

ATTACHMENT 1

Information Request

Prepared by:
Brisbane City Council



Dedicated to a better Brisbane

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

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

brisbane.qld.gov.au

09 September 2026

Shenfield Property Pty Ltd
C/- Property Projects Australia
PO Box 1264
NEW FARM QLD 4005

ATTENTION: Oliver Allbutt

Application Reference: A007081790

Address of Site: 8 MAYNARD ST WOOLLOONGABBA QLD 4102

Dear Oliver

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.

Stormwater

- 1) It is acknowledged the site stormwater is being connected to the existing Council inlet located in Sword Street. This Council inlet previously had a small, modified inlet lintel fitted due to a conflict with the previous driveway into the site. This inlet is located on the low point of the roadway and therefore must be upgraded to a medium (3.6m long) lintel to ensure maximum stormwater collection to prevent stormwater nuisance to the future residents to this development.

Waste

- 2) It is noted the 'Bin Room' is not sufficient size for the proposed development. In addition, the dimensions of the room have not been denoted and the chute is not segregated.
 - a) In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended architectural plans a bin room that has an internal dimension of 6.2m x 4.35m. Ensure the dimensions of the bin room are clearly denoted on the amended plans.
 - b) Demonstrate that the refuse chute is segregated.

Note: The applicant has suggested the Refuse PSP states collection can occur three times per week. However, Table 2 of the Refuse PSP relates to non-residential developments only. A performance outcome of two collections per stream per week can be provided to multiple dwellings with a yield of 30 to 79 units. In addition, any bin under the chute will not be serviced irrespective of the technology provided.

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 for the required number of 240L green waste mobile garbage bins.

Fuel Burning

- 3) The proposed development may include the use of fuel burning (e.g. back-up/emergency generator, fire pumps, etc). Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds.
- a) Submit further information outlining whether 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, Acoustic Report, Fuel Storage and Spill Delivery Assessment may be required demonstrating compliance with PO1, PO2 and PO9 to 11 of the Industry Code).

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

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 A007081790.

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

Yours sincerely



Allan Nguyen
Senior Urban Planner
Planning Services South
Phone: 3178 2207
Email: Allan.Nguyen@brisbane.qld.gov.au
Development Services
Brisbane City Council