



*Dedicated to a better Brisbane*

1 May 2026

Onefin Sherwood Pty Ltd  
C/- Town Planning Alliance  
PO Box 7657  
EAST BRISBANE QLD 4169

**ATTENTION:** Tom Kedda  
**Application Reference:** A006981495  
**Address of Site:** 23 THALLON ST SHERWOOD QLD 4075

Dear Tom,

**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.

**Amenity impacts and landscape design**

1. The proposed development exhibits building setbacks, bulk and landscaping that does not preserve residential amenity of the surrounding sensitive uses and is therefore considered to be excessive. The proposal includes ground floor outdoor play spaces extending to the site boundaries and does not incorporate a 2m wide landscape buffer along the sides. Additionally, the side boundary setbacks do not meet the minimum distance in relation to half the height of the building wall (approximately 8m in height). The development design outcomes are not in accordance with PO14, PO16 and PO19 of the Community facilities code and PO4 and PO6 of the Childcare centre code. Provide amended plans including an amended Landscape concept plan that demonstrates the following:
  - a. Incorporate landscape buffer that extends along the entire length of the side boundaries measures a minimum width of 2m and incorporates columnar screening trees and shrubs that achieve a minimum height of 5m at maturity, to soften visual impact of built form. The proposed safe zone and associated pedestrian entry along the southern boundary to be redesigned to achieve this outcome.
  - b. Amend the design of the proposed landscape buffer adjacent to the pedestrian access path through amending the path material to a permeable pavement and incorporating landscaping between the wheel stop and path to create improved growing conditions for the proposed plantings.
2. The proposed development includes an open undercroft car parking configuration which is not contained under the building and the proposed landscaping appears sub-optimal to support high quality outcomes capable of screening the onsite car parking. The proposed open undercroft car park configuration is also considered to dominate the frontage and diminish the amenity of the streetscape and therefore does not comply with PO19 of the Community facilities code.
  - a. Amend the design to locate carparking entirely under the building.
  - b. Increase the proposed frontage landscape buffer adjacent to proposed staff car parks 11 and 15 to a minimum width of 2m or utilise a permeable pavement material for the proposed car parks to support improved growing conditions for the proposed plantings.
  - c. Provide a pelmet or screening to the underside of the first floor slab to conceal services which will penetrate the slab and be visible from the street.

### **Subtropical building design**

3. The proposed building has not been designed or sited to take advantage of the northern aspect on site and includes a plan configuration which does not maximise opportunities for access to sunlight, natural ventilation, and cross breezes to comply with PO17 of the Community facilities code. Submit amended plans incorporating the following changes:
  - a. Re-configure the floor plan to orient habitable care rooms to take full advantage of the northern orientation and locate non habitable spaces and amenities to the south or west of the building plan.
  - b. Provide roof forms which take advantage of the northern aspect and support access to light, air and cross breezes through the integration of clerestory windows at a high level.

### **Deep planting**

4. The proposed deep planting areas are partly constrained in size, not open to the sky and include underground services. This inhibits the ability for the deep planting areas to support large subtropical shade trees which at maturity can soften the built form and respond to the site's design needs, including addressing amenity impacts to adjoining sensitive uses in accordance with PO4, PO5 and PO6 of the Childcare centre code. Provide amended Plans including an amended Landscape Concept Plan that demonstrates the following:
  - a. Removal of all surface and subsurface infrastructure including building overhang and services from within areas of deep planting
  - b. Amend the total site cover and associated built form to create areas of deep planting that achieve a minimum dimension of 4m in any direction.

### **Noise report**

5. The Noise impact assessment prepared by MWA Environmental has been reviewed and further information on the following matters is required to consider the proposed hours of operation:
  - a. The propagation sheet impact calculations should be given more detail to indicate what the reference to the number after the receiver number is. If the number refers to a storey advise about the incomplete/different number of storeys for each receiver.
  - b. Some of the distance separation data is not reflective of the plans in the propagation sheets.
  - c. The evening criteria is not included in Table 6.
  - d. Include correct zoning criteria for the surrounding zones in Table 2 to assess impacts
  - e. Include further information on how the ground floor deep planting area can be restricted from being used for outdoor play if this is the intention for this part of the site.
  - f. Include assessment of any raised outdoor play equipment, especially on ground floor.

### **Plans**

6. Provide updated elevation drawings which indicate the building without fences or landscaping obscuring the building elements, including RL levels (AHD) for all floors including the roof. Additionally, provide elevations and sections to show the built form 'internal' to the building.

Note: Currently significant portion of the facades are concealed by glazed acoustic screens, however it is noted that building parts behind this will be visible despite drawings not including the details.

### **Earthwork**

7. The submitted earthworks plan by STP Consultants doesn't show details of the proposed retaining walls. To meet the requirements of PO1 and PO2 of the filling and excavation code. Submit amended earthworks plan to show the following:

- a. Cross section of the retaining wall at the rear boundary (railway corridor) and on the side boundaries;
- b. Include the RL level (AHD) of the crown, base of the wall and the existing ground level;
- c. The walls are to have a minimum horizontal clearance with the property boundary and include the associated drainage of the walls.

### **Parking and Swept paths**

8. The proposed location of the existing PWD bay on the road reserve is not supported. To satisfy the requirements of the PO1, and PO14 of the Taps code, submit amended plans showing the following:
  - a. Relocated PWD parking bay that does not extend over the frontage of 27 Thallon Street.
  - b. A footpath connection should be provided along the frontage of the development, noting proposed pedestrian entry point on southern side.
  - c. Swept paths should be demonstrated for vehicles using the turnaround space proposed to ensure adequate clearance is maintained.
  
9. Whilst the proposed RCV swept path as shown is satisfactory, incorrect RCV dimensions have been used, and no loading standing / area has been demonstrated. Submit revised swept paths including confirmation if the loading is to occur from the aisle space, that the refuse collection will occur outside time of operation of the centre to avoid possibility of parking conflicts.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006981495.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely



Kayal Chandrasekar  
 Senior Urban Planner  
 Planning Services South  
 Phone: 34030086  
 Email: [Kayal.Chandrasekar@brisbane.qld.gov.au](mailto:Kayal.Chandrasekar@brisbane.qld.gov.au)  
 Development Services  
 Brisbane City Council