



Dedicated to a better Brisbane

23 June 2026

Ox Nf Pty Ltd
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PO Box 8103
WOOLLOONGABBA QLD 4102

ATTENTION: Nathaniel Hickey

Application Reference: A007025570
Address of Site: 33 OXLADE DR NEW FARM QLD 4005

Dear Nathaniel

RE: Further advice

Council has undertaken an initial review of the application and identified matters that is be addressed through amended plans and additional information. The following items are required to demonstrate that the proposal meets the relevant assessment benchmarks under City Plan 2014.

Setbacks

1. Although the development remains five storeys, the reduced wall setbacks on all elevations increase the building's perceived bulk and scale. This outcome is likely to result in increased adverse amenity impacts on adjoining properties, contrary to AO7.1 of the Multiple dwelling code.
 - a. Provide amended plans that maintains approved side boundary setbacks to walls and balcony across all levels.

Ground floor and streetscape activation

2. It is understood that units are maintained on ground floor and a 1.5m to 1.7m solid brick wall is proposed at the front boundary which is seen to be a regression in terms of activation and facilitation of casual surveillance in accordance with AO37.1/PO37 of the Multiple dwelling code.
 - a. Provide amended plans and elevations to reduce brick wall to maximum 1.2m height or minimum 50% hit and miss with the current proposed fence height.

Subtropical building design

3. The architectural report presents conflicting information regarding window treatments to habitable rooms. While it is understood that the approved scheme provided textured glass up to 1500AFFL to maintain visual privacy, elevations on the proposed scheme indicates clear glass up to 1500AFFL with semi reflective glass above.

- a. Clarify window treatment and provide a detail section through a typical window box to illustrate material treatment to the shading device
 - b. Clarify whether upper portion of window is operable to ensure natural ventilation is maintained to habitable rooms as per the approved scheme
4. It is understood that façade treatment to Level 4 has been updated to large expanses of clear fixed glazing. This is an unsupportable outcome and is considered an inappropriate response to Brisbane's subtropical character and climate as, coupled with insufficient shading elements to manage solar exposure, units on this level are at risk of heavily relying on mechanical ventilation to maintain comfort.
- a. Provide amended drawings to illustrate a more appropriate façade treatment to Units 04.01 and 04.02 to balance solid and transparent elements with consideration of solar exposure and controllable measures. Refer to Subtropical Building Design Planning Scheme Policy.

Stormwater

5. The proposed changes to the stormwater drainage system have not demonstrated compliance with the Stormwater code and Chapter 7 of the Infrastructure design planning scheme policy. The proposed use of kerb adapters as part of the discharge arrangement is not supported for a development of this scale and has not been demonstrated to provide a compliant stormwater outcome.
- a. Provide amended stormwater plans that reinstate the previously approved stormwater drainage arrangement.

Traffic

6. While Council can support the proposed changes to the internal car parking rates, the proposed changes to the internal manoeuvring and trafficable areas introduce several performance outcomes. Provide an RPEQ-certified traffic report demonstrating how the proposed changes comply with the TAPS code.
- a. Provide justification for the reduced ramp width at Level 00, Basement B1 and Basement B2. Demonstrate how cyclist and vehicle safety are to be managed.
 - b. Provide justification for the reduced aisle width and end treatment depth on Basement B1. Demonstrate that visitors can safely enter/exit the spaces at the base of the ramp and adjacent to the security screen door via swept path analysis
 - c. Confirm the proposed vertical clearance on Level 00 and Basement B1 and clearly demonstrate this on sectional plans. Ensure that where utilities or services are suspended from the ceiling adequate clearance is maintained and also shown on sectional plans.

Refuse storage & presentation

7. It is noted that the development proposes split days of servicing for general refuse and commingle recycling, this arrangement is 'Not Supported'. The developments 'Bin Presentation Area' is not sufficient in size to cater for 240L of general refuse & commingle recycling per unit, per week, with maximum of one service per week.

To address PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans addressing the following:

- a. Clearly demonstrate the 'Bin Presentation Area' has been provided with a minimum area of 17.25m² (internal dimensions of 11.5m wide x 1.5m deep) to house the required ten (10) x 1,100L bulk bins for collection.

OR

b. Alternatively, demonstrate the 'Bin Presentation Area' has been provided with a minimum area of 12.15m² (internal dimensions of 8.1m wide x 1.5m deep) to house seven (7) x 1,100L bulk bins (i.e., two (2) x 1,100L bulk bins for general refuse + five (5) x 1,100L bulk bins for commingle recycling).

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c. Clearly demonstrate the 'Refuse Room' has been provided a single refuse chute and diverter for general refuse and commingle recycling, with an overhead compactor minimum 3:1 compaction ratio for general refuse only.

d. Demonstrate the chute and bins under have been segregated/ corralled from the remainder of the 'Refuse Room' and demonstrate the storage location of bin tug or mechanical aid within the 'Refuse Room'.

e. Ensure to denote the GFA (m²) and internal dimensions of the 'Refuse Room' and 'Bin Presentation Area'.

RCV Operational Clearance & Servicing

8. It is noted that the Refuse Collection Vehicle (RCV) access and servicing provisions have been altered, with the structural supporting column removed from the driveway and RCV standing and loading area increased to 11.5m. However, a review of the 'Sections Ramp' has noted the RCV has been provided an operational clearance of 3.58m in lieu of the required 3.6m.

To address PO32/ AO32 of the Multiple dwelling code, PO8/ AO8.1 & AO8.2 of the Infrastructure design code and PO1/ AO1, PO19/ A019.2 & AO19.3 of the Transport, access, parking and servicing code, provide amended architectural plans addressing the following:

a. Provide an amended 'Sections Ramp' which clearly demonstrate the RCV has been provided a minimum operational clearance of 3.6m between the Ground Level FFL and lowest projection above for a length of 11.5m.

b. Utilising amended architectural plans submit a revised RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m. Ensure the swept path demonstrates the RCV has been provided a minimum 1m off-set from built form to enable the service provider sufficient space to manoeuvre between the RCV & built form during servicing.

Deep planting

9. The application letter indicates that the extent of deep planting has increased. However, a comparison between the approved and proposed plans indicates that the basement footprint has been extended and ground-level patio areas enlarged. These changes reduce the available area for genuine deep planting and do not support the claim of an overall increase.

a. Provide comparative plans illustrating genuine deep planting areas, clearly identifying differences between the approved and proposed deep planting areas.

Planting along front property boundary

10. Previous approval sought performance outcome for front boundary planting. This change application erodes that requirement further.

- a. Provide amended plans in accordance with the Multiple dwelling code AO28.1(c) that show a minimum of 50% of frontage length planted for a minimum width of 2m.

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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