Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

03 November 2026

Vertical Dirt Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Brendan Ferris

Application Reference: A007124935
Address of Site: 17 FOX ST WYNNUM QLD 4178

Dear Brendan

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.

Car Parking

1) The proposed development results in a shortfall in the required on-site car parking provision. The submitted Traffic Engineering Report seeks to justify the reduced parking provision on the basis of the site being within a key location; however, the site does not meet the relevant key location criteria for application of a reduced parking rate. Accordingly, reliance on available on-street parking to accommodate the parking demand generated by the development is not in accordance with AO1 of the Transport, access, parking and servicing (TAPS) code.

   Further, the layout of the proposed office component, including reception, back-of-house, waiting and potential consulting rooms, indicates that this component may generate additional parking demand that has not been adequately accounted for.

   a) Provide amended plans demonstrating on-site car parking provision in accordance with the applicable rates of the TAPS planning scheme policy (PSP) for the multiple dwelling and proposed office use.

Waste management

2) The 'Bin Room' for each use has not been labelled on the proposed plans. In accordance with AO32/PO32 of the Multiple dwelling code, demonstrate on amended plans the residential and office bin rooms (i.e., label 'Residential Bin Room' and 'Office Bin Room').

   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.

Access

3) A review of mapping indicates that an existing power pole may conflict with the location of the proposed vehicle access.

    a) Provide amended plans confirming the location of the existing power pole and demonstrating sufficient clearance from the proposed vehicle access in accordance with BSD-2022, or alternatively, showing the proposed relocation of the power pole.

Building Height

4) It is noted the proposed building height is predominantly 4 storeys with a central portion of a 5th storey to accommodate the communal open space and two penthouses. In addition, the proposal is seeking a number of performance-based outcomes for front, side and rear setbacks. Further information on overshadowing is required to better understand the impacts of the proposal on adjoining development.

    a) Provide amended plans that include comprehensive shadow diagrams that show the overshadowing impacts on residential properties in the vicinity and demonstrate compliance with PO3 of the Multiple dwelling code.

    The shadow diagrams are to comprise:

    i. An outcome in accordance with the acceptable outcome for height and setbacks
    ii. The proposed development outcome
    iii. Shadow diagrams that incorporate the existing overshadowing impacts of existing and approved adjoining properties.

Building Separation

5) Development is to provide building placement and design that enables sufficient building separation and privacy to adjoining development. Habitable windows and private open space areas are to be located and appropriately screened to protect residential amenity within the site and to adjoining existing habitable rooms and outdoor spaces. Further supporting information is required to determine if there is sufficient building separation between the side facing terrace and the adjoining multiple dwelling units to the north to address AO14.1 and AO14.2/PO14 and AO17.1/PO17 of the Multiple dwelling code and AO27.1/ AO27.2/ PO27 of the Centre or mixed use code.

    a) Provide amended plans demonstrating the location of adjoining habitable rooms and spaces.
    b) Where it is determined that there is insufficient separation, provide increased setbacks, orientate balconies to direct views to the rear or frontage or demonstrate measures to minimise direct overlooking between buildings through appropriate layout and design of windows and balconies.

Solar Mitigation and privacy

6) The application material identifies fixed privacy treatments, including reeded glazing and windows with minimum 1.5m sill heights; however, the location and extent of these treatments are not clearly shown on the submitted plans. Provide amended plans clearly identifying the proposed treatments and demonstrating adequate privacy and solar mitigation along the northern façade, in accordance with AO26.2/PO26 of the Multiple dwelling code and AO33.4/PO33 and AO35.3/ PO35 of the Centre or mixed use code.

Street Interface

7) The proposed Office use at ground floor is accessed from the internal pedestrian walkway, with the entrance located towards the rear of the walkway. To improve the activation and permeability of the ground floor and strengthen the relationship between

the Office use and the street, provide direct pedestrian access to the Office from the street frontage and operable elements within the façade, in accordance with Overall outcome (o) of the Centre or mixed use code.

a) Amend the plans to provide a clearly identifiable pedestrian entrance to the Office directly from the street frontage.

b) Ensure the Office frontage incorporates operable façade elements, such as operable doors and/or windows, to provide an active and engaging interface with the street.

Deep Planting

8) The submitted plans propose 104.7m^2 or 7.5% of the 1,336m^2 site area as deep planting areas that adjoin the rear and front boundaries in response to PO1, PO3, PO8 and PO29 of the Multiple dwelling code, PO13, PO29 and PO56 of the Centre or mixed use code and the Landscape design planning scheme policy (LDPSP).

The proposed 24m^2 frontage deep planting does not provide a direct interface to the verge and is surrounded by built form and service cabinets on three sides, with access to cabinet doors through the landscape area.

The proposed rear deep planting area provides a 3m width and built form setback which will constrain large tree canopy growth and establishment.

