Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

18 August 2026

Wee Hur (Buranda 2) Pty Ltd
C/- Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

ATTENTION: Ben Cowan

Application Reference: A006996358
Address of Site: 8 GILLINGHAM ST WOOLLOONGABBA QLD 4102

Dear Ben,

RE: Information request in accordance with the Development Assessment Rules

The development is located on a landmark site as identified within the Eastern Corridor neighbourhood plan code. The site is further located within the Buranda Station core sub-precinct and is to provide a plaza and arcade on the site. The proposed change to the development approval to subdivide the development into stages for each building is to be reviewed to ensure that an integrated outcome is achieved. Council has carried out an initial review of the s82 other change application and has identified that further information and changes to the development are required to continue the assessment of the proposal.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further revisions to the proposal may be required following the completion of public notification and upon review of any submissions received.

Reconfiguration and Staging

1) The new aspect of development to include a ROL (subdivision) permit (29 into 4 Lots and access easements) to allow each building to be developed and operated independently from each other requires further review. To support the long-term functionality and integration of the development, additional details are requested regarding the relationship between the proposed future lot boundaries and elements such as built form, landscaping, crossovers, pedestrian pathways and site access arrangements, including the arcade. Clarification is sought to ensure that each future lot does not prejudice the operation of the ultimate development and that each lot with the associated building can operate independently and that ongoing access and maintenance requirements can be accommodated through appropriate rights and easement arrangements.

a) The proposed development is to be delivered as a staged development (including the balance lots for each subsequent Material change of use). Provide an amended DA Form and details on the staging delivery.

b) Provide amended plans revising the proposed ROL plans, and the architectural plans to ensure built form, landscaping and access is contained within each future lot.

c) Demonstrate how the pathways, arcade and plaza within the Garden House and Pavilion affordable housing lots will be permanently protected, managed and maintained to ensure their ongoing accessibility and of community benefit. Consider whether amendments to lot

boundaries or tenure arrangements are required to support the long-term public function and activation of these spaces.

d) Demonstrate how the intent of the plaza can be achieved on the site, consideration of amending the boundaries to encompass the area within another lot may be better suited to maintain this area.

Use

2) The proposed office within the 'Garden House' proposed multiple dwelling shows an office use, however the change application has removed the office permit from the proposal.

a) Provide amended DA Form 1 including the office use in the proposal with the appropriate assessment of this aspect of development.

b) Provide amended plans to remove the office tenancy.

Land-use mix and Activation

3) The change to the development has reduced the amount of commercial being proposed on the site and in particular the ground level tenancies to the O'Keefe Street and Logan Road frontages as envisaged in AO14 and Figure D of the Eastern Corridor neighbourhood plan code and the overall outcomes of the District centre zone code. Enhancements to the ground plane are sought, including additional active uses and interactive spaces, to assist in creating a more vibrant pedestrian environment and better realise the envisaged outcome.

a) Provide activation and surveillance at ground level throughout the development where adjoining streets and other public spaces (e.g. plaza and arcade areas).

b) Provide amended plans for 'The Canopy' development Lower Ground level 1 to have interaction and surveillance of O'Keefe Street as the plans indicate the development presents solid walls to O'Keefe Street.

c) Provide amended plans for 'The Terraces' building to provide more interaction and surveillance of the public realm as the proposal has changed and no longer provides retail spaces on the ground level.

Pedestrian Permeability, Landscape Open Areas and Wayfinding/Legibility

4) The approved development scheme incorporated two primary pedestrian movement corridors, aligned on the northwest–southeast and northeast–southwest axes. These corridors were fundamental to the overall functionality, permeability and legibility of the site and represented a clear first-principles design response. The development must ensure the site continues to function as a highly permeable and legible connection between surrounding streets and public transport infrastructure in accordance with overall outcomes 5e, 5fii of the Eastern Corridor neighbourhood plan code.

a) Explore options to connect pedestrian access from O'Keefe Street to Logan Road whilst ensuring there is active spaces along this area.

