



EDQ Development Assessment Team
GPO Box 2202
Brisbane QLD 4001

20 May 2026

Attention: Mr. Essen Joseph

Via Email: Essen.Joseph@edq.qld.gov.au

RESPONSE TO INFORMATION REQUEST FOR

Material Change of Use for Multiple dwelling (106 units), Food and drink outlet, Office, and Indoor sport and recreation

(EDQ Reference: **DEV-2025-WGB-4054**)

LOCATED AT: **492 Vulture Street and 85 Linton Street, Kangaroo Point**

Dear Essen,

We write in relation to the change application over the abovementioned site and provide the following response to the EDQ information request correspondence dated 12 March 2026, under section 83.1 of the *Economic Development Act 2012*.

In accordance with the request, we provide a full response to the items raised. In response to the items, the following documents are provided in support of the application:

- Attachment A – Site specific Flood Emergency Management Plan
- Attachment B – Traffic Impact Assessment report
- Attachment C – Amended Architectural Plans

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 \times depth product ($V \times D$), 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.

In response to the item raised, please find attached a site specific flood report, prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) experienced in hydrology and hydraulics (attachment A).

The report addresses all requested matters, including assessment of flood impacts up to and including the 1% AEP event. The report demonstrates that there are no adverse impacts to adjoining properties and no worsening of conditions on Linton Street and Vulture Street.

The report also addresses the under-croft design and conveyance capacity, blockage considerations in accordance with City Plan and QUDM requirements. The report is integrated with adjoining stormwater infrastructure at 502 Vulture Street and 95 Linton Street, which demonstrates appropriate flood responsive access design (including emergency access), and severe storm impact considerations in accordance with QUDM.

The key findings of the FEMP are highlighted below:

- The document is a Flood Emergency Management Plan (FEMP) prepared to support the development application and demonstrate compliance with relevant flood related requirements.
- The FEMP assesses flood hazard across the site and access routes, identifies available warning systems, and outlines emergency response procedures.
- The primary flood risk identified is not riverine flooding, rather, localised overland flow flooding affecting surrounding streets (Linton Street and Vulture Street) during intense rainfall events.
- The site is not impacted by Brisbane River flooding up to the 500-year (0.2% AEP) event.
- Flooding affecting the site is described as short-duration isolation events, with access to surrounding streets potentially cut during extreme rainfall.

The FEMP has provided an appropriate response to the items raised and demonstrates that there are no adverse impacts to the subject site or its surrounds.

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.

In response to this item, please find attached the revised set of plans illustrating the location of the existing infrastructure. At this preliminary stage of the project, there are no site specific plans to demolish or retain the infrastructure. This matter will be resolved at a later stage with respect to the external road works by way of an Engineering assessment.

Submit amended drawings allowing for a 2.2m road reserve widening along Vulture Street, to allow for future delivery of active transport infrastructure.

Please refer to the set of amended architectural plans which details the extent of a 2.2m road reserve along Vulture Street.

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.

In response to the items raised, a Traffic Impact Assessment report has been carried out (Attachment C). The proposal provides up to 62 resident spaces and 6 visitor spaces for 106 dwellings, plus 7 spaces for non-residential uses. The car parking provisions is considered acceptable due to the site's central location, proximity to public transport, constrained on-street parking, and provision of bicycle parking. Visitor demand is proposed to be managed through building management measures.

The development meets minimum parking supply requirements, it acknowledges that actual resident demand may exceed the prescribed rates. Overall, and on balance, the proposed parking arrangement is considered an appropriate outcome.

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.

The architectural plans have been amended to address the matters raised in items 5–10 of the Information Request.

The revised drawings demonstrate compliance with the requested requirements, including updated side setbacks, improved separation and privacy treatment to adjoining properties, and refinements to ensure appropriate access to light, ventilation, outlook and amenity for future residents. All Type A dwelling bedrooms now receive direct natural light and ventilation in accordance with the NCC, and floor plans for Levels 20 and 21 have been provided.

The communal open space areas have been updated to ensure safe and functional access from Linton Street and to maintain appropriate usability and amenity along the eastern boundary, with suitable privacy measures incorporated to mitigate impacts on adjoining development.

Balcony configurations have also been amended to comply with the relevant Development Scheme requirements, providing functional private open space with adequate dimensions and access to natural light and ventilation. The amended plans are considered to satisfactorily address Council's concerns and provide a well resolved built form outcome for the site.

Summary

We have now provided a full response to the Information Request. The amended plans and supporting material appropriately address all matters raised during the information request process. The

proposal has been refined where necessary and demonstrates compliance with the relevant assessment benchmarks, while representing an appropriate and well resolved development outcome for the site.

Accordingly, we respectfully request that EDQ proceed with the assessment of the application based on the submitted material.

Should you wish to discuss anything in this letter, please do not hesitate to contact the author on 0439810832.

A handwritten signature in black ink, appearing to read 'David Zanker', with a stylized flourish at the end.

Yours faithfully,

David Zanker | Director BURP RPIA
Blume - Planning and Development