



5 August 2026

Our ref: 20203096

Brisbane City Council
PO Box 1434
BRISBANE QLD 4001

Emailed: DSPlanningSupport@brisbane.qld.gov.au
And kellie.hilton@brisbane.qld.gov.au

Dear Kellie

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

RE: Response to Information request under the *Planning Act 2016, Development Assessment Rules section 13 – Applicant's Response*

I refer to Council's Information request dated 1 July 2025 issued in respect to the above application and to the agreed extensions to the response period.

In accordance with section 13.2, please accept this as a full response to the matters raised in that information request and being:

- (a) all of the information requested;

On behalf of the applicant, it is requested that Council proceed with the assessment of the application.

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.

Response

BMC Traffic reviewed and provided a statement and response to Council's request relating to bin storage and manoeuvring, it is attached to this response. The review recommended that the bin storage area is relocated as shown in their report dated 18/08/2025. The swept paths in accordance with Council's Standard Drawing BSD-3008-2 are detailed and indicate that the lot can sustain forward in and forward out accessibility for the Refuse Collection Vehicle

The location of the proposed covered and screened Bin store is shown on Plan A117 and A132 (detail) prepared by Islabarako dated 28/06/2026.

Twenty-one (21) On-site carparking spaces are shown on the plan consisting of Seven (7) staff spaces at the rear of the building and Sixteen (16) customer parking spaces consisting of two (2) accessible spaces and twelve (12) standard spaces in front of the building and behind the front fencing as detailed on Islabarako plans attached.

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.

Response

Please refer to Sheet A102 Revised Site Plan by Islabarako dated 28/06/2026 which details the all the details of the proposed works including amendments to the car parking layout to accommodate the screened bin storage area, plans indicating manoeuvring of the bin truck on the site, removal of some landscaping to accommodate formal staff parking at the rear of the site, details of the additions to the rear of the "shop" as well as minor internal works proposed. A full set of amended/updated plans has been provided for completeness.

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.

Response

Please refer to amended drawings by Islabarako dated 28/06/2026, Sheet A104 which details that the existing gross floor area of the building is 277.558m², the proposed extension of the building at the rear is 107.25.18m² and the overall gross floor area being 384.809m².

Please refer to amended drawings by Islabarako dated 28/06/2026, Sheet A102 which detail the total impervious area of the site at 1,596.638m²

Below is summary of the amended documents submitted in response to the Information Request.

Document Name	Details	Plan/Document reference(s)
BMC Traffic (Reference - BMC26010)	Traffic Engineering Response to Council Information Request	Prepared by BMC Traffic dated 18 August 2025
Building Extension and Layout Modification for Kossie Services Pty Ltd – 702 Boundary Road Coopers Plains QLD 4108	Sheet numbers as follows: A101, A102, A103, A104, A105, A111, A112, A113, A114, A115, A116, A117, A121, A122, A131, A132, A133	Kossie Response to Council prepared by ISLABARAKO dated 28 June 2026

We trust this addresses Council's information request items. Should you have any further enquiries please contact me on 3707 6675 or email town.planning@pplan.com.au.

Yours sincerely



Tracy Ryan
Director