



Dedicated to a better Brisbane

21 May 2026

Silverstone Developments No 18 Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Geoff Gibbons

Application Reference: A006721031
Address of Site: 299 CORONATION DR MILTON QLD 4064

Dear Mr Gibbons

RE: Further advice requiring resolution prior to a decision

Council has reviewed your response to the Information Request, including the advice provided by CBRE which relates to the existing and short-term leasing environment for commercial office floor space in Milton and surrounding Brisbane fringe. Explanations relating to the age of office stock and the attractiveness of new office developments in alternative locations does not demonstrate a lack of need for office at the subject site, but rather a need to upgrade or redevelop office buildings to meet contemporary market expectations.

The planning scheme seeks to provide for appropriate land uses over the medium to long term.

Provide a more comprehensive and evidence-based assessment of the local commercial office market to understand the impacts of residential use in a precinct that is designated for commercial uses in the Milton neighbourhood plan.

Such an assessment would:

- Define a relevant local commercial office market. This would likely reflect the Coronation Drive corridor comprising Milton and potentially parts of Auchenflower;
- Detail the supply of commercial office within the identified local office market;
- Provide an analysis of commercial office related employment over time;
- Provide an analysis of commercial office vacancy rates. This could be complemented by an analysis of office vacancy rates across the various CBD and near CBD office markets;
- Provide an analysis of future employment outcomes (utilising employment projections by industry) to assess the future demand for commercial office within the local office market over the medium to long term;
- Assess the ongoing need or otherwise for office floor space within the identified local office market.
- As the development proposes a residential use over land designated for Office use, provide an assessment of the existing and future need for housing over and above existing and approved housing supply and demonstrate that this need cannot be adequately met by the planning scheme.

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 within 24 hours.

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 'Shirley Mills', written in a cursive style.

Shirley Mills
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