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Brisbane City Council ABN 72 002 765 795

**City Planning and Economic Development Services
Development Services**

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07 August 2026

Brendan Hanley
C/- Akuna Projects Pty Ltd
GPO Box 930
BRISBANE CITY QLD 4000

ATTENTION: Brendan Hanley
Application Reference: A006982155
Address of Site: 600A LOWER BOWEN TERRACE NEW FARM QLD 4005

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. The proposal seeks performance outcomes for building height, site cover, setbacks and landscaping. While performance outcomes may be appropriate, the current proposal has not sufficiently demonstrated that the resulting bulk and scale appropriately responds to the intended character of the locality or adequately protects the amenity of adjoining properties. To support further consideration of the proposal, provide amended plans and supporting information demonstrating compliance with the relevant performance outcomes that respond to the following items noted below.

Side setbacks / Built to boundary walls

- 1) The proposed built to boundary walls on upper levels do not meet the acceptable outcome described in AO10.1 of the Dual occupancy code and will impact on the amenity of adjacent sites (overshadowing, reduction in air flow, overbearing).
 - a) Amend plans to demonstrate an increased upper-level side setback consistent with AO7/PO7 and Table 9.3.6.3.C of the Dual occupancy code.

Rear setbacks / Site cover

- 2) The proposal seeks a site cover of approximately 63%, exceeding the 50% site cover identified in AO5 of the New Farm and Teneriffe Hill neighbourhood plan code, and a rear setback of approximately 4m where AO6 identifies a 6m setback. An appropriate landscaped setting, adequate opportunities for deep planting, protecting the amenity of residents through access to light, air and vegetation has not been demonstrated.
 - a) Amend plans to demonstrate an increased rear setback and reduced site cover to provide a more appropriate balance between built form and open space and to improve access to light, air and outlook for residents and to achieve AO5/PO5 and AO6/PO6 of the New Farm and Teneriffe Hill neighbourhood plan code.

Landscaping and Private Open Space

- 3) The proposal does not achieve the minimum 30% of the site as landscaped open space, as required by AO2 of the New Farm and Teneriffe Hill neighbourhood plan code. Whilst consideration against PO2 may be given, this must be sufficiently demonstrated. To address

PO2 of the Neighbourhood plan code, AO13.3/PO13 of the Dual occupancy code, and Item 2 above:

- a) Provide a Landscape concept plan that includes the following:
 - i. Deep planting within the rear garden beds to improve site amenity for on-site and adjoining residents and provide an opportunity for the establishment of large subtropical shade trees.
 - ii. Reduced extent of impervious paving alongside boundaries to allow for buffer planting.
 - iii. A mix of plant forms and heights integrated into the design of courtyards and other open space areas.
 - iv. A Plant Palette to indicate proposed tree, shrub and groundcover species to suit proposed plant forms for different garden areas within the site.

Refuse

- 4) A review of the submitted Traffic Report proposes to engage a private waste contractor to service the Dual occupancy, however this is not supported by Council for a residential development. Therefore, amended plans to demonstrate kerbside presentation will be required. In accordance with PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide the following on amended plans:
 - a) Demonstrate a compliant kerbside presentation area within Easement A for four (4) x 240L Mobile Garage Bins (MGB) for the proposed Dual occupancy. Each MGB must be provided with 0.81m² (0.9m x 0.9m) of presentation area. MGBs cannot be located on a driveway, kerb tapers or adjoining lots.
 - b) Utilising amended plans, demonstrate there is sufficient kerbside width to accommodate MGB presentation for both the proposed development (four (4) x MGBs) and the existing multiple unit dwelling at 600 Lower Bowen Terrace (fourteen (14) x MGBs).
 - c) Demonstrate the location of MGB storage area/s for the Dual occupancies on amended drawing/s.

Traditional building character design

- 5) The proposed design has not sufficiently demonstrated that it responds to the traditional building character and qualities of the locality, having regard to the outcomes sought by the Traditional building character design overlay code. Provide amended plans and supporting information demonstrating how the development better reflects the scale, form, detailing and architectural character of nearby traditional building character development, including:
 - a) Incorporating building materials and architectural detailing that are consistent with the established character of the area;
 - b) Providing roof forms, roof pitches, eaves and articulation that more closely reflect those of surrounding traditional building character buildings;
 - c) Incorporating window hoods, sun-shading devices and other architectural elements that provide visual depth, articulation and shadow lines; and
 - d) Refining the building form, proportions and façade composition to better reflect the rhythm, scale and presentation of traditional building character development within the streetscape.

General

- 6) The application does not include a planning report demonstrating compliance with the relevant provisions of Brisbane City Plan 2014. Provide a planning report / code assessment addressing the applicable planning and engineering codes and demonstrating how the proposal achieves the relevant outcomes of the planning scheme.

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 A006982155.

Please phone me on the 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 'Avishek Paul', with a horizontal line underneath.

Avishek Paul
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