Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

16 March 2026

Teneriffe Building Co.
C/- Park Lane Planning
PO Box 819
NEW FARM QLD 4005

ATTENTION: Alex Tonkin

Application Reference: A006939729
Address of Site: 298 HARCOURT ST TENERIFFE QLD 4005

Dear Alex

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.

The proposed development significantly exceeds the intended height, bulk and scale for the Low–medium density residential zone and the New Farm and Teneriffe Hill neighbourhood plan area. Key concerns relate to the excessive site cover, lack of deep planting and landscaping, insufficient front and secondary frontage setbacks, and the impact of this bulk in context to the building height proposed. This results in amenity impacts such as overshadowing, overlooking, inadequate deep planting and poor streetscape interface. Design changes are required, including reducing height, increasing setbacks, improving deep planting and landscape provision, and providing adequate building separation.

Further concerns arise from the non-compliances with the planning scheme requirements relating to the waste storage and servicing arrangements. The vehicle access, waste storage, Refuse Collection Vehicle (RCV) manoeuvring and car parking layout all need redesign and must be supported by RPEQ endorsed reporting and plans. In addition, stormwater management and earthworks have not been adequately addressed.

Revised plans and supporting technical reports are required to demonstrate compliance with the planning scheme.

Building height, bulk and scale

1) The combination of building height, well in exceedance of the acceptable outcome of two (2) storeys and 9.5m, excessive site cover, reduced boundary setbacks, and lack of deep planting and landscaping culminates in a built form and building footprint that results in overbearing development, amenity impacts, and is not consistent with the intent of the residential zoning, the neighbourhood plan, and the local development context.

   The proposed building footprint does not allow for adequate deep planting and landscaping, and there are also concerns regarding building separation and amenity impacts on privacy due to overlooking.

To demonstrate compliance with the overall outcomes of the Low-medium density residential zone code and the New Farm and Teneriffe Hill neighbourhood plan code, and the performance and overall outcomes of the Multiple dwelling code, the following is to be undertaken:

a) Reduce the building height to be consistent with other development in the immediate vicinity and to achieve compliance with the Low-medium density residential zone code Overall outcomes OO7(a, b, c, d), the New Farm and Teneriffe Hill neighbourhood plan code Overall outcomes OO3(m) and Performance outcomes PO1, and Multiple dwelling code Overall outcomes 2(d, e, h) and Performance outcomes PO3, PO4.

   i. The basement level exceeds one (1) metre above natural ground level, resulting in five (5) storeys. In addition to reducing the building height from the proposed four (4) storeys, the basement level is to be redesigned to achieve a true basement level that does not constitute a storey.

   ii. Any performance outcome sought for building height is to be accompanied by amended shadow diagrams and a detailed streetscape analysis of building heights in the locality.

b) The proposed secondary street frontage setback to Small Street, at ground level, is not sufficient to accommodate deep planting and landscaping as well as provide adequate separation and reduce building bulk to neighbouring dwellings. Reduced setbacks to the upper levels result in insufficient building separation and amenity impacts on privacy due to the high potential for overlooking. To demonstrate compliance with overall outcomes and PO3 and PO6 of the Multiple dwelling code, and the overall outcomes of the Low-medium density residential zone code and New Farm and Teneriffe Hill neighbourhood plan code, submit amended plans with the following:

   i. An increased secondary street frontage setback at ground level that facilitates deep planting and landscaping. The setback of the basement level is also to be significantly increased to facilitate suitably dimensioned and sustainable deep planting.

   ii. The setbacks to the upper levels are to be increased to improve building separation and reduce the potential for overlooking and impacts to adjoining residents, as well as accommodate future tree canopy.

c) Whilst it is acknowledged that the frontage to Harcourt Street is terraced to address the site slope, the proposed front setback at approximately 1.8m is insufficient to provide a setback consistent with the setback pattern in the street and provide landscaping to reduce building bulk and provide a high quality subtropical streetscape contrary to PO3/AO3, PO6/AO6 and PO34/AO34.1 of the Multiple dwelling code.

   i. Provide amended plans increasing the proposed front setback and landscaping along the Harcourt Street frontage.

d) Insufficient information has been provided within the proposal plans to accurately assess the proposed building separation to adjoining buildings, in accordance with OO2(d, e, l, q), PO3/AO3 and PO14/AO14.1 of the Multiple dwelling code.

   i. Provide amended plans clearly demonstrating the proposed building separation to neighbouring buildings, ensuring the separation does not unduly impact on the adjacent site's privacy or ability to access daylight, sunlight or breezes.

e) The proposed site cover, measured at 64%, results in a ground plane that does not facilitate sufficient deep planting, landscaping, setbacks or separation to reduce building bulk and maintain amenity and privacy for adjoining residents. To demonstrate

compliance with PO3 and PO8 of the Multiple dwelling code, and the overall outcomes of the Low-medium density residential zone code and New Farm and Teneriffe Hill neighbourhood plan code, submit amended plans with the following:

i. A reduced building footprint so that deep planting, landscaping and landscape buffering can be facilitated to improve amenity for occupants and adjoining residents.

ii. An increase to the setbacks and modulation of the building will assist in achieving a reduction in site cover and an improved site outcome.

iii. Provide a plan showing how site cover has been calculated.

f) The development far exceeds the anticipated GFA for development as outlined in PO4/AO4 of the New Farm and Teneriffe Hill neighbourhood plan code. The development in its current form is not consistent with the bulk and scale of nearby detached dwellings in the street.

i. Reduce the overall footprint and height of the development to achieve a built form which is more consistent with the bulk and scale of the built form of other nearby detached dwelling houses.

