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**City Planning and Economic Development Services
Development Services**

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4 August 2026

CSDG Nominees Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Mark Clayton
Application Reference: A007059364
Address of Site: 47 PRIMROSE ST SHERWOOD QLD 4075

Dear Mark

RE: Information request in accordance with the Development Assessment Rules

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

Refuse collection and traffic

1. A review of the 'Ground Floor' plan has identified that the proposal includes a 6.3m wide Type B1 driveway crossover, rather than the minimum 6.5m wide driveway crossover with Type B2 wing tapers required for the Refuse Collection Vehicle (RCV). Furthermore, the entire two-way aisle/carriageway trafficked by the RCV is less than 6.5m wide. It is noted that bin manoeuvring and loading of bulk bins has the potential to roll down the 1:8 driveway ramp at the rear of the RCV loading area.
 - a. To satisfactorily address PO19/AO19.2 and AO19.3 of the Transport, access, parking and servicing (TAPS) code and PO8/AO8.1 and AO8.2 of the Infrastructure design code:
 - i. Provide amended architectural and Engineering plans demonstrating the development has a minimum 6.5m wide driveway crossover with Type B2 wing tapers and two-way aisle/carriageway which is a minimum of 6.5m wide between the southern wall and northern structural column.
 - ii. Provide an amended 'Ground Floor' plan demonstrating that a speed hump has been installed between the 1:8 and 1:33 driveway grade transitions to prevent bulk bins from rolling down the car park ramp during servicing.
2. It is noted that the 'Ground Floor' plan demonstrates that a separate bulk bin has been provided on the outside of the locked 'Bin Room' to enable residents to dispose of glass and bulky recycling items which are not suitable for the chute system. However, the service provider is required to enter the 'Bin Room' and as-such the chute and bins under are required to be segregated and screened from the remainder of the 'Bin Room'.
 - a. To satisfactorily address PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans which:
 - i. Clearly demonstrate that the 'Bin Room' has been provided with a rectangular shape which has an area of 31.9m² (internal dimensions of 5.8m x 5.5m).

- ii. Demonstrate the chute and bins under have been segregated and screened from the remainder of the 'Bin Room'.
 - iii. Remove the indicative bulk bin on the outside of the 'Bin Room'.
3. The submitted BMC Traffic – 10.235m Rear-Load Refuse Vehicle: Entry & Exit manoeuvres do not demonstrate that safe and efficient servicing can be undertaken while a lawfully parked vehicle is parked within the delineated on-street parking space north of the driveway wing taper.

To satisfactorily address PO1/AO1, PO19/AO19.2 and AO19.3 of the Transport, access, parking and servicing code and PO8/AO8.1 and AO8.2 of the Infrastructure Design Code, demonstrate the following:

- a. Utilising amended architectural plans, submit revised RPEQ-certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD-3008-2) as specified within Table 3 of the Refuse planning scheme policy (RPSP) which demonstrates safe and efficient entry and exit manoeuvres can be undertaken whilst utilising a lock-to-locktime of 6.00s, curb-to-curb-turning radius of 9.757m and whilst a lawfully parked vehicle is parked within the delineated on-street parking space to the north of the proposed driveway crossover wing taper.
 - b. Ensure the swept path for all vehicles demonstrates a 6.5m wide driveway crossover with Type B2 wing tapers and delineated on-street parking spaces as denoted on the submitted Site Plan.
4. 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 <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>

Stormwater

5. An upslope stormwater connection needs to be provided for the existing Child Care Centre.
- a. Provide amended architectural and engineering plans demonstrating the upslope connection.

Landscaping, site cover, and open space

6. It is acknowledged the proposal includes performance outcomes for building height and site cover. While performance outcomes for these attributes of the development are supported in principle, further improvements to the landscaping outcomes are to be provided.

The development proposes areas of site frontage landscape planting that includes a deep planting area for a large subtropical tree in response to PO3, PO6, PO8 and PO28 Multiple dwelling code. The development provides less than 50% of the site frontage for landscape areas with a minimum dimension of 2m and features only one area to establish shade or rounded canopy tree for streetscape amenity and to moderate the building's built form.