b) Provide pathways through the Trail and the Arcade that is unobstructed from columns to provide the appropriate width of a minimum of 1.8m through the Trail and 3m through the Arcade.

c) Provide a greater clearance from the ground to level 2 of The Garden building over the trail to resolve potential CPTED and casual surveillance concerns. To demonstrate appropriate clearances provide detailed sections through this area.

d) Provide a clear 3m wide path through the arcade/plaza without obstructions (update plan terminology to be in line with the requirements of the neighbourhood plan).

e) Provide further information through plans and sections, as it is unclear if the communal open space area of the 'The Terraces' is fenced off for the exclusive use of the multiple dwelling or if it is publicly accessible and permeable through the site and to Logan Road.

5) The proposed landscaping and open space network presents an opportunity to further strengthen the site's public realm outcomes. Several landscaped areas appear to be associated with individual towers, however, additional information is requested to demonstrate how the overall network will support clear wayfinding, provide a legible transition between public and private spaces, and establish ongoing maintenance responsibilities across development stages. It is important that the landscaping and open space network functions cohesively to maximise opportunities for shared use and enhance the overall public realm experience.

a) Clearly show on the plans publicly accessible spaces and private spaces.

b) Demonstrate that the ground plane provides for high levels of pedestrian permeability through the site to allow for connection to the train station and upper plaza.

c) Provide a clear entrance point where the Trail meets Logan Road, using materials, signage and/or planting to ensure that the public know that they can access this path.

d) Columns within the Trail need to be moved to ensure that paths and sightlines are well designed for CPTED.

e) Outline how parts of the site will be maintained and delivered over the various stages.

f) Ensure ground plane areas are publicly accessible and are well surveilled and legible.

g) Provide active uses at the ground plane that support safety and occupation of the public realm.

Height, Bulk and Scale

6) The development is seeking additional performance outcomes for increases in height. For the two northern buildings. Key connections and streetscape and internal active edges and interactions were provided Further information is required to demonstrate a high-quality design, public realm and streetscape outcomes is achieved. Further information is required to demonstrate that any resulting impacts on the amenity, including overshadowing and overlooking of nearby lower density residential areas and internal residents are adequately mitigated in accordance with PO4 of the Eastern Corridor neighbourhood plan code, district centre code.

a) Provide sun shadow studies to demonstrate the impact of the proposed development on adjoining residential zoned properties for assessment. The shadow diagrams to are to show on a single drawing the shadow cast by a development in accordance with the acceptable outcome versus the shadows cast by the proposed development. The diagrams are to show the adjoining and nearby lots and the location of buildings and their open space on adjoining and nearby land.

b) Provide amended sections of the development showing the 1m above natural ground line, as it appears that some basement levels constitute a storey.

c) Provide a 3D model of the proposal as well as a compliant development envelope for inclusion into Council's Virtual Brisbane as part of the further assessment. It is recommended to formulate a 3D model submission to aid in assessment on the Virtual Brisbane 3D model lodgement e-form with the development proposal 3D model, preferably in a BIM format. Please use the following link to provide the modelling information to Council:

https://services.brisbane.qld.gov.au/online-services/building-and-construction/virtual-brisbane-3d-model-requirements. For further assistance, please email VirtualBrisbane@brisbane.qld.gov.au or phone the Virtual Brisbane Project team on (07) 3403 8888.

The Garden house and The Pavilion

7) The Pavilion and Garden House buildings both lack variation in materiality, texture, detail or form to reduce the overall bulk of these buildings. Additionally, the development lacks

expressive elements, such as window hoods, which would provide dynamic 3D shadow casting sufficient to help reduce the bulk.

a) Provide amended plans, amending the design of 'The Garden House' and 'The Pavillion' buildings to provide greater variation in the external materials, details, textures or colours to reduce building bulk.

b) Provide window hoods to provide 3D shadow casting suitable for reducing building bulk.

8) The change to the 'The Garden House' and 'The Pavillion' from an 8 storey office non residential use to 16 storey residential use is required to have greater front boundary setbacks in accordance with PO24, PO25 of the Centre or mixed use zone.

a) Provide amended plans increasing the front boundary setbacks of 6m and 8m above 5 storeys.