Deep Planting

2) The proposal does not demonstrate any opportunities for the provision of large subtropical shade trees which can achieve a scale and height that is complementary to the building form and respond to the site location and design needs in accordance with PO28 and PO29 of the Multiple dwelling code. The proposed areas of deep soil are constrained in size and the proposed setbacks and site cover do not allow for appropriate dimensions to support trees on site. The lack of deep planting does not support a development that is compatible with the existing detached housing and the scale and character of the street, creates potential undue adverse amenity impact to adjoining sensitive uses and does not achieve adequate separation to avoid affecting the potential development of adjoining sites in accordance with PO1 and PO4 of the New Farm and Teneriffe Hill Neighbourhood Plan.

a) Provide amended plans including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that demonstrates the following:

i. The provision of deep planting that achieves a total site area of 10%;

ii. The deep planting is to measure a minimum dimension of 4m in any direction and free of surface and subsurface infrastructure;

iii. All deep planting areas are to be capable of supporting large subtropical shade trees that can achieve a minimum height and canopy diameter of 5m within 5 years of planting;

iv. Locate deep planting areas to address the design needs of the site including to the site frontages and adjoining vegetation.

Side Boundary Landscaping

3) The proposal has not demonstrated how it will incorporate landscaping that effectively softens and screens the proposed built form or present an integrated landscape character that maintains and enhances the amenity of adjoining properties through contributing to privacy and addressing building bulk in accordance with PO28 and PO29 of the Multiple

dwelling code and PO1 and PO4 of the New Farm and Teneriffe Hill Neighbourhood Plan. While landscaping is shown on the provided plans the width is insufficient to ensure these areas of landscaping support the provision of vegetation that achieves a form that addresses the design needs of the site.

a) Provide amended plans including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that demonstrates the following:

   i. A minimum 1.5m wide landscape strip to both side boundaries.

   ii. The provision of columnar screening trees and shrubs along the side boundaries that achieve a minimum height of 5m at maturity;

   iii. Where planters are proposed on the structure include appropriate soil depth and plantings that effectively soften and screen the proposed built from adjoining properties;

   iv. Include sections and elevations along the side boundaries that highlight how landscaping will effectively screen and soften the development in relation to adjoining properties.

Advisory Note: Brisbane Green Factor Scorecard: A Brisbane Green Factor scorecard may be used to demonstrate the quality and quantity of proposed landscaping plans on the site. Use of the tool is encouraged, particularly where landscaping is argued as a key element to justify high-quality design outcomes. The Brisbane Green Factor can be accessed on Council's website at: https://brisbanegreenfactor.brisbane.qld.gov.au/.

Container planting/vertical greenery

4) It is acknowledged that containerised planting including planter boxes and green facades have been indicated on the drawings, to establish appropriate subtropical planting for amenity and shading; However, further details are required to demonstrate that these structures and the proposed planting will be viable long term (refer to the Landscape works code PO4/AO4.1, PO15/AO15.1 - AO15.2 and the Landscape design planning scheme policy).

   a) Provide a revised Landscape Design Report and additional supporting information, to confirm the long-term sustainability of proposed container planting, including:

      i. indicate all containerised planting areas on the Landscape concept plan.

      ii. Provide conceptual construction details including growing media, container size (internal widths and depths) and integration with building/structural design, as outlined in Table 1 of the Landscape design PSP.

      iii. Provide a soil depth plan to demonstrate that the development will provide for the minimum soil depths specified for all proposed containerised planting areas as per Landscape works code and the Landscape design PSP.

      iv. Provide a conceptual planting design completed by a specialist designer that demonstrates planting appropriate to container type, size, and location, taking into account orientation/ shading and ongoing maintenance (refer to Sections 4, 5, 6 & 10 Landscape design PSP).

Irrigation strategy

5) The proposal does not clearly demonstrate that adequate onsite water storage can be provided to support the proposed landscape measures on the site, including container planting (eg location of rainwater storage tanks). Amend the proposal and provide an Irrigation Strategy that outlines the requirements for the proposed stormwater harvesting and sufficient water storage methods, with reference to the Landscape works code (PO12, PO13 and PO15) and the Landscape design planning scheme policy.

   a) Submit additional plans and information to illustrate the following:

      i. The proposed irrigation application rates for the onsite landscape areas within the development which is calculated using the methodology within Section 6.1 – Table 3 of the Landscape design planning scheme policy.

      ii. The stormwater harvesting capacity and water tank storage requirements to effectively irrigate the onsite landscape areas which is calculated using the methodology within Section 6.3 – Table 5 of the Landscape design planning scheme policy.

      iii. The proposed size, capacity and location of the water storage devices to service the irrigation requirements of this development.

