Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

28 October 2026

Griffith Capital Pty Ltd
C/- Property Projects Australia Pty Ltd
PO Box 1264
NEW FARM QLD 4005

ATTENTION: Grace Forno

Application Reference: A007118099
Address of Site: 934 BRUNSWICK ST NEW FARM QLD 4005

Dear Grace

RE: Proceed to public notification in accordance with the Development Assessment Rules

The application proposes relocating the pre-1946 dwelling at 934 Brunswick Street to 31–33 Vista Avenue, Tarragindi, demolishing the remaining buildings at 938–942 Brunswick Street, and constructing a mixed-use building comprising five ground-floor food and drink outlet or shop tenancies and 11 dwellings above. Although described as six storeys, the building constitutes seven storeys when the mezzanine is included. Building work is also proposed within the Flood and Traditional building character overlays.

Strategic framework and neighbourhood plan
Council acknowledges the rationale supporting additional housing and inner-city infill, drawing on City Plan's strategic framework, ShapingSEQ 2023, Brisbane's Sustainable Growth Strategy and Brisbane's Inner-city Strategy. However, this rationale does not resolve the proposal's fundamental conflicts with the height, scale, form and precinct character intended by the New Farm and Teneriffe Hill neighbourhood plan, or the community expectations reflected in its provisions.

The proposed height substantially exceeds the two-storey and 9.5 m benchmark for the Low–medium density living precinct. The assessment also fails to demonstrate an acceptable response to outcomes for house retention, compatibility with detached housing, adjoining amenity and building separation.

Retention of the character dwelling
Council does not support full demolition of the existing character pre-1946 dwelling for relocation. Relocation to another character area does not, by itself, demonstrate strategic compliance or satisfy the strategic framework's intent to 'maintain Brisbane's urban identity' and 'retain the dwelling in its existing setting'. The planning scheme's policy support for relocating pre-1911 houses does not automatically extend to pre-1946 dwellings. In this case, the proposed relocation does not meet PO5 of the Traditional building character (Demolition) overlay code.

More Homes, Sooner amendment
The assessment does not specifically address the More Homes, Sooner planning scheme amendment or explain its implications for the site. General support for additional housing does not, by itself, justify the proposed height or resolve the neighbourhood plan conflicts. These remain fundamental concerns for Council's assessment.

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Public notification and further assessment
Given the details outlined above and the significant performance outcomes sought for the proposed development, Council seeks community feedback before progressing the application further and will not issue an information request. Please proceed to public notification in accordance with section 16.1 of the Development Assessment Rules.

Council's initial assessment has identified the following key matters for further consideration against the relevant assessment benchmarks and discussion about the development:

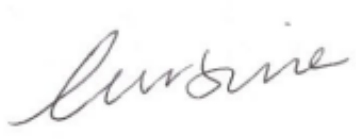
- Building height;
- Building height transition;
- Retention of the pre-1946 dwelling house;
- Visually dominant built form;
- Setbacks and site cover;
- Service zone screening;
- Hydraulic modelling inaccuracies;
- Flood resilience of service utilities;
- Inequitable division of car parking allocations;
- Excess resident car parks;
- Basement volumetric encroachment into the corner truncation;
- RCV loading area clearance and length;
- RPEQ certified refuse entry and exit swept paths;
- Extended deep planting within the verge;
- Insufficient mitigation of impacts through high-quality landscaping;
- PMT location;
- Acid Sulphate soils;
- Basement and cooking emission separation distances; and
- Fuel burning.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

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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Brisbane City Council