Dear Assessment Officer,

Attention: Ruka Kearns

I refer to the application for Lot 101 on SP 352043 (Council Ref: A007115879), which is currently on Public Notification.

Please find attached the submission on behalf of Oxford Quays Pty Ltd, dated 30 October 2026.

It would be appreciated if you could please confirm receipt of the attached properly made submission during the Public Notification period.

Kind regards,

30 October 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD

Attn: Ruka Kearns – Assessment Officer

Submission Opposing Development Application (Council Reference: A007115879) – Development Permit for Material Change of Use for Bar, Food and Drink Outlet, Indoor Sport and Recreation, Office and Shop over land at 187 Oxford Street, Bulimba

Dear Ruka,

We refer to the above application for a Development Permit for Material Change of Use for Bar, Food and Drink Outlet, Indoor Sport and Recreation, Office and Shop (Council Reference: A007115879) (**development application**) submitted by Oxford Precinct Pty Ltd (**applicant**).

Oxford Quays Pty Ltd has significant concerns for the unacceptable impacts caused by the proposed development, the subject of the development application. The proposed development:

- is not of a height, bulk or scale appropriate for the prevailing nature of the area, zoning, neighbourhood plan and the particular circumstances of the site and its surrounds;
- will have unacceptable impacts on the adjoining residential dwellings at the rear of the site; and
- has not adequately demonstrated in its application material sufficient detail to support approval of the proposed development.

Importantly, the proposed development does not comply with the relevant assessment benchmarks of the City Plan and there are no relevant matters to approve the proposed development despite the non-compliance. Accordingly, the proposed development should not be approved by Council.

Site Details and Development History

The subject site is located at 187-193 Oxford Street, Bulimba QLD, formally described as Lot 101 on SP352043. The site is designated as follows under the Planning Scheme:

Zone:

- DC1 District Centre (District)

Neighbourhood Plan:

- Bulimba District Neighbourhood Plan
    - Oxford Street precinct NPP-002
    - Oxford Street B1 sub-precinct NPP-002a

A Development Permit for a Material Change of Use for Office and Shop was approved on 5 April 2023 (reference: A006093746). This application was subject to code assessment and complied with the maximum height limit of 3 storeys and 10.5m.

A s82 Other Change application was made seeking to change the approval on 9 October 2023 (reference: A006379304). This application sought to increase the height of the development to 14m and 4 storeys. This application was refused by Council but ultimately gained approval through the Planning and Environment Court (P&E Court).

Council's reasons for refusal related to building height, bulk and scale, setbacks and transition, insufficient car parking, in addition to various other non-compliances.

The proposed development seeks a s82 Other Change to the existing P&E Court approval to further increase the building height.

Grounds of Submission

Building Height, Bulk and Scale

The proposed development seeks to further increase the building height to 4 storeys and 14.77m. This far exceeds the maximum building height of the 3 storeys and 10.5m in accordance with the Oxford Street B1 sub-precinct of the Bulimba District Neighbourhood Plan.

The height, bulk and scale of this development is inconsistent with and inappropriate for the location along Oxford Street. Buildings in this location are primarily 2-3 storeys in height. The development does not complement the character of the locality and results in substantial overdevelopment of the site.

Additionally, the development does not provide sufficient setbacks or building separation to achieve a sensitive transition to the adjoining residential dwellings at the rear. The development results in unacceptable impacts on the residential amenity of these dwellings.

In view of the above, the development is inconsistent with the District Centre Zone and Bulimba District Neighbourhood Plan and does not align with community expectations regarding the height and storeys of a building in this location. Specifically, the development does not achieve compliance with the following assessment benchmarks of the City Plan:

- Bulimba District Neighbourhood Plan code - Overall outcome 3 (n), 5(vi) and AO1/PO1;
- District Centre Zone code – Development location and uses overall outcome (4) (c) (i) and (ii); Development form overall outcome (5) (a), (b) and (h); and
- Centre or mixed-use code – Overall outcome (2) (p), AO7/PO7, AO21/PO21, AO23/PO23, AO25/PO25, AO26/PO26, AO27/PO27 and AO60/PO60.

Summary

In accordance with Section 53(6) and Schedule 2 of the Planning Act 2016, this correspondence forms a properly made submission opposing the development application proposed over the site (Council Reference: A007115879).

Oxford Quays Pty Ltd have significant concerns for the unacceptable impacts caused by the development application. This submission sets out multiple grounds which support refusal of this development application. Importantly, the development application does not comply with the relevant assessment benchmarks of the City Plan and there are no reasonable grounds to approve the proposed development despite the conflict. Accordingly, the development application should be refused by Council.

We request that these concerns are carefully considered in the assessment of the development application.

Kind regards,

Oxford Quays Pty Ltd
ACN 094 125 283
132 Commercial Road,
Teneriffe QLD 4005

Director