



Dedicated to a better Brisbane

06 May 2026

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C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Frances Cassaniti

Application Reference: A006992438
Address of Site: 2 LATROBE TCE PADDINGTON QLD 4064

Dear Frances

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application. It is acknowledged that the site is located within the District centre zone, identified as a Special Area within the Centres precinct of the Latrobe and Given Terraces neighbourhood plan area which speaks to the provision of a landmark outcome, and is located on a prominent corner location on a comparatively large allotment free from character or heritage considerations. Notwithstanding this, concern is raised that the proposed built form has the potential to appear visually dominant and may result in amenity impacts, having regard to the combined effect of the proposed building height, increased site cover, reduced boundary setbacks, and reduced building separation to adjoining sites. Further information and amendments to the proposal will be required for Council to undertake a full assessment of the proposal.

Bulk and scale

- 1) The combined effect of the proposed building height together with increased site cover, reduced boundary setbacks and separation to both adjoining buildings, raises concerns regarding the overall bulk and scale of the development. When considered alongside the reduced provision of deep planting and landscaping, the proposal results in a built form that has the potential to appear visually dominant and may result in amenity impacts. The following is to be provided:
 - a) The proposed site cover, measured at 89%, results in a ground plane that does not facilitate sufficient deep planting, boundary landscaping, setbacks or separation to adjoining buildings to reduce building bulk and maintain amenity and privacy for adjoining residents. To demonstrate compliance with the Latrobe and Given Terrace neighbourhood plan code, Centre and mixed use code and Multiple dwelling code, submit amended plans with the following:
 - i. A reduced building footprint so that adequate deep planting (unconstrained by basements), increased setbacks, building separation and landscaping can be provided to improve amenity for occupants and adjoining residents.
 - ii. Any changes to the building footprint are to be supported with amended shadow diagrams.

- b) The side boundary setback proposed to the south-western boundary at ground level is not sufficient to accommodate landscaping and adequate separation to reduce building bulk to the neighbouring building in context to the building height proposed, contrary to the overall outcomes, PO26/AO26 and PO27/AO27.1 of the Centre or mixed use code.
 - i. Provide amended plans with a minimum 5m setback to the ground level south-western boundary and a landscape strip along this boundary to increase separation and reduce building bulk.
- c) The proposed side boundary setbacks to the Level 1 balconies proposed along the north-western elevation have the potential to impact residents access to privacy, natural light, sunlight and breeze contrary to the overall outcomes, PO26/AO26 and PO27/AO27.1 of the Centre or mixed use code.
 - i. Provide amended plans with increased setbacks to the balconies proposed along the north-western boundaries of Level 1 to reduce the potential for amenity impacts to residents.
- d) Further information is required on the proposal plans to accurately assess the proposed building separation in accordance with PO27/AO27.1 of the Centre or mixed use code.
 - i. Provide amended plans clearly demonstrating the proposed building separation to neighbouring buildings, identifying the location of any habitable rooms with windows and balconies. Ensure that the proposed development provides a separation which maintains privacy, access to natural light, sunlight and breeze.
- e) A minimum 10% deep planting area (unconstrained by basement structures) with minimum dimension of 4m is required in accordance with PO56/AO56.2 of the Centre or mixed use code.
 - i. Provide amended plans increasing the deep planting areas and ensuring they are unconstrained by basements.
- f) In order for Council to further consider the proposed building height, bulk, ridgeline presence and integration with surrounding development; further visual assessment via the Virtual Brisbane model is required.
 - i. Provide a 3D CAD model suitable for inclusion in Virtual Brisbane.

Materials and detailing

- 2) The development in its current form includes some large expanses of unrelieved brickwork walls and these are likely to have negative visual amenity impacts contrary to PO33/ AO33.2 of the Centre or mixed use code.
 - a) Amend the design of these brickwork walls to provide greater visual interest and reduce the perception of building bulk. This might include some strong variation in brickwork patterning and/or the use of varied brick colours.

Integrated planters

- 3) The provision of planters along the street facades is supportable, however the size of the planters aren't sufficient in their current form to provide sustainable growing media with lush greenery as indicated on the proposed plans. Planting outside of the property boundary (overhanging the verge) is not permitted due to maintenance issues.
 - a) Provide amended plans with increased planter sizes capable of supporting lush vegetation as indicated on the proposed plans. All façade planting is to be contained within the property boundary including planting over awnings. Council is not supportive of planting overhanging the verge.

- b) Provide amended plans to indicate maintenance access, and drainage for the façade planters.
- c) Provide a detailed estimate of the required weekly water consumption for irrigation for each calendar month by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation.
- d) Provide further information on the proposed size and location of rainwater storage tanks or other non-mains water source for irrigation, sufficient to provide at least 95% of irrigation needs. To ensure that planters are being integrated into the design of the building architecture, drawings are to also demonstrate the water storage areas.

