



Dedicated to a better Brisbane

11 June 2026

Giovanni Musso
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Henry Watson

Application Reference: A007016856
Address of Site: 75 ST PAULS TCE SPRING HILL QLD 4000

Dear Henry

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.

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.

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) A Planting Palette with proposed shade canopy trees, buffer planting, and underplanting species.

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.

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.

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 nominates the risk level of the proposed development in accordance with PO13 of the stormwater code and AO7.2 of the filling and excavation code.

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.

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.

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.

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.
- 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.

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 A007016856.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Hudson', written in a cursive style.

Dominic Hudson
Senior Urban Planner
Planning Services North
Phone: (07) 3178 0229
Email: Dominic.Hudson@brisbane.qld.gov.au
Development Services
Brisbane City Council