

Our ref: DEV-2025-WGB-4054

12 March 2026

ARBT Prefab Pty Ltd
C/- Blume Planning and Development Pty Ltd
Att: Mr David Zanker
Email: david@blumeplanning.com

Dear Mr Zanker

Information Request and Public Notice of development application
Notice given under section 83(1) of the Economic Development Act 2012

Priority Development Area (PDA): Woolloongabba
PDA Development Type: Material Change of Use for Multiple dwelling (106 units), Food and drink outlet, Office, and Indoor sport and recreation
Property Location: 492 Vulture Street and 85 Linton Street, Kangaroo Point
Property Description: Lot 85 on RP11335 and Lot 94 on RP1135

An initial review of the above PDA Development Application has been undertaken, and the following additional information is required:

Engineering Matters

1. Provide a **site-specific flood study**, prepared by a suitably qualified Registered Professional Engineer (RPEQ) experienced in hydrology and hydraulics, demonstrating:
 - (i) no adverse impacts to adjoining sites during all flood events up to and including the 1% AEP flood event,
 - (ii) non-worsening of flood conditions on Linton Street and Vulture Street post development, compared to pre-development conditions,
 - (iii) the current rainfall intensity and frequency specified in the latest version of the Australian Rainfall and Runoff Guideline (AR&R) has been used to model overland flood conditions affecting the site, including a consideration of climate change impacts,
 - (iv) adequate under-croft design, including permeability, clearances, and sizing, to manage overland flow conveyance, including a consideration of blockage in accordance with City Plan and QUDM requirements,
 - (v) adjoining stormwater infrastructure at 502 Vulture Street and 95 Linton Street, Woolloongabba has been responded to / integrated in the design,
 - (vi) access has been designed to respond to site-specific flood conditions, including access for emergency services and essential services,

- (vii) site specific overland flow hazards have been addressed for existing and developed conditions. This includes a consideration of depth, velocity, and velocity × depth product (V×D), as per AR&R, and
 - (viii) severe Storm Impact Statements have been prepared and responded to as part of the development, in accordance with QUDM.
2. Confirm if the development involves removing and replacing the **onsite brick stormwater drain**. If it will remain, show it can be protected by clearances, foundation design, and easements for future replacement. Update application materials accordingly.

Note –

- Council's mapping system shows the asset size at 492 Vulture Street, Woolloongabba incorrectly – the current asset is the old brick drain, not the 2400 x 1500 RCBC. The old brick drain may not be able to be built over.
 - The applicant is to review whether it is necessary to upgrade the existing brick culvert to a 2400 x 1500 RCBC noting that the adjoining development has replaced the original brick drain with a box culvert.
 - If the existing drain is to be maintained, provide engineering details demonstrating that:
 - the drain is protected from structural loading and damage,
 - access for inspection and maintenance is maintained,
 - the brick drain is able to be upgraded in future, having regard for construction requirements, which may determine columns / piers, foundation design, and under-croft design / clearances, and
 - required easements and clear zones are provided.
3. Submit amended drawings allowing for a 2.2m road reserve **widening along Vulture Street**, to allow for future delivery of active transport infrastructure.
4. Provide a **Traffic Engineering Report**, prepared by a RPEQ, demonstrating:
- (i) on-site visitor parking rates in accordance with Schedule 3 of the Woolloongabba PDA Development Scheme.
 - (ii) compliance with the provisions of the *Brisbane City Plan 2014* Transport, Access, Parking, and Servicing (TAPS) Code.
 - (iii) that the automatic car stacking system provides for safe loading and unloading of passengers.

Built Form and Layout

5. The proposed **setbacks** do not provide sufficient access to light, ventilation, outlook, and privacy for the future residents of the development and the residents in the adjoining sites.
- (i) Provide a minimum 5m setback to the side property boundaries. Servicing and fire stairs may be considered within this setback where the extent of encroachment is limited, and the design minimises amenity impacts on the adjoining development to the east.
 - (ii) Demonstrate how the development maintains appropriate privacy to the adjoining developments.

6. Amend the design of the **'Type A' dwellings** to provide all bedrooms with direct access to natural light and ventilation in accordance with the National Construction Code (NCC).
7. Provide **floor plans** and details for Levels 20 and 21.
8. Demonstrate safe access is available to the **communal open space fronting Linton Street**.
9. Demonstrate the **communal open space** along the eastern boundary on levels 5-19 is useable and does not unreasonably compromise the privacy and amenity of the adjoining development.
10. Demonstrate **balconies** are of a usable size (refer to Built Form Acceptable Outcomes identified in Table 2 and item 12 of Section 2.5.2 of the Development Scheme) and provide adequate access to natural light and ventilation.

Brisbane City Council has advised that the current building design does not comply with *Brisbane City Plan 2014* Transport, Access, Parking, and Servicing (TAPS) Code and Planning Scheme Policy (PSP) and Refuse PSP.

You are encouraged to request a meeting to discuss the matters raised in this information request.

The due date for providing the requested information is **6 months from the date of this information request**. The PDA Development Application will lapse if a response to this information request is not received by this date, in accordance with section 83A of the *Economic Development Act 2012* (Act).

Public Notice of Application

This application **is not** required to be publicly notified in accordance with section 84 of the Act.

If you require any further information, please contact Mr. Essen Joseph, Manager, New Growth on 07 3452 7196 or by email at essen.joseph@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
**Director, New Growth
Development Services
Economic Development Queensland**

Cc: Brisbane City Council – Email: partnershipsteam@gmail.qld.gov.au