Stormwater management – Plan consistency

- 4) A Conceptual Stormwater Management Plan has been submitted. Architectural drawings received 29 March 2026 indicate provision of a 7.8 kL on-site detention tank within Basement Level 2 (FFL 30.7 mAHD) and a 21.8 kL rainwater tank beneath the ground floor (RL 37.0 mAHD). The stormwater detention and rainwater harvesting infrastructure shown on the architectural drawings is not consistent with the infrastructure described and documented in the Stormwater Management Plan. In addition, the underground tanks are not clearly shown or coordinated on plans, sections and elevations. Accordingly, compliance with PO2 (integrated stormwater management outcomes) and PO5 (infrastructure integration) of the Stormwater code has not been demonstrated.
 - a) Provide a revised Stormwater Management Plan and associated drawings, prepared and RPEQ-certified, that:
 - i. Clearly identifies and coordinates all stormwater detention and rainwater harvesting tanks across architectural and engineering documentation; and
 - ii. Demonstrates that the proposed stormwater infrastructure is fully integrated with the building design, including on plans, sections and elevations, in accordance with PO2 and PO5 of the Stormwater code.

Stormwater overflow arrangement and Lawful point of discharge

- 5) The stormwater strategy proposes discharge of approximately 37% of the site area (Catchment C1A) to a 24 kL underground detention tank located between Basement Levels 1 and 2, with overflow directed to an outlet located on a steep embankment characterised by dense vegetation and unstable ground. The proposed overflow arrangement raises concerns regarding erosion, ground stability and downstream impacts. The documentation does not adequately demonstrate that stormwater overflows discharge to a lawful point of discharge or that adverse impacts are avoided. Compliance with PO3 (lawful point of discharge) and PO4 (no adverse impacts on downstream land) of the Stormwater Code have not been demonstrated.
 - a) Provide revised stormwater documentation, prepared and RPEQ-certified, that:
 - i) Reviews and optimises the proposed stormwater detention and harvesting strategy, including consolidation of tanks where appropriate; and
 - ii) Demonstrates that all overflows discharge directly to an acceptable lawful point of discharge (e.g. kerb and channel), supported by plans, details and justification consistent with PO3 and PO4 of the Stormwater code.

Trip generation for retail/commercial uses

- 6) The Traffic Impact Statement assumes zero additional vehicle trips for the 222m² retail/commercial component, based on the assumption that it will exclusively serve on-site residents or local walk-up patrons. Given the site's location on a District road (Given Terrace)

within a prominent active frontage, the assumption of zero vehicle trips is not supported. Retail uses typically attract pass-by and destination trips, even when ancillary. Consequently, the proposal in its current form does not demonstrate compliance with PO2 of the Road hierarchy overlay code or PO1 and PO3 of the Transport, access, parking and servicing code (TAPS code).

- a) Provide a revised peak-hour trip generation assessment for the entire development, including the retail/commercial component, demonstrating compliance with PO2 of the Road hierarchy overlay code and PO1 and PO3 of the TAPS code.

Justification for trip generation discounts

- 7) A full discount has been applied to the retail/commercial component without supporting empirical evidence. Trip generation discounts require a robust technical justification. The submitted assessment does not provide supporting data demonstrating consistency with comparable mixed-use developments in similar inner-city environments.
 - a) If any discount is proposed for ancillary use or walk-up patronage, provide a technical justification supported by empirical evidence or case studies from comparable inner-city mixed-use developments, demonstrating consistency with PO1 and PO3 of the TAPS code.

Trip distribution, assignment and intersection performance

- 8) The Traffic Impact Statement does not clearly demonstrate development traffic distribution, assignment or intersection performance impacts. The assessment does not demonstrate how peak-hour traffic will interact with the surrounding road network or the Given Terrace / Latrobe Terrace intersection. Compliance with PO1 and PO3 of the TAPS code has therefore not been demonstrated.
 - a) Provide revised traffic analysis that:
 - i. Demonstrates peak-hour trip distribution and assignment; and
 - ii. Assesses the operational performance of site access and the Given Terrace / Latrobe Terrace intersection during peak periods.

Bicycle parking

- 9) Bicycle parking is shown within the basement levels with constrained access arrangements, particularly on Level B2. The proposed bicycle parking arrangements do not provide practical or compliant access in accordance with AS 2890.3 and PO16 of the TAPS code.
 - a) Provide revised bicycle parking layouts demonstrating compliant access, manoeuvring space and gradients in accordance with AS 2890.3:2015 and PO16 of the TAPS code.

