Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

25 June 2026

Aplus Design Group
C/- Gaskell Planning Consultants
PO Box 8103
WOOLLOONGABBA QLD 4102

ATTENTION: Simon Grice
Application Reference: A007021113
Address of Site: 212 SHAFSTON AVE KANGAROO POINT QLD 4169

Dear Simon,

RE: Information request in accordance with the Development Assessment Rules

Council officers have carried out an initial review of the above application and have identified that further information is required to fully assess the proposal.

Shafston Avenue Bikeway Upgrade

1) Council has recently released a preliminary design for the proposed Shafston Avenue Bikeway upgrade, which fronts the subject site. The project intends to improve the connection between the eastern suburbs of Brisbane and CBD via Kangaroo Point. The project includes a two-way bikeway and separate footpath upgrade fronting the development site. The subject site has the opportunity to enhance the bikeway project, through a pedestrian and cyclists rest area within the development site. Amended plans are required to demonstrate how the development provides a high-quality public realm outcome commensurate with the scale and height of the proposal, having regard to community expectations for development in consideration of the performance outcomes proposed. This may include details of public realm improvements and community benefits proposed along the Shafston Avenue frontage, including how these outcomes complement the Shafston Avenue Bikeway upgrade.

a) Provide amended plans illustrating a volumetric public thoroughfare easement in favour of Council along the frontage of the site. It is considered that a volumetric easement width 2.5m and a length of 12.5m would allow for a sufficient area for pedestrian respite and embellishments to be provided in this area such as a bench seating, low-level planting, or the like. Please note that this item is to be read in conjunction with Item 2) of the information request which requests a linear dedication to achieve a 3.75m wide verge.

b) Illustrate on the proposed plans embellishments and improvements to this area that will complement the bikeway project, such as drinking fountains, bench seating, or the like, providing a respite area for users of the bikeway.

Verge Width

2) Shafston Avenue is mapped as a Subtropical boulevard - out of centre – 3.75m verge within the Streetscape hierarchy overlay code and is required to provide a minimum 3.75m wide verge. The existing site frontage provides less than the minimum 3.75m verge width. This will require amendments to the location of the building basement and Shafston Avenue façade to ensure all development works above and below ground (including containerised planters) are wholly located within the new front property boundary.

a) In accordance with Acceptable Outcome AO1 of the Streetscape hierarchy overlay code, illustrate and provide further information on the following requirements:

i) The location of the nominal face of kerb for the full length of the Shafston Avenue frontage and the existing verge width for this site.

ii) A land dedication to provide a minimum 3.75m wide verge to the full width of site frontage.

iii) Annotate the area to be provided as land dedication as 'new road - verge widening'.

Building Height

3) The application common material indicates the proposal seeks approval for 23 storeys in total building height. However, based on the section diagrams provided as part of the architectural plans, the development appears to propose a total of 24 storeys in building height. It is unclear if the 'mezzanine' level in the podium form has been accounted for in the building height calculation.

a) Provide clarification on the total number of storeys proposed as part of the development application and provide updated application common material where relevant.

Traffic

4) The submitted Traffic Report and swept path plans have not been endorsed by a Registered Engineer Professional of Queensland (RPEQ). The Transport, access, parking and servicing (TAPS) planning scheme policy (PSP) and code requires an RPEQ to endorse/ review all the proposed performance outcomes for the development. Furthermore, it is noted that some sections of Traffic Report only refer to AS requirements with no reference to TAPS. Splays of the single driveway at the eastern boundary are not shown. The splay may have potential conflict with the stormwater inlet.

a) Provide RPEQ endorsed Traffic Report in accordance with Performance Outcome PO1 of the TAPS Code that reviews all proposed performance outcomes.

