



Dedicated to a better Brisbane

16 July 2026

Giosand Pty Ltd
C/- Tam Dang Planning Pty Ltd
PO Box 2453
FORTITUDE VALLEY QLD 4006

ATTENTION: Tam Dang
Application Reference: A007044015
Address of Site: 387 SAMFORD RD GAYTHORNE QLD 4051

Dear Tam

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Whilst additional height is considered to have merit given the site area, frontage width, proximity to transport infrastructure, this must ultimately be balanced by an appropriate built form. The built form and height should seek to transition sensitively by stepping down in height and scale, whilst managing the interface with residential amenity and privacy. Any impacts from overlooking, visual dominance and overshadowing must be minimised and adequate levels of natural light and breezes maintained through the integration of building articulation and heavily landscaped interface area. It is important to note that the development application will ultimately be subject to impact assessment. Any submissions will assist Council in assessing the community's expectations of building height and separation in this location. Notwithstanding this, the built form, and several key aspects require further detailed consideration and amendment. These items are addressed in the letter below.

Built form, setbacks and separation

- 1) As the site adjoins a lower intensity residential use, the proposal will need to demonstrate a development of high merit and quality which justifies its intensification. There is concern that the combined non-compliant height and reduced setbacks have not adequately mitigated amenity and privacy impacts on the adjoining residents to the north.
 - a. Provide a reduction in building height that is more aligned with the expected height in the zone and location and that responds to building separation requirements of the Multiple dwelling code.
 - b. Provide amended plans to ensure compliant setbacks are achieved as per AO21 of the Centre or mixed use code.
- 2) While the built form is seen to 'turn its back' to the fuel station, the proposed strategy to mitigate the impacts from the adjoining neighbour is not considered to be well managed. The proposed building form is also not seen to appropriately address the angled nature of

the frontage, causing irregularities in the floor plan. Further justification and amendments to all points below are required to the design to make this scheme supportable.

- a. Habitable spaces such as bedrooms have little to no opportunity for access to fresh air and proposed window placements between units (Bed 2 of Unit 1 and Bed 1 of Unit 11 for example) are not designed to allow for privacy and views out.
- b. Bathrooms are positioned in areas that don't allow for any access to fresh air which is typically encouraged to allow for ventilation to wet areas to prevent the growth of mould.
- c. Signs of overdevelopment at the cost of end-user comfort and liveability – for example:
 - i. long entry corridor to unit type 4 and 7.
 - ii. irregularly shaped rooms and spaces that do not lend themselves to be functional such as laundries in unit type 8 and bed 2 in unit type 6.
 - iii. snorkel windows to Bed 2 of Unit type 5, 6 and 10.
- d. Treatment of western façade to provide relief through patterning or fenestration so as to not present a solid bulk mass to the adjoining lot.
- e. Treatment of ground plane on Samford Road to provide more opportunities for activation through active uses sleeving the ground floor carpark. The overall bulk and expanse of solid, tall wall is not supportable and a breaking down of the bulk is required for further assessment.
- f. Additional drawings to be provided for further assessment
 - i. Streetscape elevations along Samford Road and Bere Street to justify the proposed height.
 - ii. 3D perspectives of built form.
 - iii. Proposed material palette.

Traffic impact assessment (TIA)

3) A traffic report is required to be submitted with the application. As the application is made under *City Plan 2014 v36.00/2026*, the 'key location' parking rate applies. The site is located in the Neighbourhood Centre zone within 400m walking distance of a pedestrian entry to Gaythorne railway station. Submit a RPEQ endorsed traffic report to demonstrate compliance with all aspects of TAPS Code, including but not limited to Access, Bicycle Parking, and Service vehicle manoeuvring, as detailed below.

- a. Access via a single 6.5m wide type B1 crossover to Bere Street is supported. However, the proposed crossover does not achieve:
 - i. minimum 20m separation from Samford Road specified in the Transport, access, parking and servicing planning scheme policy (TAPS PSP)
 - ii. minimum 1 car length (6m) queuing withing the site between the nearest car parking space and the property boundary
 - iii. sight splays to footpath users in accordance with TAPS PSP section 4.5.8 and figure C.

- b. The assessment report states bicycle parking will be provided in accordance with AS2890.3. Although bicycle parking is graphically shown on plans, numbers required for the proposed use and assessment against TAPS is required to be submitted.
- c. A minimum height clearance of 3.6m for the RCV and 4.5m for LRV (or MRV) is required in all areas service vehicles require access or manoeuvring. The provided plans suggest the minimum height clearance is at 3.1m only.