Residential refuse room and eDiverter

- 10) The proposed plans indicate the general location of waste facilities; however, the specific labelling of waste infrastructure is unclear. The submitted plans do not clearly identify the residential refuse room or denote the location of the eDiverter chute. As such, compliance with PO32/AO32 of the Multiple dwelling code has not been demonstrated.
 - a. Provide amended plans that clearly and unambiguously identify:
 - i. The Residential Refuse Room; and
 - ii. The eDiverter Chute, in accordance with PO32/AO32 of the Multiple dwelling code.

Internal waste transfer paths for retail/commercial uses

- 11) A commercial waste room is shown; however, the transfer routes from individual non-residential tenancies have not been demonstrated. The documentation does not demonstrate that each non-residential tenancy has an internal waste transfer path to the commercial waste room. In the absence of demonstrated internal transfer paths, refuse is likely to be transported through the public realm. Compliance with PO63/AO63.1–AO63.2 of the Centre or mixed use code has therefore not been demonstrated.
- a) Provide amended plans demonstrating that each non-residential tenancy has a fully internal waste transfer path to the Commercial Waste Room, ensuring refuse is not conveyed through the public realm, in accordance with PO63/AO63.1–AO63.2 of the Centre or mixed use code.

Refuse collection vehicle access, swept paths and servicing arrangement

- 12) The swept path analysis utilises a design vehicle with a dual front axle and does not apply the BSD required 9.757m kerb to kerb turning radius. The aisle trafficked by the Refuse Collection Vehicle (RCV) is reduced below 6.5m due to the presence of an intercom and raised median. The RCV standing area is within an aisle rather than a dedicated bay, and a kerb/step appears to be present between the rear of the RCV and the refuse room. The traffic report also references mandating refuse service times. The proposal does not demonstrate that a Council Refuse Collection Vehicle can safely and efficiently service the development in accordance with Council standards. In addition, Council cannot commit to nor enforce a fixed refuse collection time. Accordingly, compliance with PO32/AO32 of the Multiple dwelling code and PO19/AO19.2–AO19.3 of the TAPS code has not been demonstrated.
- a) Provide further information and amended plans that demonstrate the following:
- i. A RPEQ endorsed swept path analysis demonstrating that a RCV in accordance with BSD 3008 (Sheet 2 of 2) can safely and efficiently service the development, using a 6 second lock to lock time and 9.757m kerb to kerb turning radius;
 - ii. A minimum unobstructed aisle width of 6.5m where trafficked by the RCV, with the removal or relocation of obstructions such as intercoms or medians;
 - iii. A continuous, level transfer path for bulk bins from the refuse room to the rear of the RCV, free of any steps, kerbs or lips; and
 - iv. Clarification of the proposed servicing/pre booking arrangements, noting that Council RCVs may service the development at any time between 5:30am and 5:30pm, and that Council cannot commit to a specific service time.

Note: Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins.

Air & noise – mixed use co-location & compatibility

- 13) The proposed development includes a mix of sensitive uses and commercial or non-residential uses, including co-located uses within the site and adjoining uses. Further information is required to clearly identify the proposed Centre activities and demonstrate compliance with AO20 of the Centre or mixed use code, addressing air quality and noise compatibility between co-located and adjoining uses.

- a) Where compliance with AO20 cannot be adequately demonstrated/achieved, further information is to be provided to demonstrate compliance with PO20 of the Centre or mixed use code.

Air quality – Basement car park & cooking emissions

- 14) Air emissions from the proposed basement car parks and restaurant or cooking uses have the potential to impact the air quality amenity of onsite and adjoining sensitive uses and zoning. Further information is required to demonstrate that an adequate level of air quality, in accordance with the Centre or mixed use code and the Multiple dwelling code, can be achieved at onsite and adjoining sensitive uses.
 - a) Submit further information demonstrating that the proposed use can comply with the acceptable outcomes as prescribed in AO3.1 – AO3.3 of the Centre or mixed use code and AO20.1 of the Multiple dwelling code. Where compliance cannot be achieved, submit for approval an Air Quality Report in accordance with PO3 and PO20 of the Codes respectively. Further guidance can be found in the Air quality Planning scheme policy.