5) The proposed development seeks to have waste collected by a private waste contractor which is not supported. Residential refuse and recycling must be collected by Brisbane City Council. The development is required to provide on-site access, servicing and manoeuvring for a 10.24m Rear Loading Refuse Collection Vehicle as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m. The development should provide a minimum 6.5m wide Type B2 crossover for an RCV with a minimum vertical operational clearance of 3.6m above the Ground FFL and lowest projection above for the entire 6.5m wide aisle/ carriageway and loading bay. Furthermore, length of the loading bay should be increased to 11.5m long to enable loading of bulk bins between the rear of the RCV and built form.

a) Provide amended plans in accordance with AO19 of the TAPS Code and AO8.1/AO8.2 of the Infrastructure design code which illustrate on-site manoeuvring, entry & exit by a standard Council RCV.

6) A performance outcome for reduced size of service vehicle can be considered by Council if endorsed by an RPEQ. However, the development should provide for a minimum of MRV as service vehicle instead of an SRV.

a) Provide amended plans in accordance with Performance Outcome PO19 of the TAPS code which illustrates manoeuvring, entry & exit in forward gear by an MRV.

7) The submitted Draft Construction Management Plan has no site-specific information regarding potential TGS or lane closures. It is acknowledged that all such information is required at the Compliance Assessment stage, not at DA stage. However, if the development intends to proactively seek Council's guidance on what can or cannot be supported during construction on an arterial road such as Shafton Avenue, a more detailed draft CMP is required to be provided.

8) The development proposes 11 visitor carparking spaces, which does not meet the requirement of 13 visitor carparking spaces under Table 13 of the TAPS PSP. Whilst the

overall number of parking spaces can be supported, it is requested that 2 residential carparking spaces be allocated to visitor parking spaces in lieu of residential, to ensure that sufficient visitor parking is proposed, given limited on-street parking availability within proximity to the site. Two (2) of these spaces should be allocated as PWD spaces.

9) Ensure the proposed pedestrian sight splay is contained wholly within the subject site, currently located on the eastern boundary of the proposed ground floor plan.

Landscaping

10) Additional information is required to demonstrate safe and efficient access to all onsite landscape planters, including containerised planting, in accordance with the Landscape work code and Subtropical building design planning scheme policy (SBDPSP). Further information is also required regarding stormwater harvesting, tank storage location and capacity, and irrigation rates in response to PO12, PO13 and PO15 of the Landscape work code and Section 6 of the Landscape design planning scheme policy (LDPSP).

a) In accordance with PO4, PO13 and PO15 of the Landscape work code, the SBDPSP and the LDPSP, submit amended plans demonstrating safe and practical access to all containerised planters for ongoing landscape sustainability and maintenance.

b) In accordance with PO12, PO13 and PO15 of the Landscape work code and the LDPSP, submit additional plans and information detailing the following information:

i) Irrigation application rates (L/m²/week) prepared by a suitably qualified irrigation designer accredited by the Irrigation Association of Australia (Diploma of Irrigation or equivalent);

ii) Stormwater harvesting capacity and water storage requirements for landscape irrigation; and

iii) The dimensions, capacity and location of all water storage devices.

11) It is acknowledged that the development does not propose a minimum 1.5m wide landscaping to the eastern side boundary in accordance with AO28.2 of the Multiple dwelling code, further information is required to ensure that the proposed buffers are able to accommodate screen planting for the full length of the northern and eastern side boundaries.

a) Provide amended plans illustrating side boundary planting densities, species and stock sizes to moderate the visual amenity impacts of the driveway and basement ramp.

b) Provide indicative cross-sections to neighbouring properties illustrating landscaping screening.

Rooftop Communal Open Space

12) Rooftop communal open space is provided in response to PO8 and PO30 of the Multiple dwelling code. The plans show the rooftop structure covers more than 50% of the rooftop communal space. The submitted architectural elevations show that the proposed planters and landscape planting will not dominate the built form elements as specified within PO16 of the Landscape work code. Containerised planters with soil depths and volumes to accommodate small trees up to 5m in height on the edges of the rooftop communal open space will assist with moderating the rooftop-built form. Revisions are also required to ensure a minimum 50% of the rooftop communal open space is open to the sky and a minimum of 25% of the space is shaded by trees within 5 years.

a) In accordance with the PO8, PO28 and PO30 of the Multiple dwelling code and PO4, PO13 and PO16 of the Landscape work code and the Landscape design planning scheme policy (LDPSP), provide revised plans which illustrate the following information:

i) Revisions to the bulk and scale of rooftop-built form elements to ensure the rooftop communal open space provides a minimum 50% of the area as open to the sky.

ii) Rooftop perimeter planters with soil depths and volumes in accordance with the LDPSP for trees and landscape planting to dominate the built form elements within the rooftop communal space.

iii) Additional or revised containerised planters with soil depths and volumes in accordance with the LDPSP for shade trees to provide natural shading to a minimum 25% of the rooftop communal open space within 5 years.

