BCC DS
RECEIVED
19/09/2026
APPLICATION REF
A006924041

Locality Planning & Consulting
TOWN PLANNING | DEVELOPMENT MANAGERS

19th September 2026

City Planning & Sustainability
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888

Attn: Planning Team

By email: DSPlanningSupport@brisbane.qld.gov.au
Alexandria.Wood@brisbane.qld.gov.au

Dear Alexandria,

RE: Application Reference: A006924041 at 590 VULTURE ST E EAST BRISBANE QLD

Please find **enclosed** a response to an Information Request dated 27 January 2026 (refer attachment 1). This was extended a few times inline with delays for specialist reports to achieve Councils planning requirements and the most recent period is to end on the 30 September 2026 (refer attachment 2).

Additional Attachments include:
Attachment 3: 260914 - LAFLAMME - VULTURE ST - DUPLEX - DAF
Attachment 4: 260718 265-003 La Flamme Vulture Street Brisbane
Attachment 5: Arboricultural Impact Assessment - Sebastien Laflamme co SKECO - Revision 1 - IAS22835 - 17 August 2026
Attachment 6: ED 26158 MCU-OPW Issue A
Attachment 7: Cover Letter LaFlamme 590 Vulture Street
Attachment 8: Registered Post receipts
Attachment 9: Scan_20231029_115442

Based on the application material submitted, the key issues requiring a response from the application to Council included:

- Rear setback
- Functional open space and planting
- Subtropical design
- Car parking
- Access
- Traditional building character (demolition)
- Landscaping
- Refuse
- Stormwater
- Earthworks
- Fencing

Information Required

Issue - Rear setback

1. The proposed rear setback of 1.6m to the roofed alfresco area, and 2.9m to the ground floor wall does not achieve the required setback distance in accordance with AO3 and AO7.1 of the Multiple dwelling code. The rear setback combined with the wall heights may adversely impact adjoining neighbours' amenity in relation to privacy, visual dominance and future developments and is inconsistent with the setback pattern and character of the local area

Required

Provide amended plans to show a greater setback of the Ground Floor to the rear boundary in accordance with AO3/PO3 and AO7.1/PO7 of the Multiple dwelling code.

Response

Amended plans demonstrate a greater setback of the Ground Floor to the rear boundary (refer to attachment 3).

Issue - Functional open space and planting

2. The private open space allocated to the rear of the proposed units overlaps with areas dedicated for deep planting and stormwater retention (AO31.4 of the Multiple dwelling code). The private open space areas for dwellings 2A and 2B appear to be less than required area and dimension in accordance with AO31.1 of the Multiple dwelling code, and deep planting has insufficient clearance as per AO29.1, AO29.2 and AO29.3 of the Multiple dwelling code. As a result of the insufficient rear setback, the current proposal does not provide adequate outdoor space for the number of occupants or sufficient shade planting for cooling of indoor and outdoor areas.

Required

a. Provide amended plans that nominate private open space clear of utilities, clothes drying and deep planting and markup the additional space to provide performance solution for PO31 of the Multiple dwelling code. To ensure adequate amenity is provided, consider providing a balcony to the upper level and locating it too the south improving natural ventilation to 'Bed 1'.

b. Provide amended plans that continue the 1.5m wide landscape buffer to eastern boundary of vehicle manoeuvring area in accordance with AO28.2/PO28 of the Multiple dwelling code.

Response

Amended plans demonstrate private open space clear of utilities, clothes, drying and increased deep planting areas. The amended plans also continue the 1.5m wide landscape buffer along the eastern boundary of vehicle manoeuvring area, increasing overall landscaped area.

Issue - Subtropical design

3. The developments floor to ceiling height of 2.55m and the lack of dual aspect windows specifically, to the upper level for dwellings 2A and 2B, does not support subtropical design for passive cooling in accordance with AO26.1 and AO26.2 of the Multiple dwelling code. The windows to the east provide horizontal shading, however they lack vertical elements sufficient to reduce unwanted solar gain further adding to a reliance on mechanical cooling and ventilation.

Required

a. Provide amended plans that increase the floor to ceiling height for dwellings 2A and 2B to 2.7m or provide details that the current ceiling height allows ceiling fans to be installed to reduce reliance on mechanical cooling.

b. In order to address AO26.1 and AO26.2/PO26 of the Multiple dwelling code, consider the inclusion of vertical shade elements to the eastern glazing. Consider also swapping 'Bed 1' location with the 'WIR' to provide additional openings or include louvres to reduce reliance on mechanical cooling.

