



9th September 2026

Urbicus Ref: URB25-193
Primary Contact: Henry Watson

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Applicant response to an information request under Section 13 of the Development Assessment Rules

Council reference: A007016856
Property details: 75 St Pauls Terrace, Spring Hill QLD 4000

In accordance with section 13.2 of the Development Assessment Rules, I wish to advise that I am providing:

- ☒ **all** of the information requested
☐ **part** of the information requested

In giving this part-response I also advise that:

- ☒ I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

In support of our response the following documents are provided:

1. Revised Architectural Plans prepared by Neylan Architecture
2. Easement Documentation.

We address the specific items raised in Councils “Information Request” as follows:

Item	Access and Easement
1	The submitted material including the proposed plans show that the site is reliant on an easement over the adjoining property at 69A St Pauls Tce, Spring Hill, Lot 4 on RP9866, for access. However, no easement documentation has been provided, and the lot has not been included in the application. a) Submit an amended DA1 form including the adjoining property at 69A St Pauls Tce, Spring Hill, Lot 4 on RP9866 b) Provide owners consent for the additional property to be included as part of the application. c) Provide evidence of the easement rights for lawful access crossing the neighbouring site for vehicle access to St Pauls Terrace.

Response

Evidence of the easement providing lawful vehicle access across the adjoining property at 69A St Pauls Terrace, Spring Hill (Lot 4 on RP9866) to St Pauls Terrace is enclosed with this response.

It is important to appreciate that the existing vehicle access arrangement across the adjoining lot has been in place for a number of years. No building or operational works are proposed over the adjoining lot as part of this application. On this basis, the adjoining property is not required to be included as a party to the application.

We further note that the previous development application over the subject site did not include the adjoining properties, consistent with the approach adopted in the current application.

Item	Deep planting, and landscaping
2	The proposed above ground car parking encroaches into the rear setback and landscaping space, impacting the ability to establish appropriate landscape buffering where interfacing with the rear adjoining residential, character zoned dwelling house. There is a concern that there is insufficient balance between hard and soft elements in the development. In accordance with PO1 and PO2 Rooming of accommodation code. Further, the proposal does not include compliant Deep planting to allow for the establishment of subtropical shade trees to address physical and visual amenity issues including privacy, shade and cooling. The proposed rear boundary planting area does not achieve min 4m dimensions and contains stormwater infrastructure. a) Provide amended plans that include an increased rear setback with increased landscaped buffer planting to be more consistent with Table 7.2.19.5.3.D and PO7 / AO7.1 of the Multiple dwelling code. i) Redesign the layout to improve efficiency, including by reorienting the fire stairs, locating some facilities beneath the stairs, and reconfiguring the bike storage and laundry to achieve greater setbacks. ii) Provide wheel stops for proposed car parking and extend landscaping to edge of wheel stop. iii) Provide soil cells under car parking to support more substantial landscaping in the setback zone. iv) Reduce the overhang of the roof over to be ~900mm or less to allow for rain fall to support landscaping. b) Provide a Landscape concept plan prepared by a qualified Landscape Architect that includes: i) Deep planting areas, open to the sky, free of underground services, retaining walls, and building overhanging, within the site frontage and rear boundary to comply with PO29 of the Multiple dwelling code; ii) Deep planting areas with minimum 4m dimensions to support the establishment and long-term viability of shade canopy trees capable of achieving 5m in height with a 5m diameter canopy within 5 years to comply with AO29.3; iii) Attractive and functional private open space that is appropriately sized and located to enhance amenity and liveability for the proposed number of residents, in accordance with PO31; iv) iv) A Planting Palette with proposed shade canopy trees, buffer planting, and underplanting species.

Response

Amended plans are enclosed which increase deep planting across the site. In direct response to Council's request, the fire stairs have been redesigned, which has enabled deep planting to be increased substantially, particularly along the rear boundary interface. The laundry has been relocated and the bicycle parking reconfigured to support these gains, and the roof overhang has been reduced to increase the rear setback and to allow rainfall to reach the landscaped areas.

It is important to appreciate that the proposal does not increase the extent of impervious area on the site. To the contrary, the proposal reduces the existing impervious area in order to provide for additional landscaping.

We consider that the detailed Landscape Concept Plan, prepared by a suitably qualified Landscape Architect, is appropriately dealt with by way of a condition of any approval, and we request that this matter be conditioned accordingly.

Item	Streetscape interface
3	The proposed development includes a large bin store which exhibits a 0m front and side boundary alignment, this does not sit within the Traditional Building Character (TBC) front boundary setbacks, and is greater than 10% of the width of the frontage, the proposed location of this facility is not currently discreet, dominating the frontage, which negatively impacts on the streetscape. PO1 of the TBC design code and PO4 of the Rooming accommodation code. a) Consider options to amend the bin storage design to include greater TBC elements and trellis landscaping on the frontage to soften the appearance. b) Consider efficiencies to the design such as re-orienting the fire stairs, locating some facilities under the proposed fire stairs or bins located on hard stand to the NE currently un-occupied.

