



Dedicated to a better Brisbane

14 August 2026

Ma Marina Fund Tt Pty Ltd ATF The Ma East Coast Sub Trust
C/- Willowtree Planning (Qld) Pty Ltd
Level 9, 243 Edward Street
BRISBANE CITY QLD 4000

ATTENTION: Chelsea Evans

Application Reference: A006949411
Address of Site: 576 ROYAL ESP MANLY QLD 4179

Dear Chelsea

RE: Further advice

Council has reviewed the Information Request response and has identified that the following outstanding matters require resolution prior to decision:

Refuse

1. The proposal seeks to utilise the existing 'Refuse Area' however, it is unclear if the development's existing refuse solution has sufficient storage, capacity, and source separation to cater for the proposed Club, Food and drink outlet, Marine industry and Shop generating 15,004L of general refuse and 10,738L of commingle recycling each week. Provide amended plans which demonstrate:
 - a. The quantity and size of bins being utilised by the development's existing "Refuse Area" and denote the existing servicing frequency.

OR

 - b. The location of a dedicated refuse room (within a building) or refuse enclosure (roofed & wholly screened) which has a minimum area of 25.85m² (internal dimensions of 5.16m x 5.01m) to house one x 3,000L front-lift bulk bins and three x 2,000L front-lift bulk bins, serviced three times per week. The GFA (m²) and internal dimensions of the refuse area should clearly labelled.
2. Submit an RPEQ certified swept path analysis for a 10.52m Front-lift loading Refuse Collection Vehicle (RCV) (As per BSD-3009) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and kerb-to-kerb turning radius of 9.757m.
 - a. Demonstrate the RCV can enter the development in a forward gear, service the development and exit the development in a forward gear.

Car parking streetscape interface

3. The raised car parking structure results in the removal of existing vegetation and creates potential building bulk, and amenity impacts to the streetscape. The extent of landscaping and built form setbacks to the streetscape and the scale of the proposed structure are unclear based on the current plans. Further to this, where landscaping is indicated it appears to be within constrained growing conditions and impacted by building overhang.

Provide amended plans / further information to demonstrate that amenity impacts are appropriately ameliorated through high-quality multilayered landscaping that includes the provision of trees that are commensurate with the scale of the built form to comply with AO15.1-15.3 / PO15, AO18.1-18.3 / PO18, AO28.2-28.3 / PO28 and AO32.1-32.2 / PO32 of the Specialised centre zone code and to address the following:

- a. Include additional sections and elevations that indicate how the proposed structure will support a positive interface with the streetscape and is appropriately setback, articulated and landscaped;
- b. Incorporate shade tree planting in the form of columnar form trees at minimum 7m spacings along the length of the frontage;
- c. Include a detailed planting plan of the frontage that includes a minimum of 3 tiers of plantings and utilises advanced stock sizes.

Pedestrian Access

4. The provided plans do not indicate how pedestrians will be able to access the proposed active uses on site including commercial tenancies along the harbour. While pedestrian access is shown to the car parking area from the street, no clearly delineated or accessible pedestrian pathway is indicated throughout the car parking area in accordance with AO27.1, AO27.3-27.4 / PO27 of the Specialised centre zone code

- a. Provide amended plans which demonstrate a pedestrian path connection that links the proposed uses on site to the streetscape. The pedestrian pathway is to be clearly delineated, safe and accessible to all users.

Noise

5. The Acoustic Report has been reviewed and additional clarification is required to determine compliance against AO2 / PO2 of the Specialised centre code.
 - a. Figures 22 to 24 of the report include the term "LAm_{ax} Internal" in the titles. Clarify whether this refers to predicted internal noise levels at sensitive receptors. Note that the applicable criteria relate to external noise levels at the boundary of residential zones.
 - b. Provide the predicted noise impacts at the residential zone boundary, including at potential building heights permissible under the zoning, including lots that are currently vacant.

Stormwater

6. Further information is required to demonstrate that proposal complies with the Stormwater code. Provide revised reporting to address the following:

- a. Updated reporting which includes the DRAINS model methodology and results, including images of the DRAINS run that contain HGLs and flows for the minor and major storm events.
- b. Details regarding the external catchment need to be shown on plans with the Tc for paved and pervious surfaces used for the catchment.
- c. The additional catchment being a minor contribution to flows is not suitable and the flow/HGL of this catchment must be quantified.
- d. Ensure tailwater conditions allow for increased sea levels due to climate change being at least 300mm for drainage design purposes and 800mm for flood immunity purposes in accordance with the Infrastructure design planning scheme policy and the Queensland Urban Drainage Manual.

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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Development Services
Brisbane City Council