Noise – Centre emission onto onsite/nearby residential uses/sensitive zones

- 15) The proposed Centre activities for Office, Shop and Indoor sports and recreation uses have the potential to impact on the noise amenity of nearby sensitive land uses/zoning. The code response provided against AO1.1 of the Centre or mixed use code states that hours of operation, including deliveries, are limited to 6:00 am to 10:00 pm. While acceptable for Office and Shop uses, further information is required, having regard to the onsite residential uses, to demonstrate that the proposed non-residential uses will not adversely impact noise amenity and achieve compliance with the Code.
 - a) Where compliance with AO20 or AO1.1 to AO1.2 of the Centre or mixed use code cannot be demonstrated, submit a Noise Impact Assessment Report prepared in accordance with the Noise Impact Assessment Planning Scheme Policy, demonstrating that PO1 can be achieved for the proposed non-residential Centre activities.
 - b) Clarify whether the proposed rooftop facilities including rooftop gym, pool, and associated amenities are ancillary to onsite residential uses only and whether the hours would be limited to the hours prescribed in AO1.1 of the Centre or mixed use code. Where hours are outside of AO1.1, further demonstrate compliance with PO20/AO20 for noise amenity impacts associated with the co-location of uses. In either case, demonstrate that these uses, including any outdoor pool or dining areas, will not adversely impact the noise amenity of onsite residential uses or nearby residential uses or sensitive zoning.
 - c) Clarify whether the proposed Office, Shop, and Indoor sport and recreation uses are limited to ground floor tenancies only and not located at rooftop or other levels.
 - d) Identify which ground floor tenancy is intended for the proposed Indoor sport and recreation use and confirm that this use will be limited to the ground floor and restricted to AO1.1ciiA of the Centre or mixed use code operating hours of 6:00 am to 10:00 pm. Identification of the tenancy at this stage is required to ensure appropriate building design and fit-out measures are implemented to avoid adverse noise impacts on onsite and nearby residential uses.

Note: Council continues to experience compliance issues with noise and vibration from Indoor sport and recreation uses, such as gyms, particularly where located near or beneath residential dwellings. Noise from dropped weights remains a key concern. Even where operating hours comply with the Code, post-construction compliance with the Environmental Protection Act 1994 has proven difficult, with significant mitigation required in some cases and operations ceasing in others. Removal of this use is recommended unless a specific tenant and location can be acoustically modelled to demonstrate compliance.

Fuel burning or power Generator – Potential industry use trigger

16) The proposed development may include the use of fuel burning (e.g. gas boiler that involves fuel burning) or a back-up/emergency power generator. Such uses are defined as “Fuel Burning” in Schedule 1 Definitions – Industry Thresholds:

Medium impact industry – B

Fuel burning where not a utility installation, with an installed capacity of 0.1 MW or less, if:

- operating more than 100 hours per year;*
- not involving coal combustion*

High impact industry

Fuel burning where not a utility installation with an installed capacity of more than 0.1 MW, if:

- less than 10 MW;*
- not involving coal combustion*

Special industry

- Fuel burning where not a Utility installation, with an installed capacity of 10 MW or greater or burning coal or coal products*
 - a. Submit further information outlining whether a power generator / fuel burning (e.g. gas boiler that involves fuel burning) is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the Industry code.

Note: Amendment to the DA form and an amendment to the proposed application may be required if a new industry use/threshold is triggered.

CLR/EMR sites - Sensitive use / basement levels

17) Council records indicate that the subject site is listed on the Contaminated Land Register (CLR), Environmental Management Register (EMR), and/or was previously a Notifiable Activity under Schedule 3 of the Environmental Protection Act 1994. Contaminated land matters are administered by the State through the Queensland Department of Environment, Tourism, Science and Innovation (DETSI).

- a) Prior to commencement of any site works or progression of a sensitive use, provide confirmation of the current CLR and EMR status of the site from DETSI, including confirmation of site suitability requirements applicable to the proposed development.

Note: Contaminated land matters are administered by DETSI. However, the applicant is reminded that prior to any soil disturbance, filling, excavation, or site works, the applicant is required to address all relevant environmental duties and applicable site suitability requirements, including submission of any required documentation prepared by a suitably qualified person (SQP) and certified by an approved contaminated land auditor as required under State legislation.

Advisory Note:

Contaminated Land – Qld Department of Environment, Tourism, Science and Innovation (DETSI)

18) Council records indicate that the proposed site is listed on the Contaminated Land Register (CLR), Environmental Management Register (EMR) and/or was previously a Notifiable Activity as per Schedule 3 of the *Environmental Protection Act 1994*. Contaminated Land

matters are administered by the State - Queensland Department of the Environment, Tourism, Science and Innovation (DETSI).

As the proposed development is for a sensitive land use and also involves basement level car parking, the applicant is therefore advised to consult the DETSI website or contact DETSI to ascertain the CLR/EMR status of the site, applicable requirements on compliance permit, and provide DETSI with any other applicable mandatory documents such as an investigation document prepared by a *suitably qualified person (SQP)* and certified by an *approved Contaminate land auditor*.

For more information, visit the State government website:

www.qld.gov.au/environment/pollution/management/contaminated-land/

Note: Early consideration of contaminated land matters, including remediation feasibility, timing, cost, and site constraints, is recommended to ensure site suitability for the proposed sensitive uses.

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 A006992438.

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

Yours sincerely



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