Response

Amended plans demonstrate increased ceiling heights in the section drawings. Heka Hoods have been added to create shade elements to the façade. Ceiling fan 2.55 to 2.7 ceiling height. Window (louvre) in WIR for cross ventilation in WIR. There are also vertical and Horizontal Heka Hoods on the upper level of the duplex.

Issue - Car parking

4. It is noted that the proposed 'Office' rooms within Dwelling 2A and 2B may be easily converted into bedrooms which increases the car parking space requirement within Table 14 of the Transport, access, parking and servicing (TAPS) planning scheme policy (PSP). As such, a total of eight (8) spaces for residents would be required, as well as one (1) visitor space. The proposed plans note a total of six (6) on-site car parking spaces are provided on-site which does not meet the TAPS PSP requirement.

Required

a. Provide amended plans which increase size of the doorway openings or provide justification again AO13/PO13 of the TAPS code for the car parking supply.

Note: Any performance solutions proposed must be clearly detailed and assessed within a traffic engineering report, endorsed by a Registered Professional Engineer of Queensland (RPEQ).

Response

Amended plan, proposed 2A & 2B Upper Floor Plan DA204-F, demonstrates a change in design so the office is now a media room with sliding doors. These doors have an opening of 1750 DCSD. This is in line with Table 14 of the Transport, access, parking and servicing (TAPS) planning scheme policy (PSP) of six (6) on-site car parking spaces.

Issue – Access

5. The submitted As Vulture Street East is a major road, further demonstration of the crossover/driveway is to be shown on the amended plans in accordance with AO1/PO1, AO3.1/PO3 and AO9.4/PO9 of the TAPS code.

Required

a. Provide amended plans that show a minimum driveway width of six metres for the crossover and at least the first six metres of internal driveway from the front property boundary inside the site to prevent queuing or vehicles reversing back onto the arterial road. This may require partial demolition of the pre-1947 Dwelling house (see Item 6 below); and

b. The first six metres of the internal driveway from the front property boundary inside the site must be of maximum grade of one in 20 or five percent. Please refer to the Brisbane City Council's Standard Drawing Number BSD-2024.

Note: Any performance solutions proposed must be clearly detailed and assessed within a traffic engineering report, endorsed by an RPEQ as mentioned in Item 4.

Response

Amended plans DA103-F demonstrate a redesigned driveway, this is also shown in the engineering drawings of swept path layout plan Sheet 1 of 2 and Sheet 2 of 2 – Attachment 4_260718 265-003 La Flamme Vulture Street Brisbane.

Issue – Traditional building character (demolition)

6. It is unclear if the existing pre-1947 Dwelling house requires repositioning, or if any partial demolition is required to accommodate the proposed driveway to the West.

Required

a. Provide the existing plans of the pre-1947 Dwelling house including floor plans and elevations plans;

b. Depict the proposed partial demolition of the pre-1947 Dwelling house on the amended plans;

c. Provide an assessment against the Traditional building character (demolition) overlay codes; and

d. Provide an assessment against the Traditional building character (design) overlay code.

Response

See below floor plan of the existing house.

Below is an assessment against the Traditional building character (demolition) overlay code. It is noted the Traditional building character (demolition) overlay code is to protect pre-1947 traditional character dwellings in Traditional building character overlay areas. The existing house was structurally unsound and not reasonably capable of repair and required partial works that retain its character and streetscape contribution.

The reconfiguration allowed for:

- Primary roof form visible from street
- Front verandah and façade
- Front setback and traditional relationship to street
- Original building envelope above natural ground level at street frontage, though 2 metres to the West of the development site.

