



Dedicated to a better Brisbane

12 June 2026

Elexa Developments Pty Ltd
C/- Bennett & Bennett Group
2/19 Finchley Street
MILTON QLD 4064

ATTENTION: Jack Reed
Application Reference: A007020603
Address of Site: 12 ORANA ST CARINA QLD 4152

Dear Jack

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.

Site frontage interface and private open space

- 1) The proposed two driveway crossovers detract from a design that minimises impact of the new driveways on the streetscape and keeps the number of access driveways to the minimum necessary to allow satisfactory traffic operation for the site. In accordance with PO1 and PO2 of the Road hierarchy code, PO1, PO3 and PO9 of the Transport, access, parking and servicing (TAPS) code, Section 4.1 of the TAPS Planning Scheme Policy (PSP) and PO1 of the Multiple dwelling code:
 - a) Provide amended architectural plans with the southern driveway access removed and an internal driveway access provided for all units from the northern crossover.
- 2) The proposed driveways also have an adverse impact on the character and streetscape, dominating the street frontage (36% of site frontage). This results in prioritisation of vehicle access over promoting pedestrian accesses and clearly identifiable front doors for each dwelling. This also has an impact on the streetscape quality, with a flow-on effect on the ground storey private open space provided, specifically for units 2 and 3. As units 1-3 are directly facing Orana Street, more useable private open spaces on the ground storey is required, which will create a human scale and present better to Orana Street.

In addition, the flaring of the driveway within the property boundary to accommodate access to the double garages of Units 2 and 3 results in a site frontage that is further dominated by hardstand.

The proposed two driveway crossover design is impacting the development's ability to provide suitably sized, usable and amenable private open space to all proposed units, as

well as its ability to positively contribute to the character of the street and maximise opportunities for casual surveillance. In accordance with PO1, PO9, PO12, PO28, PO31, PO33 and PO34 of the Multiple dwelling code:

- a) Submit revised drawings which show a revised development design incorporating:
 - i. A single vehicle access.
 - ii. Direct pedestrian entries from the street to all three of the proposed units fronting Orana Street.
 - iii. Private Open Spaces within the front boundary setback to all three of the proposed units fronting Orana Street.
 - iv. Deep planting areas to the site generally consistent with the original submission.

Privacy and overlooking and setbacks

- 3) The proposed plans do not provide sufficient information on building separation and the relationship of the proposal to the adjoining lots. This information is required to assess the minimum building separation requirements and how the proposed development minimises direct overlooking. In accordance with AO3/PO3 and AO17.2/PO17 of the Multiple dwelling code:
 - a) Provide a site context plan and dimensioned floor plans and elevations showing adjoining and adjacent buildings, including the location of private open space and windows, and demonstrate design responses to address building separation issues, including consideration of measures such as increased setbacks, offset balconies, placement of private open space, screening, and other suitable design treatments.
- 4) The proposed terraces for units 4-6 and Bed 3 in Unit 3 are within the setback zone and could impact on adjoining neighbours. In accordance with AO3/PO3 and AO7.1 & AO7.2/PO7 (setbacks) of Multiple dwelling code:
 - a) Provide amended plans to relocate terrace spaces and provide screening on the bedroom window to meet setback requirements so as to not impact the privacy of adjoining neighbours.
- 5) The proposed visitor car parking near the southern boundary does not meet the 1m side setback required. In accordance with AO3/PO3, PO34 and AO35.2/PO35 of the Multiple dwelling code:
 - a) Provide amended plans that increase the visitor car parking's side setback to the southern boundary.
 - b) Alternatively, provide buffering and acoustic attenuation measures to minimise impacts on the future residents within the subject site and adjoining lots.

Upslope stormwater drainage

- 6) The proposed upslope stormwater connection's pipe size is not sufficient. In accordance with PO11 of the Stormwater code:

- a) Upslope stormwater drainage connections are required to service the future development of both 11 and 15 Dickenson Street. The upslope stormwater drainage connections must be sized for the ultimate developed conditions of the upslope catchment, be a minimum of 225 mm diameter and secured by a minimum 0.9-metre-wide easement.