Response

The bin storage has been reduced in size on the amended plans. While the footprint has been minimised, it cannot be reduced further without lowering the number of bins required to service the development. To soften the physical impact of the store on the building frontage, trellis planting has been applied to the front and side of the structure, consistent with Council's suggestion at (a) and the intent of PO1 of the Traditional Building Character (Design) code and PO4 of the Rooming accommodation code.

Item	Traffic
4	The Traffic Engineering Assessment Report has proposed several performance outcomes of the TAPS code as part of the planned development. Additional information or amendments are required to demonstrate that the proposed performance outcomes have been met by the development. Provide an amended RPEQ certified Traffic Engineering Assessment that demonstrates the following in accordance with PO15, PO18 and PO19 of the Transport, access, parking and servicing code. a) Provide a dedication service bay for a minimum of a VAN, to demonstrate compliance with PO18 and PO19 of the TAPS Code. b) Demonstrate that the regular design service vehicle can enter and exit the site in forward gear, including the easement access.

Response

A service vehicle (van) space can be accommodated within the designated PWD parking space, satisfying the intent of PO18 and PO19 of the Transport, access, parking and servicing code.

The proposed Rooming Accommodation will be provided fully furnished. Accordingly, resident move-ins and move-outs will not require removalist vehicles, and the routine servicing demand generated by the site will be minimal.

Item	Stormwater Discharge
5	The submitted documentation implies that the existing lawful pointed discharge will be maintained for the development. No evidence of the existing lawful point of discharge or on- site stormwater management systems was supplied as part of the application. The existing pre-1946 dwelling, may not have a compliant stormwater drainage system. a) Provide a concept stormwater drainage plan in accordance with AO1 of the stormwater code that shows the lawful point of discharge. b) Provide an Erosion and Hazard Assessment Form that nominals the risk level of the proposed development in accordance with PO13 of the stormwater code and AO7.2 of the filling and excavation code.

Response

Stormwater will discharge to the street (St Pauls Terrace) where possible. An existing stormwater inlet is located at the rear of the property which is available to service the site. The proposed drainage arrangement is shown on the architectural plans enclosed.

A concept stormwater drainage plan confirming the lawful point of discharge can be provided and is considered appropriate to be dealt with by way of a condition of any approval.

Item	Noise Emissions
6	Provide additional information addressing the Rooming accommodation code at AO/PO8 for noise emissions and demonstrate that all communal recreation areas are managed to control noise emissions.

Response

The communal areas are generally located internally within the building. A single outdoor communal open space is provided towards the front of the site. As part of the ongoing operation of the Rooming Accommodation, limited hours of use will apply to the outdoor communal area in order to manage and control noise emissions, consistent with AO/PO8 of the Rooming accommodation code. These operational controls can be secured by way of a condition of any approval.

Item	SANs
7	The proposed development site does not have direct access to a gravity main sewer. Due to the size/type of the development the accessibility of a connection for the site is required to be confirmed in accordance with PO9/AO9.1 & AO9.2 of Council's Infrastructure design code. a) Obtain a Service Advice Notice from Urban Utilities to demonstrate that the proposed development will be provided with the necessary water, fire and sewer connections.

Response

A Service Advice Notice (SAN) from Urban Utilities will be obtained during the detailed design stage. We request that the provision of the SAN be dealt with by way of a condition of any approval.

Item	Fire engineering solution/ Traditional building character demolition
8	The letter from DMA engineers regarding the fire rated solution process and requirements is acknowledged. Note that any demolition which may result from the fire engineered solution would trigger the need to make a change application to be assessed against the TBC demolition code. a) If required, submit change application to facilitate demolition b) Provide a code assessment against the code c) Clearly identify extent of demo and substitution materials. d) We urge the applicant to explore alternative solutions to removal of cladding so far is reasonable. e) New cladding should include the same profile as the existing.

Response

No external demolition is proposed in connection with the fire-rated solution. The applicant acknowledges that, should the fire engineering solution ultimately require external demolition, this would trigger assessable demolition under the Traditional Building Character (Demolition) code and would be the subject of a separate change application at that time.

Item	Refuse
9	The proposed refuse solution size and dimensions performance outcome (PO) is based on the Rooming accommodation use accommodating a maximum of 16 occupants across the 16 rooms. Clarification is required that a maximum of 16 occupants is proposed.

Response

Confirmed. The development provides for a maximum of one (1) person per room across the 16 rooms, being a maximum of 16 occupants. The proposed refuse solution has been sized on this basis.

Item	
10	It is noted that two accessible rooms are proposed on the ground floor. The proposed Bin Store internal aisle is shown as 0.063m wide, which does not achieve the minimum 1.2m accessible aisle width requirement. Provide additional information demonstrating how the proposed performance outcome is achieved or alternatively amend the Bin Store layout to provide a minimum 1.2m wide internal aisle.

Response

The Bin Store has been amended on the enclosed plans. As noted at Item 3, the store has been reduced to the smallest footprint achievable while retaining the required number of bins, and trellis planting has been applied to the frontage. The amended layout has been designed to provide safe and functional access to the bin store for all residents, including from the two ground-floor accessible rooms.

In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with the Notification Part.

Should you have any queries please contact our office.

Yours sincerely

A handwritten signature in blue ink that reads "H Watson".

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