Below is an assessment against Traditional building character (design) overlay code. It is noted the Traditional building character (design) overlay code, governs what is built or altered—extensions, new work, or substantial alterations—to ensure they respect and reinforce traditional character. The work completed at 590 Vulture St East, included lift-and-build-under, deck flooring replacement and minor alterations. The work completed ensured the replacement work:

- Was compatible with pre-1947 traditional building character in form, scale, and materials.
- Retained the primary traditional elements (roof, verandahs, external walls to street).
- Avoided visually dominating the original house or obliterating the traditional appearance from the street.

i. <u>Building Form and Scale (PO1 / AO1)</u>

The proposal lifts the house and encloses the area under, compliance depends on:

- There is no forward extension of living areas ahead of the original verandah line.
- The upper level has not had any additions.
- Overall height is still consistent with neighbouring character houses.

ii. <u>Roof Form and Traditional Elements (PO2 / AO2)</u>

- The roof retains the traditional roof forms (hip, gable, pyramid, combinations thereof).
- There is no dominant, boxy roof forms or flat roofs visible from the street.
- No new roof or new extensions and so does not visually compete with the original street-facing roof, as the original roof pitch and form to the street is retained.

iii. <u>Street Elevation, Verandahs, and Openings (PO3 / AO3)</u>

- All verandahs, balconies, and front façade elements have been retained. Front verandah is not enclosed in a way that alters character to the street (e.g. solid walls, large expanses of glazing to street).
- The scale is consistent with traditional timber character houses.
- All balustrades, posts, and detailing are timber with traditional spacing and proportions. Traditional battening, lattice, weatherboards, and proportions are maintained or reinstated.

iv. Materials, Colours, and Detailing (PO4 / AO4)

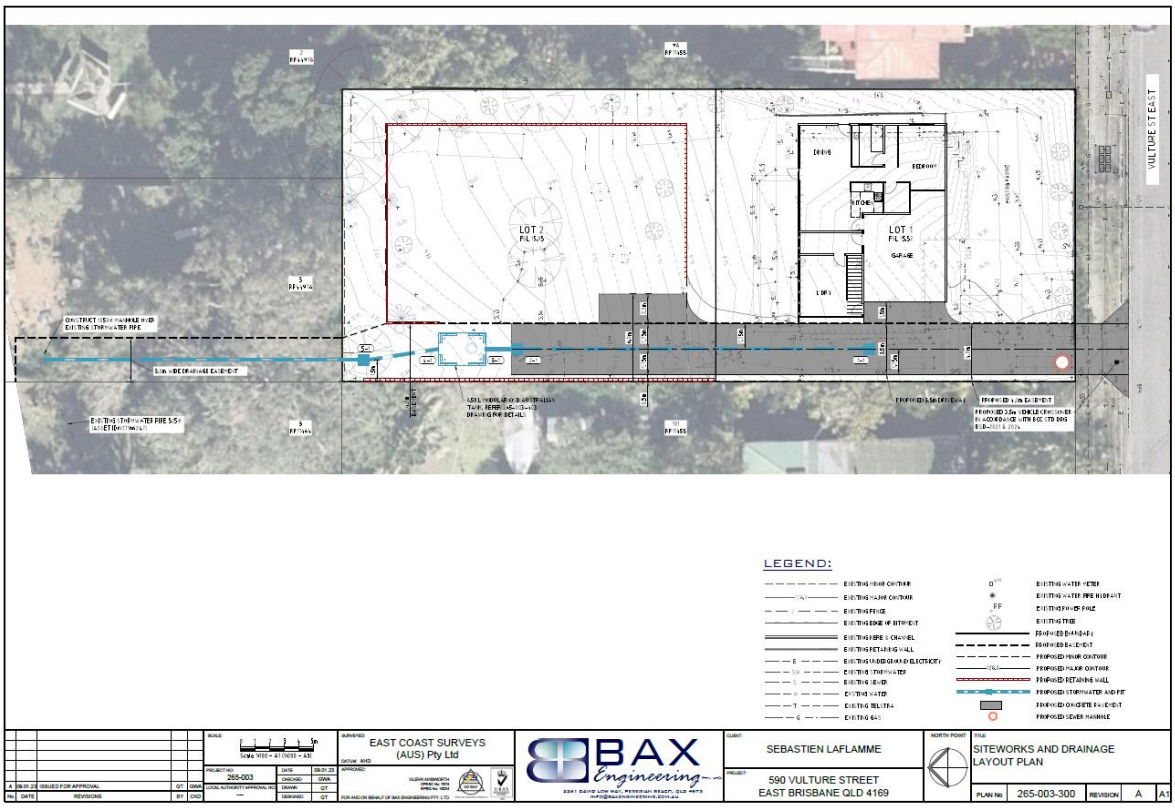
- The street elevation uses timber as the cladding, and not full-height rendered masonry.
- The roof is corrugated metal or similar, not concrete tiles or obviously incompatible materials.
- The area under the upper level is has walls that are predominantly battened and clearly articulated.

v. Under-croft and Subservience of New Work (PO5 / AO5)

- The under-croft area is treated with battening and articulation.
- The full height is flush with existing upper wall alignments on the street frontage but is limited and recessive.

vi. Side and Rear Extensions (PO6 / AO6)

- There are no rear additions of the existing house.
- The various elements are visible from side streets/lanes should echo roof forms, scale, and materials of the existing house.
- There are no boxy, contemporary forms created at the rear.