Brisbane Green Factor Tool Assessment (BGFTA)

13) Given the proposed height uplift beyond the Kangaroo Point peninsula (Mowbray Park precinct) building height requirements, the development must demonstrate design excellence including high-quality subtropical landscape outcomes. The submitted landscape package included a BGFTA that proposed green infrastructure for the development would deliver a score of 1.903. The submitted BGFTA was abridged and did not include a complete breakdown of the number of green infrastructure elements (trees, shrubs and groundcovers) to be delivered within natural ground and artificial growing environments within the development.

a) In accordance with Overall Outcome OO3(d), PO1 and PO3 of the Kangaroo Point peninsula neighbourhood plan code and PO8, PO28 and PO29 of the Multiple dwelling code, provide a complete BGFTA to identify the green infrastructure area and number of green infrastructure elements (trees, shrubs and groundcovers) to be delivered within natural ground and artificial growing environments for the development.

Building Design and Documentation

14) The proposal presents a well-articulated façade and building renders indicate a high-quality residential design outcome. To demonstrate the development achieves true climatically responsive building design, further consideration is to be given to providing windows within the wet areas along the western and eastern facades to assist in providing good opportunities for access to light and cross-ventilation to reduce the need for mechanical ventilation, cooling and lighting, in accordance with PO26 of the Multiple dwelling code.

15) Provide further information illustrating materials and finishes annotated on all elevations and larger scaled elevations of the East and West facades are requested that show annotated materials shown.

a) Further consideration to be given to breaking up the extent of rendered walls at the base of the building and/or incorporating texture changes within the render to the upper levels of the east and western facades between the slab projecting forms.

Site Services and Utilities

16) The development lacks detail with regards to the provision of normal services and utilities such as fire booster cabinets, switch rooms, substations/pad mount transformers, all of which are likely to be required at or near the street frontage. There is concern that the representation of the street front design has not sufficiently considered the impact of these necessary elements.

a) Provide clarification for the locations of each of these elements and demonstrate that there is no impact on the future street frontage presentation, in accordance with AO5 of the Multiple dwelling code.

Air Quality

17) It is acknowledged that it has been identified that the proposal will comply with the requirements of the Transport Air Quality Corridor Overlay Code. However, it is unclear if this is to be achieved via separation distances or via filtered mechanical ventilation.

a) Please provide clarification as to the mode of compliance (i.e. separation distances or mechanical ventilation) with the Transport Air Quality Corridor Overlay.

Fuel Burning

18) It is unclear from the application documentation and/or proposed plans if the development will include fuel burning and storage associated with back-up generators and/or firefighting booster pumps.

a) Please provide advice as to any fuel burning activities associated with back-up generators and/or firefighting booster pumps.

Refuse

19) The refuse storage area needs to be labelled with details such as internal dimension and "Single Refuse Chute for General Refuse Only". Furthermore, it should be demonstrated that the refuse chute and bin under have been segregated/ corralled from the remainder of the refuse store.

a) Provide amended plans in accordance withAO32 of the Multiple Dwelling Code and AO8.1/AO8.2 of the Infrastructure Design Code that addresses the issues raised above.

Site Cover

20) Confirm that the proposed landscaped areas illustrated for levels 1-5 will be maintained exclusively for landscaping, to ensure these areas do not contribute towards calculations of site coverage, and how maintenance to these landscaped areas will be achieved.

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 A007021113.

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

Yours sincerely

Dane Hoffmann
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Development Services
Brisbane City Council