The Terraces

9) The proposed design of the podium for 'The Terraces' has increased the height of the podium by an additional storey. When coupled with a podium height of six storeys, it is not apparent that the podium form results in sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces in accordance with PO24, PO30, and PO41 of the Centre or mixed use code.

a) Reduce the podium in height, reducing the bulk through further breakup and articulation of the podium form is provided, and that some sleeving of the podium with active uses be provided to the O'Keefe Street frontage.

Private and Communal Open Space

10) Provide amended plans increasing the private open space balconies of 'The Terraces' units to a minimum of 12m² for the proposed two and three bedroom units.

11) It is unclear on the proposal plans if appropriate communal open space has been provided for the 'The Garden house' and 'The Pavillion' and if the ground floor tenancies (i.e. T1 of 'The Garden House' and T2, T3, T4 of 'The Pavilion') are to be for the exclusive use of the residents of the building or if they will be for commercial spaces.

a) Provide amended plans providing appropriate communal open space areas for 'The Garden House' and 'The Pavillion'.

b) Clarify what the spaces proposed on the ground floor of 'The Garden House' and 'The Pavillion' areas are.

c) Provide amended plans clarifying what the Ground Floor Space of 'The Terraces' is for. On one plan it says 'Gym' on another it says 'Private Space'.

Refuse Storage and Collection

12) In accordance with PO32/AO32 of the Multiple dwelling code, PO63/AO63.1, AO63.2 of the Centre or mixed use code and PO8/AO8.1, AO8.2 of the Infrastructure design code, provide amended plans which address the following:

a) The Garden - demonstrate the size on proposal plan A-SK22100 (length, width and area) of the 'BIN STORE', and identify and demonstrate the compactor with 3:1 compaction within the 'BIN STORE'

b) The Terraces - identify and demonstrate on proposal plans A-SK22501 the compactor with 3:1 compaction within the 'BIN STORAGE & COLLECTION' room, and demonstrate the size (length and width) of the 'LOADING BAY').

c) The Canopy - identify and demonstrate on the proposal plan A-SK22601, the compactor with 3:1 compaction within the 'BINS' room.

d) The Pavillion and Service Area - amend A-SK22701 to address the following:

i) demonstrate the size (length, width and area) of the 'T2 BINS' room

ii) identify and demonstrate the compactor with 3:1 compaction within the 'T2 BINS' room

iii) demonstrate the size (length, width and area) of the 'BIN & SERVICE AREA (T1 & T2)'

iv) demonstrate the size of the 'T2 BINS' area within the 'BIN & SERVICE AREA (T1 & T2)'

v) increase and demonstrate the size of the 'T1 BINS' area within the 'BIN & SERVICE AREA (T1 & T2)'

Note this area must be of sufficient size to house and allow circulation of the required capacity.

e) Given the number of units proposed, for both the Garden House and Pavilion affordable housing buildings, it is recommended that the inclusion of chute systems to facilitate refuse transfer be investigated. The current solution requires all occupants to transfer their refuse to basement 2 via common property such as hallways and lifts and this is considered suboptimal from an amenity stance.

13) In accordance with PO19/AO19.3 of the Transport, access, parking and servicing code provide an amended RPEQ swept path analysis utilising the correct kerb-to-kerb of 9.757m as per BSD-3008 Sheet 2 of 2, additionally clearly identify what clearance envelope has been applied to the analysis.

14) The staging plan and submitted preliminary construction management plan conflict and has not demonstrated that each stage can operate independently and be adequately serviced as the development progresses. In particular, Stage 1 (Garden House) appears reliant on infrastructure proposed in later stages, including the northern service area (Stage 3) and the O'Keefe Street crossover and aisle (Stage 5). It is noted that construction access is required through these areas to build the remaining stages.

a) Demonstrate how each stage will be adequately serviced and operated independently upon completion, including access arrangements, servicing, loading and waste collection, without reliance on infrastructure proposed in future stages.