Issue - Landscaping

7. A Landscape concept plan is required that proposes appropriate landscaping outcomes address physical and visual amenity issues and demonstrates compliance with relevant landscape-related requirements in the Multiple dwelling code and the Landscape work code.

   In particular, the proposed retaining walls around the rear and side boundaries, together with the proposed rear setback to the built form, do not adequately allow for the retention of existing vegetation within or adjoining the site to comply with PO27/AO27.1 of the Multiple dwelling code, and the proposed dimensions for deep planting are insufficient to allow for the establishment and long-term viability of replacement shade canopy tree planting.

Required

a. Provide a Landscape concept plan prepared by a qualified Landscape Architect that includes:

i. The location of existing trees within the site or on adjoining lots, identifying trees to be retained or proposed for removal;

ii. Deep planting equivalent to a minimum 10% of the site area, with minimum 4m dimensions in natural ground to comply with AO29.1 and AO29.2 of the Multiple dwelling code;

1. Deep planting should be located along the rear boundary to retain and protect existing trees within or immediately adjoining the site, within the rear private open space area of Dwelling 1A to contribute to privacy and to mitigate heat island impacts, and within the site frontage to meet AO27.2 of the Multiple dwelling code;
2. Deep planting must contain appropriate subtropical shade tree planting capable of achieving trees with 5m diameter canopies and 5m height within 5 years of planting to comply with AO29.3 of the Multiple dwelling code;
3. Deep planting areas must exclude underground services and built structures such as retaining walls or building overhangs to comply with AO29.4 of the Multiple dwelling code;

iii. Shade canopy trees within a minimum 2m wide garden bed along site frontage to reduce the appearance of building bulk and soften the built form as viewed from the street to comply with AO27.2 and AO28.1 of the Multiple dwelling code;

iv. Buffer planting within 1.5m wide garden beds along the side boundaries to reduce the impacts of driveway on adjoining dwellings, and to contribute to privacy and visual amenity for on-site and adjoining residents as required by AO28.2 of the Multiple dwelling code;

v. A Planting Palette with proposed trees, shrubs and groundcover species, including an indication of proposed locations for different species within the site where applicable; and

vi. Details of landscape materials and specifications applicable to the proposed hard and soft landscaping works.

b. While increased setbacks requested above are required to ensure the health and long-term viability of existing vegetation to be retained, information is also required to support the assessment of existing trees and proposed impacts.

i. Provide a Tree Survey with accompanying Tree Schedule identifying the location of existing trees within the site, and on adjoining sites and within 6m of a property boundary, to include:

1. Tree locations accurately indicated on a plan overlaid with proposed built form and earthworks plans;
2. Tree specifications and dimensions (i.e. DBH, TPZ, SRZ, Canopy diameter, height) and assessment notes (i.e. tree health, form, condition, observations);
3. Clear photographs as supporting evidence of report findings (e.g. existing tree health, form, condition, observations); and
4. Include all trees within the site, or trees on adjoining lots and within 6m of site boundaries, with a DBH of 200mm or greater.

c. Revise the proposal to reduce the encroachment of retaining walls, buildings or structures to a maximum of 10% (i.e. minor encroachment) to ensure the retention and long-term viability of existing trees to be retained within the site, ensuring the protection of all trees within adjoining lots.

d. Where the encroachment of retaining walls or building structure exceeds a 10% minor encroachment into the TPZ of trees to be retained, an Arboricultural Impact Assessment (AIA) will be required to demonstrate that construction and long-term impacts can be adequately managed.

e. If required, provide an Arboricultural Impact Assessment (AIA) prepared by an AQF minimum Level 5 Arborist for trees to be retained where encroachment into the tree TPZ exceeds 10% and/or is within 4m of the tree centre. The AIA must include:

vii. Cross-referenced to trees as numbered on the Tree Survey and Tree Schedule;
viii. An assessment of potential development impacts and risks;
ix. Recommendations to ensure tree health, structural integrity and longevity; and
x. Clear photographs as supporting evidence of report findings (eg, existing tree health, form, condition, observations).

