



Dedicated to a better Brisbane

05 December 2025

Ilevel Everton Park Pty Ltd
C/- Consult Planning Pty Ltd
PO Box 807
NEW FARM QLD 4005

ATTENTION: Aaron Sweet

Application Reference: A006899636
Address of Site: 142 OLD NORTHERN RD EVERTON PARK QLD 4053

Dear Aaron,

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, and some amendments are required.

It is acknowledged that the proposal and submitted documentation have been the subject of a previous approval. However, technical standards of the *Brisbane city Plan 2014* (City Plan) have changed and updated documentation and amendments to plans will be required.

Traffic

- 1) The supporting Registered Professional Engineer of Queensland (RPEQ) report is outdated and inconsistent with the current City Plan and provision for service vehicle access. An updated RPEQ statement is required to address performance outcomes proposed against the City Plan for access, parking and servicing, endorsing them for Council consideration.
 - a) Service vehicle access and manoeuvring is to be demonstrated in accordance with Transport, access, parking and serving planning scheme policy (PSP) and the Refuse PSP.
 - i) Vertical clearances over service areas and access routes are a key consideration (no services or other intrusions can be accepted within the clearance zone).
 - b) Swept paths should include the effective kerb to kerb performance assessed for all vehicle types (presentation of steering angle value only is not accepted given the considerable variation between software packages application of this value, introducing the potential for error and inconsistencies with the intended design vehicle operations).

Refuse storage and collection

- 2) A 'Refuse Storage' enclosure has been shown on the proposed plan, but it is not of sufficient size, does not state that it is within a roofed and screened enclosure, does not provide the dimensions of the enclosure and adjoins the patio of Unit 5.

In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate the following on amended plans.

- a) A roofed and wholly screened refuse enclosure that has a minimum internal dimension of 5.5m (L) x 1.5m (D) x 2.1m (H) (8.25m²).

- b) Denote the dimensions of the refuse enclosure on the amended plans.
 - c) Provide greater separation between the refuse enclosure and Unit 5.
- 3) The 'Swept Path Assessment – RCV Entry and Exit', Drawing No. AT01-01 P3, Issue F1 is based on plans that are inconsistent with the architectural plans, does not demonstrate how the design vehicle enters and exits the development, does not utilise the correct vehicle or vehicle specifications and appears that it has not been updated since 2016. In addition, the crossover is not a Type B2, the internal driveway has gradients greater than 1:10 and is less than 6.5m wide (due to overhanging balconies). In accordance with PO32/AO32 of the Multiple dwelling code and PO1/AO1, PO18/AO18, PO19/AO19.2, AO19.3 of the TAPS code, provide the following information and demonstrate on amended plans.
- a) A revised RPEQ endorsed swept path analysis demonstrating a rear load Refuse Collection Vehicle (RCV) as per BSD 3008-2, can safely and efficiently service the development.
 - b) The RPEQ endorsed RCV swept path must also include ingress and egress to the site from Old Northern Road and the turnaround facility.
 - c) A 6s lock to lock time and 9.757m kerb to kerb turning radius must be utilised.
 - d) Demonstrate the internal driveway does not have a gradient greater than 1:10.
 - e) Demonstrate the internal driveway has a minimum width of 6.5m and a vertical clearance of 3.6m (the balconies must be in addition to the 6.5m driveway or be a minimum 3.6m from the ground).

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/waste-management-technical-notes.pdf.coredownload.pdf>

Earthworks

- 4) The submitted earthworks drawings have not clearly demonstrated the extent of proposed earthworks. It is noted the code compliance report prepared by Milanovic Consulting Engineers, has stated the retaining wall over 1m in height is an internal facing wall, however this wall is not shown clearly on plans, and it is unclear whether there are any impacts on adjoining properties. In accordance with the Filling and excavation code, if the total height to be retained is over 1m in height, the walls should be terraced at a 1V:1H ratio.

The submitted plans have shown a very thin line for the proposed retaining walls and is difficult to differentiate between the boundary lines and identify the wall heights. Spot levels of the retaining walls and cross section through the development site have also not been provided, particularly the section of retaining wall proposed to be over 1m.

- a) Provide amended RPEQ signed earthworks plans which clearly shows retaining wall locations and spot levels of retaining walls which demonstrate existing levels and proposed levels.
- b) If it is found there will be adverse impacts as a result of earthworks, demonstrate compliance against Acceptable outcome AO2.1 of the Filling and excavation code, or provide RPEQ justification against PO2 for the performance outcome sought.
- c) Provide cross sections which clearly detail the proposed earthworks.
 - i) Ensure a cross section is provided through the area where earthworks over 1m in height is proposed.
 - ii) Show existing levels of adjoining properties and the subject site and show the proposed earthworks levels, indicating accurate earthworks levels.

Deep Planting

- 5) The proposed Preliminary Stormwater Management Plan indicates that the north-west bio retention basin is not required to support the site-based stormwater requirements of the site. Noting the limited extent of landscaping proposed along the western boundary, there is opportunity to provide additional deep planting where the bio basin is currently proposed and a continuous landscape buffer along the boundary that includes columnar screening trees to address PO28 and PO29 of the Multiple dwelling code. This will assist in softening of the built form from adjoining properties and contribute to the subtropical amenity of the site.
- a) In accordance with PO28 and PO29 of the Multiple dwelling code provide an amended Landscape Concept Plan that includes:
 - i) Amend the design of the proposed north-west bio basin to additional deep planting that includes a large subtropical shade tree that at maturity can achieve a minimum height and canopy of 5m;
 - ii) A continuous landscape buffer that measures a minimum width of 1.5m along the western boundary that includes columnar screening trees and shrubs to a minimum height of 4m;
 - iii) Incorporate small trees and large shrubs that are suitable for the function of the proposed soakage trench in the south-west corner while contributing to screening and softening of the proposed built form.

Communal open space

- 6) The proposal, being of a smaller-scale, and providing sufficient private open space (POS), does not necessitate communal open space (COS), and the allocated COS would better serve as deep planting and landscaping. Any amended plans submitted for assessment should show COS areas as deep planting.

Plans

- 7) The submitted architectural plans require additional information. Provide updated plans that include the following details: -
- a) Pedestrian pathway from the front of the site to the entry point of each unit/ townhouse;
 - b) Internal access to the back yard/ POS of Unit 8 that does not rely on traversing through the bedroom;
 - c) A roof plan;
 - d) Amended plans are to incorporate any changes required to accommodate all clearances and manoeuvring areas for vehicles including, but not limited, to, a refuse collection vehicle.

Potential generators

- 2) The proposed development may include the use of Fuel Burning or Back-up/ Power Generator. Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds.
- a) Submit further information outlining whether a Power Generator is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the Industry 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 A006899636.

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

Yours sincerely,



Lisa Richardson
Senior Urban Planner
Planning Services North
Phone: 07 3178 8544
Email: lisa.richardson@brisbane.qld.gov.au
Development Services
Brisbane City Council