In accordance with PO3, PO6, PO8 and PO28 Multiple dwelling code, PO4, PO12 and PO13 of the Landscape work code and the Landscape design planning scheme policy (LDPSP) submit revised plans that provide:

- a. A containerised planter adjoining Terrace 20 with a minimum width of 2m and soil volumes in accordance with the LDPSP to provide two small or one medium height shade or canopy tree/s. Include dimensions and soil volumes.

- i. Provide landscape planting between the Terrace 20 private open space and mailbox to provide privacy and amenity to future residents.
 - ii. Updated architectural and landscape concept plans showing enhanced and expanded landscaping outcomes throughout the development and compliance with PO3(f) and PO8 (d, e, f) of the Multiple dwelling code.
7. The development proposes two ground level communal spaces in the form of an internal library/boardroom and resident lounge and alfresco area in the south-western corner at the rear of the site in response to PO8 and PO30 Multiple dwelling code. The primary communal space in the south-western corner at the rear of the site is mostly below the building and provides limited access to open sky. Furthermore, the communal spaces appear to offer no active recreation opportunities for future residents. Amendments are required to provide communal open space/s to ensure a minimum 50% of the area is open to sky and offer both passive and active recreation opportunities for future residents. Consider relocating the primary communal open space to the rear of Level 5 to provide indoor and open to the sky spaces which overlook Sherwood Park.

In accordance with PO3, PO8 and PO30 Multiple dwelling code, PO4, PO12 and PO13 of the Landscape work code and the LDPSP, submit revised plans to provide communal open space/s that

- a. Are a minimum 50% open to the sky and offer residents with passive and active recreation opportunities.
 - b. Create a pleasant outlook for residents and maximise opportunities for shared views.
 - c. Provide a minimum 25% of the total area as landscaping including opportunities for shade trees (if required, containerised planters provide dimensions and soil volumes in accordance with the LDPSP).
 - d. Allow opportunities for a range of uses and flexible uses by illustrating and identifying the recreational facilities to be provided.
8. The proposed containerised planting and landscape planting is supported in principle; however, further details are required to demonstrate that landscaping will be viable and sustainable over the long term. Specifically, no details have been submitted regarding the opportunities for stormwater capture and storage for landscape irrigation and sustainability in response to PO4, PO12, PO13 and PO15 of the Landscape work code and LDPSP. Furthermore, no information has been submitted regarding the proposed irrigation rates in response to the Landscape work code and LDPSP.
 - a. In accordance with PO4, PO12, PO13 and PO15 of the Landscape work code and the LDPSP, submit additional plans and information to illustrate:
 - i. The proposed irrigation application rates (litres per m² per week or day) for the onsite landscape areas within the development prepared by a suitably qualified person accredited as a certified irrigation designer by the Irrigation Association of Australia, holding a Diploma of irrigation, or with equivalent experience.
 - ii. The stormwater harvesting capacity and water tank storage requirements in response to effectively irrigate the onsite landscape areas and calculated using the methodology within Section 6.3 – Table 5 of the LDPSP.
 - iii. The proposed size, capacity and location of the water storage devices to service the irrigation requirements of this development.

Noise and Air Quality

9. The proposed glass balconies require clarification as to their compliance with AO1/PO1 of the Transport noise corridor overlay code.
 - a. Advise the thickness of the glass and whether the construction is completely solid to achieve a level of adequate outdoor amenity.
10. Air emissions for the proposed basement car parks and their location to on-site and adjacent sensitive uses, have the potential to impact on the air quality amenity of such sensitive land uses/zoning.
 - a. Demonstrate that an adequate level of air quality as per AO20 of the Multiple Dwelling Code can be provided at the on-site sensitive uses and adjoining sensitive zonings.

Where compliance cannot be achieved, submit an Air Quality Report in accordance with PO20 of the Code. Further guidance can be found in the Air quality planning scheme policy.

Acid Sulphate Soils

11. The filling and excavation levels proposed triggers assessment for the Potential and actual acid sulfate soils overlay code.
 - a. Provide code assessment for the relevant code.

Drawings and documents

12. The proposed plans currently submitted do not indicate the RLs to AHD of the overall building height, only noting that the Level 5 RL is 36.00.
 - a. For the amended proposal, submit updated elevations and sections which include notation of the overall height of the building in RLs to AHD.
13. For the amended proposal, provide an updated site cover calculation and response to PO8 of the Multiple dwelling code.

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 A007059364.

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 'Chani Asha'.

Chani Asha
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Development Services
Brisbane City Council