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APPLICATION REF
A007053798

Please Quote Our Ref: 7446

13 October 2026

Brisbane City Council
Development Services
By email: DSPlanningSupport@brisbane.qld.gov.au

Attn: Ruka Kearns

Dear Ruka,

RE: Response to information request
Proposed Rooming Accommodation
10 Nalder Street, Annerley
Council reference: A007053798

We are writing in response to Council's information request for the above-mentioned development application, dated 30 July 2026, in accordance with section 13.2(a) of the Development Assessment Rules.

Please find attached the following supporting document:

Annexure A **Revised Architectural Plans**

Our response to the information request is as follows—

GATEWAY SURVEY & PLANNING

Now Part Of:
ESO SURVEYORS

Engineering Setout Pty Ltd
ABN 46 003 992 078

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TOWN PLANNERS
PROPERTY CONSULTANTS
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Item 1

Refuse

1) In accordance with PO9/AO9 of the Rooming accommodation code, PO8/AO8.1 & AO8.2 of the Infrastructure design code and PO18/AO18, PO19/AO19.1, AO19.2 & AO19.3 of the Transport, access, parking and servicing code provide amended plans demonstrating the following:

a) Prior to considering a performance outcome of kerbside collection, demonstrate onsite refuse servicing in accordance with requirements stated under the Refuse planning scheme policy and Transport, access, parking and servicing planning scheme policy.

Note a smaller design vehicle may be considered with relevant supporting information from an RPEQ.

b) Where onsite servicing in accordance with item a) is demonstrated as non-viable provide supporting information to justify the performance outcome of kerbside collection inclusive of:

i) Demonstrate the subject site has sufficient unobstructed frontage to provide a compliant kerbside presentation area for three (3) x 240L Mobile Garbage Bins (MGB) and two (2) x 360L MGBs. Each 240L MGB is to have a minimum area of 0.81m² (i.e. 0.9m x 0.9m) and each 360L MGB is to have a minimum area of 1.3m² (i.e. 1.14m x 1.14m).

Note – MGBs are not to be presented on driveway crossovers, kerb tapers, adjoining lots, and not located under the dripline of any existing or proposed street trees.

ii) Demonstrate a roofed and wholly screened refuse enclosure which has a minimum gross floor area of 3.5m² (internal dimensions of 3.5m x 1m) to house three (3) x 240L MGBs for general refuse and two (2) x 360L MGBs for recycling. Ensure dimensions are clearly demonstrated. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

iii) Demonstrate the intended access points, ensuring each bin can be accessed and removed individually and ensure the refuse storage area is positioned or contained as to not be visible from the street, public space or an adjacent sensitive dwelling use.

Note: The above refuse requirements are based on a maximum of 10 occupants.

Response—Item 1

a)
The development comprises five (5) accommodation rooms, accommodating a maximum of ten (10) occupants, on an allotment of approximately 397 m². Having reviewed the Refuse planning scheme policy and Transport, access, parking and servicing planning scheme policy, it is submitted that kerbside refuse collection represents an appropriate servicing arrangement for the proposed development.

Section 3 of the Refuse planning scheme policy establishes the requirements for onsite refuse vehicle access and manoeuvring, including a minimum 6.5 m carriageway and 6.5 m crossover. Providing dedicated refuse vehicle access, standing and manoeuvring areas within the subject allotment would impose substantial physical constraints on the development layout, particularly given the limited site area and existing residential-scale access arrangements.

Furthermore, Table 1 of the Transport, access, parking and servicing planning scheme policy identifies a van as the design vehicle for regular onsite servicing of rooming accommodation, distinguishing this from the refuse collection vehicle nominated for occasional access. Section 3.1(5) also provides for variations to standard design service vehicle requirements having regard to the unique characteristics of a purpose-built development.

The revised architectural plans (Annexure A, Sheet CP-2) demonstrate an alternative kerbside collection arrangement comprising:

A dedicated 5 m² refuse storage enclosure within the property;

Two designated kerbside bin presentation areas totalling 9 m², accommodating three (3) 240 L bins and two (2) 360 L bins; and

Bin presentation areas located along the Nalder Street frontage, separate from the existing driveway crossover.

The proposed arrangement allows refuse bins to be stored onsite and transferred to the designated kerbside collection areas for servicing, without requiring a refuse collection vehicle to enter the property.

