



**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

1 July 2025

Kossie Service Pty Ltd
C/- PPlan
PO Box 340
HAMILTON CENTRAL QLD 4007

ATTENTION: Parker Sharp

Application Reference: A006780825
Address of Site: 702 BOUNDARY RD COOPERS PLAINS QLD 4108

Dear Parker,

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.

Refuse Collection

1. It is noted that the existing approval demonstrates a "Bin Store" next to the "Refuse Collection Bay", however the proposed plans do not.
 - a) In accordance with PO16/AO16.2 of the industry code and PO8/AO8.1, AO8.2 of the infrastructure design code, demonstrate on amended plans a roofed and wholly screened refuse enclosure, with a minimum internal area of 4.5m² (3m x 1.5m). Include the dimensions of the refuse storage enclosure on the amended plans.
2. It is noted that the existing approval demonstrates a "Refuse Collection Bay" and "Refuse Turning Bay" to facilitate on-site servicing by a Refuse Collection Vehicle (RCV). The proposal amends the previously approved car parking layout and removes the refuse collection bay and refuse turning bay. It is not clear how servicing will be achieved given the development is on an arterial road and therefore, must achieve a forward in/forward out manoeuvre.
 - a) In accordance with PO16/AO16.2 of the industry code and PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code, provide a RPEQ certified swept path analysis demonstrating a RCV as specified in BSD 3008-2, can safely and efficiently service the development. Or;
 - b) If proposing to utilise a design vehicle other than that stated in Table 3 of the Refuse planning scheme policy, provide written confirmation from a private waste collection contractor that they have a design vehicle in their fleet that can service this specific site, noting the site constraints and the forward in, forward out manoeuvre. Ensure a RPEQ certified swept path analysis is provided demonstrating that the proposed design vehicle can safely and efficiently provide on-site servicing.

Note: It is noted that 21 car parking spaces are currently proposed, in accordance with the Transport, access, parking and servicing (TAPS) Planning scheme policy a minimum of 20 car parking spaces are required to be provided. Where addressing the above refuse items a minimum of 20 car parking spaces are to be provided on-site.

Plans

3. It is noted that a site plan has been provided showing the extension to the shop, however further details are required on the site plan including the proposed car parking and access layout and changes to landscaping.
 - a) Provide an amended site plan showing entire proposal including but not limited to the building extension, car parking, access and landscaping.

Infrastructure charges calculation

4. There is insufficient information provided to accurately determine the appropriate charge category for this non-residential development. The plans provided show a proposed gross floor area of approximately 390m², whereas notations on the plans identify a gross floor area of 595m² in addition to details provided in the Assessment Report and DA Form 1, identifying a gross floor area of 595m².
 - a) Provide amended plans indicating the correct proposed gross floor area. Include a floor plan showing which areas are included in the gross floor area calculation.
5. Insufficient information has been shown on the plans to allow the proposed impervious area to be determined.
 - a) Provide amended accurately measured plans showing all impervious roofed structures, hard stand and other impervious areas with areas clearly marked.

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 A006780825.

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

Yours sincerely



Kellie Hilton
Senior Urban Planner
Planning Services South
Phone: (07)3403 7226
Email: kellie.hilton@brisbane.qld.gov.au
Development Services
Brisbane City Council