Response

An Arboricultural Impact Assessment (AIA) has been provided as attachment 5 to give clarity on the items 7e(vii), 7e(viii), 7e(ix) and 7e(x). In addition, attachment 6 provides the remaining items covered in section 7 - Landscaping. This includes:

- Sheet 01 – ED26158 OPW-01 - site layout plan
- Sheet 02 – ED26158 OPW-02 - planting plan (ground level)
- Sheet 03 – ED26158 OPW-03 - details plan
- Sheet 04 – ED26158 OPW-04 - plant list & specification

Issue - Refuse

8. The subject lots' frontage is constrained by existing infrastructure (street tree and safety rail), and the subject verge is likely not to be adequate to support the eight (8) required mobile garbage bins for kerbside collection, in accordance with AO32/PO32 of the Multiple dwelling code and with AO8.1 and AO8.2/PO8 of the Infrastructure design code

    a. Provide amended plans that clearly demonstrate there is sufficient unobstructed frontage to accommodate the required refuse collection areas in accordance with Sections 4 and 4.1 of the Refuse planning scheme policy. The amended plans must demonstrate that existing infrastructure is not impacted by or pose a conflict to the proposed refuse collection areas. A total available space of 7.2 metres long by 0.9 metre wide (eight bins by 0.9 metre by 0.9 metre) is required to be demonstrated in the road verge inside the site frontage.

Required

a. Provide amended plans that clearly demonstrate there is sufficient unobstructed frontage to accommodate the required refuse collection areas in accordance with Sections 4 and 4.1 of the Refuse planning scheme policy. The amended plans must demonstrate that existing infrastructure is not impacted by or pose a conflict to the proposed refuse collection areas. A total available space of 7.2 metres long by 0.9 metre wide (eight bins by 0.9 metre by 0.9 metre) is required to be demonstrated in the road verge inside the site frontage.

Response

Amended plans specifically plan DA103-F show the '*Refuse Collection Day Area*' and the '*Screened Refuse Area On Hard Stand*'. This screened refuse area is on a hard stand internal to the site and accessible to all residents of the development site.

Issue - Refuse

9. It appears the transfer of mobile garbage bins for proposed dwellings 2A and 2B will be over a gradient of approximately one in five, which exceeds the accepted maximum gradient of one in fourteen.

Required

a. Provide clarification of the internal gradients of the driveway to be utilised for bin transfer. Where compliant grades cannot be achieved, clearly demonstrate how this will be mitigated (that is, relocation of refuse storage areas, performance outcome of mechanical assistance for impacted residents, etc).

Response

Amended plans demonstrate internal gradients. Specific plans to relate to are:

- 265-003-350 Rev-B-A1 (*Pavement Layout Plan*) and
- 265-003-310 Rev-B-A1 (*Driveway Longitudinal Section*).

Again, amended plans specifically DA101-F show the refuse collection the '*Refuse Collection Day Area*' and the '*Screened Refuse Area On Hard Stand*'.

Issue - Stormwater

10. The submitted 'Siteworks and Drainage Layout Plan' indicates that the proposed stormwater design is via a detention tank, with scour protection and five of 90mm diameter orifice outlets discharging towards downslope residential properties to the north.
This arrangement does not comply as a lawful point of discharge and is not supported by Council.

Required

a. Provide an alternative method for discharging stormwater runoff in accordance with PO3 of the Stormwater Code and Section 7.6.1 of the Infrastructure Design Planning Scheme Policy.

Note: It is recommended that a lawful point of discharge be achieved through one of the adjoining downslope properties to the rear and then to Gresham Street. The downslope owners are to be consulted via registered mail and the request to achieve lawful point of discharge through the properties is to include the following:

'Property Owners Consent or Refusal to allow a Lawful Point of Discharge for a Proposed Development' signed by the owners of 29 or 31 Gresham Street, East Brisbane. This form (CC10835) can be found via the following link: https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/building-and-planning/documents/property-owners-statement-of-consent-orrefusal.pdf.coredownload.pdf

The request is to include a plan showing options for the proposed drainage for the downslope owners to consider;

A stamped self-addressed envelope and contact details. This is so that the owner can respond and call the applicant for negotiations or questions; and

Provide written and signed consent or refusal from the downslope property owner/s for access to a lawful point of discharge.