The limited scale of the development, together with the proposed bin storage and collection arrangements, is considered to provide a practical and proportionate servicing solution that avoids unnecessary onsite heavy vehicle movements while maintaining residential amenity and pedestrian safety.

Accordingly, it is submitted that kerbside collection represents a reasonable performance-based alternative to onsite refuse vehicle servicing, consistent with the objectives of the relevant planning scheme policies.

b)
The revised architectural plans (Annexure A) demonstrate the proposed refuse storage and kerbside collection arrangements.

i) Kerbside bin presentation

The revised site plan identifies two designated kerbside collection areas measuring 1.5 m × 2.0 m (3 m²) and 1.5 m × 4.0 m (6 m²), respectively.

The proposed bin arrangements are as follows:

3 m² collection area: Two (2) 240L bins requiring a combined width of 1.8 m (2 × 0.9 m) and depth of 0.9 m, accommodated within the available 2.0 m × 1.5 m area.

6 m² collection area: Two (2) 360L bins and one (1) 240L bin requiring a combined width of 3.18 m (1.14 m + 1.14 m + 0.9 m) and maximum depth of 1.14 m, accommodated within the available 4.0 m × 1.5 m area.

The total minimum bin presentation area required by Council is 5.03 m², comprising three (3) 240L bins at 0.81 m² each (2.43 m²) and two (2) 360L bins at 1.3 m² each (2.60 m²).

The proposed collection areas provide a combined area of 9 m², exceeding Council's minimum requirement by 3.97 m².

Accordingly, the proposed kerbside collection areas accommodate all five (5) bins within the nominated dimensions, satisfying Council's bin presentation area requirements.

ii) Refuse storage

The revised architectural plans (Sheets CP-2 and CP-3) identify a dedicated refuse storage enclosure measuring approximately 3.9 m × 1.3 m (5.07 m²), exceeding Council's minimum dimensional and area requirements of 3.5 m × 1.0 m (3.5 m²).

The enclosure is proposed to be roofed and screened from public view.
iii) Bin access

The refuse storage enclosure is located adjacent to the building, providing access for residents to remove and return bins individually for kerbside collection.

The designated collection areas are positioned along the Nalder Street frontage, separate from the existing driveway crossover.

Item 2

Landscaping

2) Overall Outcome 5(e) of the Low medium density residential zone code requires "quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living". Provide amended plans that include:

a) Hard and soft landscape areas;

b) Indicative location of existing trees;

c) Private open space areas, including area calculations.

Response—Item 2

The revised architectural plans (Annexure A, Sheet CP-2) have been amended to identify the proposed landscaping arrangements and private open space areas.

The revised site plan demonstrates the following:

a) Hard and soft landscaping: The proposed soft landscaping areas are identified along the side boundaries of the development, together with deep planting areas adjacent to the Nalder Street frontage. Hard landscaped areas are also distinguishable on the revised plans.

b) Existing trees: The indicative location of the existing tree within the rear portion of the site is identified on the revised site plan.

c) Private open space: A dedicated private open space area of 107.1 m² is provided at the rear of the site, representing approximately 27% of the total site area of 397 m².

The proposed landscaping and private open space provide opportunities for outdoor recreation, soften the built form and contribute to the residential amenity of the development.

Accordingly, the revised plans address Council's landscaping requirements and demonstrate consistency with Overall Outcome 5(e) of the Low-medium density residential zone code.

Item 3

Number of Occupants

3) Confirm the maximum number of occupants proposed for the rooming accommodation.
Note: This may impact on refuse requirements as per item 1.

Response—Item 3

The proposed rooming accommodation development comprises five (5) individual accommodation rooms, as demonstrated on the revised architectural plans (Annexure A, Sheets CP-3 and CP-4).

The maximum occupancy will be limited to ten (10) persons, based on a maximum of two (2) occupants per room. However, typical occupancy is anticipated to range between five (5) and ten (10) persons, with full occupancy of ten (10) persons expected to occur infrequently.

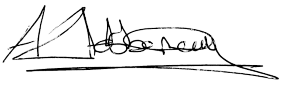
The revised proposal and additional information provided herein address Council's information request in its entirety.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends and assessment of the application may continue accordingly.

Please do not hesitate to contact the undersigned should you have any further queries.

Yours faithfully,

GATEWAY SURVEY & PLANNING



Adrian Webberley
Town Planner