Refuse storage and collection

- 4) A review of the 'Ground Level Floor Plan' has identified that the development's refuse solution does not provide sufficient storage, capacity, and source separation for the yield of dwelling units, nor has the development provided separate residential and non-residential refuse storage areas. To address PO2/ AO2, PO63/ AO63.1 & AO63.2 of the Centre or mixed use code, PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans addressing the following:
 - a. Demonstrate the residential use has been provided either a dedicated refuse room (within a building) or refuse enclosure (roofed & wholly screened) which has a minimum area of 26.16m² (internal dimensions of 7.15m x 3.66m) to house ten (10) x 1,100L bulk bins (i.e., five (5) x 1,100L bulk bins for general refuse + five (5) x 1,100L bulk bins for commingle recycling) serviced twice per week.
 - b. Ensure the residential refuse solution is located within 5m of the rear of the Refuse Collection vehicle (RCV).
 - c. Demonstrate the non-residential use has been provided a dedicated refuse room (within a building) or refuse enclosure (roofed & wholly screened) which has a minimum area of 4.5m² (internal dimensions of 3m x 1.5m) to house two (2) x 1,100L bulk bins.
 - d. Clearly denote the area (m²) and internal dimensions of each refuse enclosure and label the refuse storage areas accordingly.
- 5) To address PO1/ AO1, PO19/ AO19.2 & AO19.3 of the Transport, access, parking and servicing code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, Submit a Traffic Impact Statement and address the following:
 - a. Provide an RPEQ certified swept path analysis for a 10.24m Rear Loading Refuse Collection Vehicle (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m.
 - b. Provide amended architectural plans demonstrating that the RCV standing/ loading area has been provided with a minimum vertical operational clearance of 3.6m above the Ground FFL and lowest projection above for the entire 6.5m wide aisle/carriageway for a length of 11.5m. Note – include sectional plans demonstrating the RCV loading and servicing envelope.

- c. Demonstrate on amended architectural plans that the development provides a 6.5m wide Type B2 crossover.
- 6) Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage. Refer to the [Waste Management technical notes](#) on Council's website.

Equitable Entry

- 7) Further information is required to demonstrate the provision of equitable pedestrian access into the building. Note that pedestrian entry through the driveway is not considered to be an equitable means of access.

Communal Open Space

- 8) While appreciating the location of the communal open space to potentially diminish the building bulk from the street, the location of the communal open space is not currently demonstrating a pleasant or functional space.
 - a. Provide amended plans to demonstrate a pleasant, functional rooftop space which has:
 - iv. increased protection from the arterial road through increased landscaped buffering or similar,
 - v. a suitable shade structure that will provide genuine shading for users of this space

Private Open Space

- 9) The provision of private open space is seen to meet the minimum requirements of 12 sqm as set out by AO31.1 Multiple dwelling code. However, a suitable screened area either separate or in addition to the proposed balcony space is required to locate services such as air-conditioning units and clothes drying areas as per AO31.2 Multiple dwelling code.
 - b. Provide amended plans to demonstrate compliance with AO31.2 Multiple dwelling code.

Landscape Concept Plan

- 10) A landscape plan is required to be submitted to provide sufficient details for assessment of the proposal.
 - c. Submit a landscape concept plan in accordance with Council's [guideline](#) for the preparation and level of detail required in the guideline.
 - d. As a minimum the landscape concept plan should include the following:
 - vi. concept design of landscape areas, including indicative planting plan and schedule including proposed plant sizes (a plant palette with a legend is not sufficient).
 - vii. existing and proposed surface levels and gradients to demonstrate equitable access from the street.
 - viii. existing street trees are required to be retained and protected.

Transport Air Quality Corridor Overlay

11) The site is located in Sub-Category B of the Transport air quality corridor overlay and assessment against PO3 of the code is required.

- a. Submit a transport air quality corridor report prepared in accordance with the [Transport air quality corridor planning scheme policy](#).

Basement Car Parks Vents/Exhausts

12) Advise whether the proposal includes a mechanical ventilation system in the basement car parks. In the event such systems are proposed the following is to be addressed:

- b. compliance with the setbacks as per AO3.3 of the *Centre or mixed use code* and AO20.1 of the Multiple dwelling code; and
- c. indicate on plans where the exhausts are located.

(If the separation distances cannot be achieved, an Air Quality Report as per PO3 and PO20 of the codes would be required).

Fuel Burning – Back Up Pumps and Generators

13) Provide additional details regarding any proposed on-site fuel burning activities, such as standby power generators, fuel pumps, or fire pumps that run on diesel or gas. If such equipment is planned, please outline the following information:

- d. the type, location, and cumulative fuel burning capacity measured in megawatts (MW) for all fuel burning equipment;
- e. the type of fuel used to operate the equipment, along with the quantity;
- f. information on the positioning of vents and controls aimed at preventing undesirable air and noise emissions towards sensitive uses;
- g. the annual number of hours the equipment is expected to be operational, including testing as per the manufacturer's recommendations; and
- h. for equipment powered by Diesel, an evaluation in accordance with *Australian Standard AS1940* and suggested actions to ensure any potential leaks or spills are adequately contained.

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 A007044015.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Bernard'.

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