



Dedicated to a better Brisbane

21 August 2026

Seventeen Mile Rocks Pty Ltd ATF
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Brendan Andrews

Application Reference: A007048358
Address of Site: 675 SEVENTEEN MILE ROCKS RD SINNAMON PARK QLD 4073

Dear Brendan

RE: Further advice

Council has completed a review of the proposed minor change application and has determined that further changes and information are required prior to Council finalising assessment of the application, as discussed below.

Building height, setbacks and design

1. The application proposes to increase the building height above 9.5m with reporting submitted in support of the change application indicating that this is required as a result of the condensed built form. Notwithstanding this the development also seeks a reduction the approved front, rear and eastern side boundary setbacks.

Limited information has been provided to demonstrate how the proposed changes do not result in a development that is inconsistent with existing streetscape of this portion of Seventeen Mile Rocks Road and is consistent with the reasonable expectations for built form in this location.

Provide amended plans and further information to address the following

- a. Provide additional plans for assessment showing a comparison between the proposed and approved building height. This should include the current elevations and sections with a dashed outline of the approved built form for the corresponding elevations and sections.
 - b. Provide a streetscape analysis of the surrounding portion of Seventeen Mile Rocks to demonstrate that the proposed built form is consistent with the existing built form streetscape.
 - c. Provide amended plans showing a rear boundary setback for Level 1 consistent with that previously approved to ensure a sufficient transition is provided to the rear adjoining residential development.
2. The encroachment of the proposed built form over and forward of the heritage place for the extended indoor play area (including washroom) is not supported.

- a. Provide amended plans to demonstrate a sufficient separation between the proposed built-form and the heritage place similar to the treatment provided to the east of the heritage structure and as previously approved.

Site frontage

3. The proposed change to the location of the bin store, the reduction of site frontage landscaping and removal of Trees 1 and 2 cumulatively results in a site frontage design which is dominated by built form, refuse collection areas and hardstand.

Submit revised drawings (including a revised Landscape Concept Plan) which show:

- a. The bin store setback from the site frontage behind landscaping.
- b. A site frontage landscape strip/planter consistent with the approved drawings.
- c. Relocation of the fire access stairs to retain and protect Trees 1 and 2
- d. Remove any built form from within the previously approved sight triangle on the eastern side of the driveway.

Refuse

4. The relocated bin store has reduced in size despite increasing the scale of the development with regard to gross floor area and placements. Further to this it is now located up against the front property boundary and it is intended that the bulk bins will be serviced at the change in the driveway ramp gradient (1:8), with no speed bump provided to prevent bins rolling down the ramp.

Provide amended plans and further information to address the following and to demonstrate compliance with AO8.1 and AO8.2 / PO8 of the Infrastructure design code:

- a. Demonstrate the development has provided a roofed and wholly screened refuse enclosure which has a minimum internal area of 7.2m² (4m x 1.8m). Ensure the dimensions are clearly annotated.
 - b. Include an annotation on the proposed plans which demonstrates a speed bump will be installed at the rear of the Refuse Collection Vehicle (RCV) loading/servicing area (i.e. install a speed bump at the top of the 1:8 gradient of the driveway ramp).
5. It is noted the swept path analysis has not provided vehicle specifications for the RCV and entry and exit manoeuvres may conflict with parking along the road shoulder.

Provide amended plans and further information to address the following and to demonstrate compliance with AO18 / PO18 and AO19.2 & AO19.3 / PO19 of the Transport, access, parking and servicing code:

- a. An updated swept path analysis, certified by a Registered professional Engineer of Queensland (RPEQ), to clearly demonstrate the design parameters ('vehicle profile') utilised to create the swept path of the RCV. Note design parameters are to be in accordance with BSD-3008 Sheet 2 of 2, (i.e. 6s lock-to-lock and a 9.757m kerb-to-kerb turning radius.)
- b. Utilising amended swept path, demonstrate the RCV entry and exit manoeuvres is possible whether on street parking is occupied or not (i.e. the manoeuvre must not conflict with on street parking or any potential conflict must be mitigated).

Stormwater

6. Further information is required regarding the Stormwater discharge outcome.
 - a. Provide amended reporting to demonstrate that a 6kL stormwater detention tank is provided in accordance with A006310690.
 - b. Provide updated landowner consent from 671 Seventeen Mile Rocks Road for the lawful point of discharge.

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
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