Amendments are required to provide a minimum 10% or 133m^2 of the 1,336m^2 site area as deep planting that provides minimum 4m dimensions in any direction and built form setbacks to accommodate large subtropical tree species.

a) Submit revised plans in accordance with PO1, PO8 and PO29 of the Multiple dwelling code and PO13, PO29 and PO56 of the Centre or mixed use code and the LDPSP that:

i) Provide a minimum 10% or 133m^2 of the 1,336m^2 site area as deep planting for large subtropical tree species that at maturity are complementary in scale and height to the building form.

ii) Creates deep planting areas with minimum 4m dimensions in any direction, are located within natural ground and free of underground and overhead development.

iii) Relocates the service cabinets from the site frontage deep planting area to allow the space to be fully open to the street.

iv) Ensures all large tree species within the rear deep planting area are located centrally within the space to allow for canopy tree growth and development.

v) Provide cross sections through all proposed deep planting areas to demonstrate proposed trees, ground level areas and built form setbacks.

Site Frontage Landscape

9) The proposed plans provide constrained landscape areas adjoining the site frontage. The proposed development does not provide a minimum 50% of the site frontage with minimum 2m landscape areas and planting to compliment the built form of the development and create streetscape shading and amenity. Specifically, the site frontage provides one tree in the deep planting area that is constrained by service cabinets and not fully open and visible from the verge.

Additionally, the narrow 0.85m wide frontage landscape planter is not open to the sky and provided within built form setbacks to allow for shade tree planting to moderate the built form and scale of the development, and to provide streetscape character and amenity.

a) In accordance with PO3, PO6, PO8 and PO28 of the Multiple dwelling code, PO13, PO29, PO55, PO56, PO58 of the Centre or mixed use code and the LDPSP, submit revised plans that:

i) Provide a minimum 50% of the site frontage with minimum 2m wide site frontage landscape areas for planting, including trees to compliment the built form of the development and create streetscape amenity.

ii) Relocate the service cabinets from within the site frontage deep planting area to allow the space to be fully open to the street.

iii) Provide landscape planters with soil volumes and dimensions in accordance with the LDPSP for the selected tree and plant types.

iv) Provide cross sections through site frontage landscape areas to demonstrate the outcomes to be delivered.

Side Boundary Landscape

10) The submitted plans provide limited areas of side boundary landscape planting on the podium to provide amenity and privacy between properties. Specifically, the proposed Level 1 plan proposes areas of side boundary landscape planting adjoining the private open space balconies for dwellings interfacing with side boundaries, however no landscape buffer planting to provide privacy and amenity for residents and neighbouring sites has been provided. Revisions are required to provide minimum 1.5m wide landscape buffers with screening and amenity planting to the full length of the side boundaries.

a) In accordance with PO3, PO7, PO8 and PO28 of the Multiple dwelling code, PO13, PO29 and PO55 and the LDPSP, submit revised plans that provide:

i) Minimum 1.5m wide on podium landscape buffers with screening and amenity planting to full length of both side boundaries.

ii) Landscape planters with soil volumes and dimensions in accordance with the LDPSP for the selected screening and amenity planting.

iii) Cross sections through side boundary landscape areas to demonstrate the outcomes to be delivered.

Communal Open Space

11) The submitted plans propose a 113m^2 rooftop communal open space (COS) with pool, pool deck area and landscape planters in response to PO8, PO10 and PO30 of the Multiple dwelling code, PO16 of the Landscape work code and the LDPSP. The proposed plans provide limited details and do not demonstrate how the COS will provide for both passive and active recreation and allow for a range of uses and flexible use. Furthermore, the proposed landscape plans for the rooftop COS do not provide any shade tree planting for natural shading or landscape planters with dimensions to accommodate trees.

a) In accordance with PO8, PO10 and PO30 of the Multiple dwelling code, PO4, PO13, PO15 and PO16 of the Landscape work code and the LDPSP, submit revised plans that:

i) Provides COS for both passive and active recreation for future residents and demonstrates how the area will accommodate a range of uses and flexible use.

ii) Illustrates indicative furniture and embellishments within the COS to provide passive and active recreation opportunities.

iii) Revised landscape planter configurations to provide soil volumes and dimensions in accordance with the LDPSP for shade tree planting species to create a minimum 25% shade cover of the rooftop COS within 5 years.

Acid Sulfate Soil Management

12) To enable assessment under the Potential and actual acid sulfate soils overlay code, provide further information regarding the total amount of excavation/filling on site.

a) Confirm if the excavation works involve either:

i. Excavating or otherwise removing equal to or greater than 100m^3 or more of soil or sediment; or

ii. Filling of land involving 500m^3 or more of material: or

iii. Filling equal to or greater than 0.5m average depth.

b) If excavation/filling involves those quantities, an Acid Sulfate Soils Investigation Report and Management Plan is required to address PO1 of the Potential and actual acid sulfate soils overlay code.

Acoustic Fence

13) The submitted code assessment states that a 2m high acoustic fence is provided along the relevant side and rear boundaries in accordance with AO62.1 and AO62.2 of the Centre or mixed use code. However, the proposed acoustic fencing is not identified on the submitted plans.

a) Provide amended plans clearly identifying the location, extent and height of the proposed acoustic fencing along the relevant side and rear 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 A007124935.

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

Yours sincerely

J Stavrianos

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Development Services
Brisbane City Council