If this permission cannot be obtained, Council requires a written and signed refusal from the owner/s of all possible downslope properties before Council can consider alternative solutions. If after all reasonable attempts to obtain permission from the downslope property owner/s have failed, provide evidence to Council of those attempts and provided to Council copies of written and signed refusal from the owner/s of all possible downslope properties. In that instance, Council may consider the following alternative solutions to achieve a lawful point of discharge:

Design a pump out system. The road verge will need to be graded towards the kerb for this option to be viable. With this option, the existing dwelling must remain with the community title development and cannot be subdivided off later. This is because the pump system will be providing a lawful point of discharge for the dwelling and the dwelling must contribute to the maintenance of the pump out system. The sizing of the tank must be in accordance with the Infrastructure Design Planning Scheme Policy, Chapter 7.6.6. Please see the attached plan marked up by Council's Engineering Services team with some design notes for guidance, should this option be pursued.

Response

Amended engineering plans demonstrate an alternative method for discharging stormwater runoff in accordance with PO3 of the Stormwater Code and Section 7.6.1 of the *Infrastructure Design Planning Scheme Policy*. In addition, it was undertaken to contact the adjoining landowners where a lawful pint of discharge could be gained. In attachments 7,8 and 9 evidence is provided of contact methodology undertaken to contact the neighbours with the response of a no from the neighbours to not provide a lawful point of discharge. As such an engineering solution has been provided by Bax Engineering which meets Council policy.

Issue - Stormwater

11. Alternatively, amend the plans to fill the site to achieve discharge by gravity to the kerb and channel in Vulture Street East. In filling the site, it will be necessary to ensure retaining walls retaining fill do not exceed one metre in height at all property boundaries. All further required retaining of fill over and above the one-metre-high boundary retaining wall is to be set back a minimum of one metre and stepped / terraced by one horizontal unit to one vertical unit; and the distance between each successive retaining wall (back of lower wall to face of higher wall) is to be no less than one metre horizontally to incorporate planting areas.

Required

a. Provide a fully dimensioned preliminary concept earthworks plan and sections and demonstrate on amended drawings that the maximum retaining wall retaining fill on the property boundaries presenting outwards is one metre in height and any further retaining of fill is to be stepped / terraced in one horizontal metre and one vertical metre steps in accordance with the Acceptable Outcome AO2.1 of the *Filling and Excavation Code*. This arrangement does not comply as a lawful point of discharge and is not supported by Council.

Response

Amended engineering plans demonstrate an alternative method for discharging stormwater runoff in accordance with PO3 of the Stormwater Code and Section 7.6.1 of the *Infrastructure Design Planning Scheme Policy*.

Issue - Earthworks

12. Reference is made to the set of engineering plans prepared by BAX Engineering. The '*Earthworks Layout Plan*' and the Earthworks Sections appear not to match up. On the '*Earthworks Layout Plan*', Section B is shown through the middle of the driveway longitudinally. On the Earthworks Sections, it appears that Section A may be through the driveway.

Required

a. In order to comply with the Filling and excavation code, review the '*Earthworks Layout Plan*' and the Earthworks Sections and ensure that the sections indicated

on the earthworks layout plan match the earthworks sections plans.

Response

The engineer has reviewed the following plans:

- EARTHWORKS LAYOUT PLAN - 265-003-200 revision B
- EARTHWORKS SECTIONS SHEET 1 OF 2 - 265-003-201 – revision B
- EARTHWORKS SECTIONS SHEET 2 OF 2 - 265-003-202 – revision B

These plans should now match the earthworks section plans.

Issue - Fencing

13. It is unclear if the existing boundary fencing will remain, or if it will be replaced with new fencing.

Required

a. Provide details of the boundary fencing on the amended plans in accordance with AO35.1 and AO35.2/PO35 and AO37.1 and AO37.2/PO37 of the Multiple dwelling code.

Response

Amended plans (show) and development intent is to provide new boundary fencing that is to be supplied at the rear of the site.

We believe the information and supporting materials provided are sufficient to enable satisfactory assessment of this development proposal.

Yours faithfully



JASON HAGUE
LOCALITY PLANNING & CONSULTING