



Dedicated to a better Brisbane

08 June 2026

Doyen Planning Pty Ltd
C/- Doyen Planning Pty Ltd
PO BOX 763
BULIMBA QLD 4171

ATTENTION: Rhys Trombetta

Application Reference: A007002118
Address of Site: 12 BOOLIGAL ST CARINA QLD 4152

Dear Rhys,

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.

Lodgement material

1. Further detailed plans are required to enable a thorough assessment of the proposal to enable a review of the relationship between habitable/non-habitable areas of each building and adjoining developments.
 - a) Provide overall site plans for levels 1 and 2 in a similar format to what has been prepared on submitted drawing DA-090.
 - b) Provide site context plans for Ground and Level 2 in a similar format to what has been prepared on submitted drawing DA-094.
 - c) Provide sections for each unit type that clearly show floor to ceiling heights.

Side boundary setbacks

2. It is noted that the 3 storey component of the development is no taller than 9.5m above ground level however the reduced side boundary setbacks to both sides of the third story facing Koolatah Street appears bulky to the street and is not consistent with the immediate streetscape.
 - a) Amend the proposed Townhouse type 3 layout to increase the setbacks to the 3rd storey.

Site cover

3. The proposed development indicates a site cover of 59.6% of the site, it is acknowledged that a performance outcome can be accepted the proposed site cover is far in excess of the acceptable 45%. PO8 of the Multiple dwelling code requires development to be consistent with the anticipated form, bulk and scale of residential development in the area and not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences. Specifically, the proposed site cover prevents the development from providing an appropriate proportion of buildings to open space and landscaping on the site to provide

appropriate areas for deep planting and landscape buffering to provide privacy and amenity for residents and neighbouring sites.

- a) Amend the Multiple dwelling to reduce its building footprint and provide an appropriate proportion between the buildings, open space and landscaping on the site providing additional deep planting.

Subtropical design

4. It is acknowledged that Unit type 3 may not be able to achieve floor to ceiling heights of 2.7m in order to retain the height below 9.5m above ground level, however unit types 1 and 2 should be provided with floor to ceiling heights of 2.7m minimum particularly as some of the habitable rooms are not provided with 2 openings.
 - a) Amend the proposed Multiple dwelling to provide minimum floor to ceiling heights of 2.7m to unit types 1 and 2.

Private open space

5. The proposed private open spaces for each unit fall short of the required 35m², the small areas provided are not considered appropriately sized to enhance the amenity and liveability for the residents nor is it considered to be functional for the possible number of residents in each dwelling noting that the units are 3 and 4 bedrooms.
 - a) Amend the proposed Multiple dwelling to increase the amount of private open space provided for each of the units.

Fencing

6. Acoustic fencing is to be provided where the driveways are located on the boundary and the 1.8m batten screening adjacent to building 2 and building 3 does not provide privacy to the residents of these units or the adjoining residents.
 - a) Amend the proposed fencing to provide an acoustic fence the length of the driveways and a minimum 1.8m high screen fence along the side boundaries where built to boundary walls or acoustic fencing is not required.

Refuse

7. It is noted that the development seeks to adopt twice-weekly servicing, this outcome is not supported, further information is required to address assessment benchmarks related to refuse. In accordance with PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans which demonstrates the following:
 - a) The current location of the refuse storage areas located on both street frontages is not acceptable as the storage area is not integrated into the development and does dominate the site frontage, where the refuse storage is located within the development further areas of landscaping and deep planting can be provided.

Relocate the bin store away from the street frontages and incorporated into the development.
 - b) Demonstrate both 'BIN STORE' being housed either within a dedicated room or roofed and screened enclosure. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable. Additionally, clearly demonstrate the access location of both areas. For the BIN STORE

on SITE PLAN – PART A, a minimum internal height of 2.1m is to be achieved and demonstrated.

- c) Amend the 'BIN STORE' on SITE PLAN - PART B (BUILDING 3 and BUILDING 4) to demonstrate the bin store being a size of 5.0m x 0.9m.
- d) Demonstrate side access to the patio area of the southern unit of BUILDING 4 to allow transfer of mobile garbage bins directly via the internal aisle/driveway and not via any part of the dwelling.
- e) Amend plans to remove reference to the indicative bins within the 'BIN STORE' of PART A and PART B.
- f) 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 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/waste-management-technical-notes.pdf.coredownload.pdf>.

Deep planting

8. While some planting areas have been provided at each frontage, the proposal does not provide sufficient compliant deep planting to balance the scale of the built form. Nominated areas do not meet the minimum 4m dimension, nor can they accommodate large subtropical shade trees as required by PO3, PO7, PO8, PO28 and PO29 of the Multiple Dwelling Code.

Deep planting areas must have a minimum 4m horizontal dimension, be free of all structures, services, and communal open space, and support large-canopy trees planted in natural ground with adequate space for long-term growth.

- a) Provide amended plans demonstrating allocation of a minimum 10% of the site to true deep planting, each area having a minimum 4m dimension and free of structures, services, and communal open space.

Landscaping

9. The proposed planting areas along the side boundaries are insufficient to accommodate effective screening vegetation. As a result, the development does not comply with PO28/AO28 of the Multiple Dwelling Code.

To ensure adequate privacy between residences, reduce perceived building bulk, and contribute positively to amenity and microclimate, all boundary planting zones—including those adjacent to the driveway—must provide a minimum width of 1.5m along entire side boundaries.

- a) Amend the proposal to demonstrate minimum 1.5m wide landscape areas along entire side boundaries.

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 A007002118.

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

Yours sincerely



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Development Services
Brisbane City Council