Street tree

6) The proposed plans have not provided sufficient details to determine if the driveway crossover will impact the existing street tree. Street trees support a high-quality subtropical streetscape with a strong pedestrian amenity focus and are to be retained and protected in accordance with PO2 of the Streetscape hierarchy overlay code.

   a) Provide amended plans that indicate the location of existing street trees ensuring that they are retained and maintain a 2m clearance from the driveway crossovers.

Refuse collection

7) The development in its current form proposes on□street collection of bulk bins by a private contractor. As the development is residential in nature, refuse collection must be undertaken by Brisbane City Council as the service authority. On□street servicing of bulk bins by a private contractor is not supported. Accordingly, in accordance with PO32/AO32 of the Multiple dwelling code, PO8/AO8.1 and AO8.2 of the Infrastructure design code, and PO1/AO1, PO18/AO18 and PO19/AO19.1–AO19.3 of the Transport, access, parking and servicing code, provide amended plans and supporting documents which address the following:

   a) Where proposing to utilise bulk bins as part of the refuse solution, provide amended plans which address Section 2, 3, 4 and 4.2 of the Refuse planning scheme policy, specifically onsite servicing of refuse must be achieved. Note the dimensions of the refuse storage area must be provided and where chutes are demonstrated, additional area is required to ensure a bin remains under the chute discharge at all times.

   b) Alternatively, demonstrate a refuse solution which demonstrates kerbside collection in accordance with Section 2, 3, 4 and 4.1 of the Refuse planning scheme policy.

Advisory Note: 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 bins. Refer to https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents…

Access

8) The proposed access arrangement to Harcourt Street does not comply with the required driveway width. As per AO3/PO3 of the TAPS code and the TAPS PSP, a minimum 6.5 metre wide driveway crossover is required, as on-site servicing is also required. It is also noted the front portion of the basement has a reduced aisle width of 6.2m which does not comply with the TAPS PSP and Refuse PSP. The proposed 5m wide driveway crossover and 6.2m wide internal aisle is currently not supported.

   a) Provide an RPEQ endorsed Traffic Impact Assessment including engineering plans, demonstrating a minimum 6.5 metre wide Type B2 driveway crossover in accordance with BSD-2021, to the Harcourt Street frontage and a minimum 6.5 metre wide internal aisle.

   b) Provide RPEQ endorsed swept paths demonstrating that a B99 vehicle and a BCC RCV can safely enter, manoeuvre on-site and exit the site.

      i. Demonstrate how a B99 vehicle entering and exiting the site simultaneously will manoeuvre as to not conflict with each other and not impact the external road network.

      ii. Demonstrate how residents of Unit 5 will safely enter and exit the parking space in the allocated bay as shown within the assessment report, taking into consideration the proposed visitor parking space.

      iii. The plans provided indicate that the visitor parking spaces are located behind a locked and screened gate. Provide amended plans and further information demonstrating that visitor spaces are clearly visible and accessible to bona fide visitors.

      iv. Demonstrate how a BCC RCV will access the site, service the bins and exit the site, taking into consideration other vehicles manoeuvring through the site.

   c) Provide RPEQ justification and supporting plans and swept paths for any performance outcome sought.

Earthworks

9) The application material submitted has not included a concept earthworks plans. As a result, assessment against the Filling and excavation code has not been undertaken. It is noted earthworks will be required to carry out the proposed plans, and as such concept plans are required to be submitted.

   a) Provide concept earthworks plans and an assessment against the Filling and excavation code based on the extent of works proposed.

   b) If any performance outcomes are sought against the filling and excavation code, RPEQ justification and endorsed concept plans will need to be submitted.

Stormwater

10) Stormwater management plans have not been provided to support the proposed development. It is noted that the proposed lawful point of discharge is the kerb and channel on Harcourt Street, however further assessment and detail is required for Council to support

this arrangement. The proposed site coverage is seen to exceed 60%, whereas the existing impervious area is presumed to be less than 60%.

a) Provide an RPEQ prepared and certified site based stormwater management report, demonstrating an investigation of the existing site conditions have been undertaken and a suitable stormwater management strategy for the proposed development is provided.

   i. Demonstrate the existing impervious area and proposed impervious area.

   ii. Demonstrate the maximum discharge to the kerb and channel does not exceed 30L/s.

   iii. Demonstrate the development will not adversely impact the safety of or cause any nuisance to neighbouring properties.

   iv. Provide calculations which demonstrate the existing and the post development discharge of flow and assess both the minor and major design storm events.

   v. Demonstrate compliance with Chapter 7 Stormwater Drainage of the Infrastructure Design Planning Scheme Policy.

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 A006939729.

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

Yours sincerely

Carly Manley
Senior Urban Planner
Planning Services North
Phone: (07) 3178 7004
Email: carly.manley@brisbane.qld.gov.au
Development Services
Brisbane City Council