Parking

15) The proposal seeks a performance outcome of residential car parking supply, however provides limited justification. It is acknowledged the site is well located, in close proximity to the train station and Busway however more information is needed to support the performance outcome.

a) Provide a Green Travel Plan that demonstrates the proposed travel demand including aspects of car share, bike share, scooters etc. and travel planning information for residents in conjunction with the use of public and active transport use.

16) Visitor parking for the Affordable Housing (The Garden House and the Pavilion) multiple dwellings component must also be accommodated.

a) Provide a minimum 45 visitor car parking spaces (23 spaces each for the Garden House and 'The Pavillion'.

17) The bicycle parking provided on the site does not adequately support active transport as an alternative to private vehicle ownership and is inconsistent with the transit-oriented nature of the development.

a) Provide a resident bicycle parking for each unit of the multiple dwelling component.

b) For the Garden House and the Pavillion affordable housing multiple dwellings, provide a minimum of 1 resident bicycle parking space per dwelling and a visitor bicycle parking at a rate not less than 1 space per 6 dwellings (150 resident bicycle spaces and 25 visitor spaces for each (Garden House and Pavillion) multiple dwelling complex.

Air Quality – Car Park Exhaust

18) Air emissions for the proposed car parks and their location to on-site sensitive uses, have the potential to impact on the air quality amenity of such sensitive land uses. Demonstrate that an adequate level of air quality as per PO3/AO3.3 and PO43/AO43.4 of the Centre or mixed use code can be provided at the on-site sensitive uses.

a) Submit further information demonstrating that the proposed use can comply with the acceptable outcomes as prescribed in AO3.3 of the Centre or mixed use code. Where compliance cannot be achieved, submit for approval an Air Quality Report in accordance with PO3 of the centre or mixed use code. Further guidance can be found in the *Air Quality Planning Scheme Policy.*

b) Demonstrate on the proposal plans the location of the mechanical ventilation.

Acid Sulfate Soils

19) The site is located within the Potential and actual acid sulfate soils overlay and the extent of basement is being reduced. Demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils.

a) Submit information on whether the development includes soil disturbance at or below 5m AHD and involving i) excavating or removing equal to or greater than 100m^3 of soil; or ii) soil disturbance (including filling) greater than 500m^3; or iii) filling equal to or greater than 0.5m average depth.

Potential Contaminated Land – Dedication of Land

20) Lots on the south-east of the development site have contaminated land flag. Part of these lots will be dedicated for verge widening. All land dedicated to Brisbane City Council is to be assessed by a 'Suitably Qualified Person' and certified by the Contaminated Land Auditor to meet the 'Residential' land use criteria from the National Environment Protection (Assessment of site Contamination) Measure 1999 (April 2013) (ASC NEPM); certifying that all land transferred to Brisbane City Council is decontaminated, not listed on the Contaminated Land Register or Environmental Management Register (CLR/EMR); and does not require any ongoing management or monitoring of contamination for perpetuity.

a) Submit a contaminated land investigation report prepared by a suitably Qualified Person (SQP)

Infrastructure charges

21) Submit further details as follows as there is insufficient information provided to accurately determine the appropriate charge category and impervious areas:

a) For the non-residential component, provide floor plans with accurately measured and labelled chargeable GFA for each proposed use (food and drink outlet or office);

b) For the Multiple dwelling component, provide floor plans with labelled bedrooms, living rooms, kitchens etc. Tabulate unit types (i.e. 1 or 2 bedroom unit or 3 or more bedroom unit) for each floor level. Current submitted plans are not sufficient to accurately identify unit types on each level (e.g. Typical Upper tower plan);

c) For the Rooming accommodation component, provide floor plans with labelled bedrooms and tabulated number of bedrooms on each floor; and

d) For the impervious area, provide plans showing all impervious roofed structures, hard stand and other impervious areas with areas clearly marked including breakdown per stage of the proposal.

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.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006996358.

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

Yours sincerely,

Katrina Bogoevski
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Development Services
Brisbane City Council