Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

12 October 2026

Bac Nguyen, Na Nguyen
C/- Dts Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

ATTENTION: Melissa Lowe
Application Reference: A007107928
Address of Site: 39 YORK ST COORPAROO QLD 4151

Dear Melissa,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has identified that further information is required to fully assess the proposal.

Streetscape Presentation
The proposed carports do not align with the prevailing streetscape setback pattern and do not comply with PO5 and PO14 of the Dual occupancy code. The reduced front setbacks result in an overly dominant built form presentation to the street and limit opportunities for landscaping.

a) Submit amended plans demonstrating an increased front setback for both Unit 1 and Unit 2 car accommodation.

Crossovers
The proposed plans include two individual crossovers that result in excessive frontage impacts and conflict with existing street trees.

Street trees are protected by NALL and should be retained to comply with AO2.1 of the Neighbourhood plan and AO1 & AO2.1 of the Streetscape hierarchy overlay code. Minimum driveway widths would allow one of the two street trees to be retained, with sufficient room for required replacement trees as required by PO2 of the Neighbourhood plan.

Council's Arboriculture team have provided 'in principle' support for the removal of street tree 2 on the basis that sufficient verge is made available to support replacement tree planting. Minimum 2m offsets must be achieved from driveway crossovers, and replacement planting area must be unencumbered by proposed bin collection locations.

Furthermore, the topography of the site and its interaction with the verge may result in suboptimal streetscape outcomes including creating trip hazards for pedestrians and cyclists. .

The RL levels of 13.35 AHD (west boundary) and RL 14.32 on the east boundary appear to be correct (refer to Page 34 of the arboriculture impact assessment report tree report showing a survey on the road reserve & Brisbane Map). However, To ensure streetscape design outcomes can meet the relevant sections of the Infrastructure design planning scheme and to demonstrate compliance with PO1, PO3 and PO15 of the TAPS code, amendments and further information are required which seek to provide safe and functional vehicle access that minimises impacts on streetscape, landscaping and pedestrian movements.

For a dual occupancy development, the design should also demonstrate consistency with the intent of the Dwelling house code and Dual occupancy provisions, which seek to minimise the visual dominance of vehicles access and retain opportunities for landscaping within the frontage. One crossover is required to meet the performance outcomes. However, it is noted that, the development doesn't have the appropriate clearance from the property boundary to allow for an access easement to facilitate the access to the doubled carports on Unit 1 and Unit 2 from a shared crossover.

Therefore:

b) Amend the proposed crossovers or provide a single shared crossover, to ensure a high-quality outcome for streetscape with driveway crossover and footpath levels integrated to achieve compliant longitudinal and crossfall gradients within verges fronting the development while at a minimum protecting street tree 1.

For a shared crossover:

a) Provide a swept path analysis for a medium-size car to enter/exit the carport (for each unit) endorsed by a RPEQ (signature and number).
b) Include the size of an access easement, which is envisaged required for the manoeuvring of vehicles inside the property, to facilitate the entry/exit of the vehicles.
c) RL levels on the verge and inside of the property, gradients on the verge are to be show on the plan. It is noted that the RL level difference on the unhabitable carport level is 750mm.
d) Any earthworks on the verge (3.40m width approx.) are to be tide up with the adjacent verge and existing features and show on the plans. RL levels, measurement and the full verge width are to be included.
e) Maintain a minimum 3.5m separation from street tree 1
f) Maintain a minimum 2m separation from street tree 2 or ensure a minimum 2m clearance to any proposed street tree.

For single crossovers:

a) The existing crossover fronting proposed unit 2 can be maintained and upgraded.
b) A new crossover for unit 1 with a maximum width of approx. 3.50m needs to be considered and demonstrated on plans. This is to preserve landscape area on the verge and moderate the visual impact of two adjacent crossover on one lot, this crossover can have 3.0m and closer to the front boundary reach up to 3.50m.
c) A RPEQ endorsement of both crossover is to be included.
d) Any earthworks on the verge (3.40m width approx.) are to be tide up with the adjacent verge and existing features and show on the plans. RL levels, measurement and the full verge width are to be included.
e) Maintain a minimum 3.5m separation from street tree 1.
f) Maintain a minimum 2m separation from street tree 2 or ensure a minimum 2m clearance to any proposed street tree.

Kerbside Presentation

The proposed plans do not adequately demonstrate sufficient kerbside presentation for each unit and does not comply with PO21 of the Dual occupancy code or PO8 of the Infrastructure design code.

a) Submit amended plans demonstrating adequate kerbside presentation for each unit, with a minimum of 1.8m frontage available for bin presentation.
b) Ensure the existing and proposed replacement street tree planting locations are unencumbered by proposed bin collection areas.

Landscaping
The proposed plans do not adequately provide buffer planting along the side boundaries and do not comply with AO3 of the Coorparoo Districts neighbourhood plan or PO7 of the Dual occupancy code.

a) Provide a revised site plan or landscape concept plan, prepared by a qualified landscape architect, that includes:

i) Subtropical shade trees in deep planting areas with min 4m dimensions to support healthy growth and forms, with trees capable of achieving a min 4-5m in height with a 4-5m diameter canopy within 5 years. Note: Trees must be planted a min 1.5m from site boundaries to allow adequate space to establish and maintain healthy and balanced root systems and canopies.

ii) Buffer planting containing a mix of medium and tall shrubs (ie, 2m to 4m in height) alongside boundaries in min 1.5m wide prepared garden beds to improve privacy and site amenity for on-site and adjoining residents. Note: Access for ongoing maintenance of planting alongside boundaries is also required to ensure compliance with conditions of approval.

iii) Details of proposed trees, shrubs and groundcover species appropriate to site constraints (including flooding, non-invasive root systems).

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 A007107928.

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

Yours sincerely,

Kaitlyn Sheppard
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Development Services
Brisbane City Council