Refuse collection

- 7) The kerbside refuse bin presentation is constrained by two existing street trees and the bin enclosures for each individual unit have not been denoted as roofed and wholly screened. In addition, the air-conditioner units (AC) above the bin enclosures for units 4-6 must be relocated due to safety concerns. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide the following:
 - a) Demonstrate on amended plans a compliant kerbside refuse bin presentation area of 10.8m x 0.9m for twelve (12) x 240L Mobile Garbage Bins (MGBs). Ensure MGBs are not presented on driveway crossovers, kerb tapers, adjoining lots, are not under the dripline of any existing or proposed street tree, or within 1m of a power pole.
 - b) Clearly demonstrate each refuse enclosure is roofed and wholly screened with a minimum GFA of 1.5m² (internal dimensions of 1.5m x 1m). Ensure to denote 'Roofed and wholly screened refuse enclosure' and provide the dimensions.
 - c) Demonstrate on amended plans AC units are not located within any bin enclosure.
- 8) Council core services include general refuse, commingles 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 proposed plans to demonstrate sufficient storage for the required number of 240L green waste mobile garbage bins. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>.

Southern side boundary interface

- 9) The proposed development does not provide a continuous 1.5m landscape buffer along the side boundaries. The proposed internal driveway near the southern boundary is 1.3m higher than natural ground at its highest point along this boundary, with no buffering to protect the privacy and amenity of the adjoining residents. Screen planting is required around the driveway which is located directly against the southern boundary. In accordance with PO28 of the Multiple dwelling code:
 - a) Submit revised drawings that show a landscape buffer capable of supporting screening shrubs and ground covers along the southern side boundary where adjoining the driveway and visitor parking.
 - b) Provide additional sections and elevations which include some contextual detail of the adjoining dwellings.

Existing significant vegetation and large trees

10) A number of existing trees are considered significant due to their size and contribution to Brisbane's subtropical character. The submitted Landscape Concept Plan (LCP) identifies those same trees for removal. Retention of existing significant vegetation or identification of suitable compensatory planting is required. In accordance with PO27 of the Multiple dwelling code:

- a) Submit revised documentation which incorporates retention of existing significant vegetation/trees;
- b) Alternatively, provide an amended assessment against PO27 of the Multiple dwelling code and demonstrate compensatory planting on the LCP including proposed replacement tree species.

Containerised planters and Stormwater harvesting

11) The proposal has not identified how the development responds to the requirement to establish a stormwater harvesting strategy to meet the irrigation demands of the development, nor does it confirm that artificial growing environments have been designed in accordance with the Landscape Design Planning Scheme Policy (LDPSP) and can be easily accessed for maintenance. In accordance with PO12, PO13 and PO15 of the Landscape work code and LDPSP:

- a) Submit revised drawings which show:
 - i. A rainwater tank to store harvested stormwater to be used for irrigation of the proposed landscape areas. Refer to the LDPSP for guidance on required water storage requirements to meet the demands of the proposed landscaping.
 - ii. Details of proposed media depths to containerised planters. Refer to the LDPSP for guidance on appropriate media depths.
 - iii. Details of how all landscape areas will be accessed for maintenance purposes. Where containerised planters on structure are proposed, it is recommended that the at grade maintenance access is provided i.e. access is gained from adjoining internal areas or balconies.

Service connections

12) There is a discrepancy between the submitted architectural drawings and the Preliminary Service Plan showing the location of a water meter. The architectural drawings show the water meter near the proposed Southern driveway; however, the Preliminary Service Plan indicates a different location. Ensure that all drawings are consistent and service connections avoid interference with the root systems of existing street trees.

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 A007020603.

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 'Farnoosh', with a horizontal line underneath.

Farnoosh Shokoofan
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