyline (PO1 of the City centre neighbourhood plan) and creating a strong visual focal point at the corner of George and Queen Street (PO34 of the City centre neighbourhood plan).
 - a. Design revision and amendments are required to the top of the tower to ensure the development maintains a high-quality architectural outcome that reinforces the role of the site as a gateway to the western entrance to the Queen Street Mall.
 - b. Provide a 3D CAD model for inclusion in the Virtual Brisbane Model for review by Council Officers.
5. There is concern that the proposed change has taken away the variation in the façade finish to the expansive concrete panelised side boundary wall that will be very visible from numerous aspects within the mall. Further variation in the plane or finish of the wall is required to reduce the visual amenity impacts.
 - a. Provide variation in the material, form, texture and colour of the side elevation of the tower to reduce building bulk and provide for suitable visual amenity to the cityscape.

Podium

6. The proposed changes to the podium fronting the Queen Street Mall results in the loss of sensitive built form articulation and scale that was informed by the distinctive datum of the adjoining heritage place. The raising of the awning and scale of the podium height impacts the cultural heritage significance of the adjoining heritage building.
 - a. Provide amended plans with design changes to provide a sensitive built form interface with the adjoining heritage place.
 - b. Submit a revised Heritage Impact Assessment
 - c. Provide additional 3D imagery.

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, appearing to read "Chris Dixon". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Chris Dixon
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Development Services
Brisbane City Council