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APPLICATION REF
A007025371

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Urbicus Ref: URB26-006
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Applicant response to an information request under Section 13 of the DAS

Council reference: A007025371
Property details: 18 Kelso Street, Chermside

We refer to Councils "Information Request" dated 17th June 2026, relating to the above site (the Site) and application (the Application), and advise that we are providing all the information requested in accordance with Section 13.2 of the Development Assessment Rules (DAS).

In support of our response the following documents are provided:

1. Architectural Plans prepared by NMDS Architecture
2. Landscape Plans prepared by AS Design
3. Traffic response prepared by BMC Traffic
4. Civil Drawings prepared by CDS

A summary of key changes to the Architectural Plans, in response to Councils Information Request, is provided below:

- Minimum tower setbacks have been amended as follows:
 - Front boundary (Kelso Street)
 - Balcony reduced from 4.7m to 4.5m
 - Wall reduced from 5.7m to 5.5m

- Rear boundary
 - Increased 6.85m to 7.5m and 7.85m to 8.5m
- Side (South) boundary
 - Increased from 5m to 5.4m and 5.7m to 6.2m
- Side (north) boundary
 - Increased from 4.8m to 5.2m and 5.6m to 6m
- The break between towers has decreased from 7.6m to 6.8m to facilitate increased side boundary setbacks.
- North Elevation (L2-14) a combination of screening and 1500 high opaque glazing introduced to mitigate overlooking to existing / future development.
- South Elevation (L2-14) a combination of screening and 1500 high opaque glazing introduced to mitigate overlooking to existing / future development.
- 1.8m wide footpath relocated adjacent to the front boundary and minor changes to kerbside parking.
- Deep planting area increased from 175m² to 368m² equating to 12% of site area. The basement setback to the rear boundary has increased to 3.2m and this area has not been included in deep planting calculations. In addition, the deep planting area fronting Kelso Street and adjacent to the padmount transformer has been increased by 5m².
- The internal layout of the 2B+MPR units (Type 2A & 2D) have been redesigned to remove the MPR rooms and provide a more open plan layout.
- Bedroom doors added to unit layouts.
- Balcony areas increased to 12m² with a minimum dimension of 3 metres.

We address the items raised in Councils “Information Request” as follows:

Item	Building height
1	Development on this site is prescribed to feature a maximum height of 10 storeys as identified in AO1 of the Chermside centre neighbourhood plan code and AO3, AO4.1 and AO13.2 of the Multiple dwelling code. The proposed development has a total height of 15 storeys in lieu of the prescribed 10. Whilst a performance outcome may be considered, further justification is required in order to determine the development does not create adverse impacts on the surrounding dwellings in the locality. The development also includes reduced setbacks on the front, side and rear boundaries which would impact on the overall bulk and scale of the development. a. Provide further justification on the proposed 15 storeys and how it complies with the relevant performance outcomes, overall outcomes and strategic frameworks that apply to the site. Note: Increasing setbacks to the side and rear boundaries may assist in the justification of the building height.

Response

Refer to Architectural and Landscape Plans and Sections 8 to 10 of our Planning Report that address the Strategic Framework, Overall Outcomes of the Neighbourhood Plan, High Density Residential Zone and Multiple Dwelling Codes and Performance Outcomes for Building Height and Setbacks.

Setbacks to rear and side boundaries have been increased as outlined below:

- Rear boundary
 - Increased 6.85m to 7.5m and 7.85m to 8.5m
- Side (South) boundary
 - Increased from 5m to 5.4m and 5.7m to 6.2m
- Side (north) boundary
 - Increased from 4.8m to 5.2m and 5.6m to 6m

Increase building setbacks to rear and side boundaries have decreased tower site cover by 27m² from 1,585m² to 1,558m² (51%).

Additional deep planting area has also been provided. The deep planting areas in the south-west and north-east corners of the site have been enlarged along with the deep planting area fronting Kelso Street adjacent to the padmount transformer.

A comparison of proposed and approved building setbacks (10 storey scheme Council reference A006394601) is provided on plans DA-200A and DA-202A Rev 1.

Item	Rear setbacks and privacy
2	The development seeks performance outcomes for rear setbacks and building separation and does not appear to include mitigation measures such as frosted glass or screening to future adjoining developments. There are concerns that the reduction in the rear setback, reduction in building separation as well as the balconies that face onto the rear boundary will result in a development that impacts on the residential amenity and privacy through overlooking, visual dominance and overshadowing. To ensure that an appropriate outcome is achieved by the proposal in terms of privacy, certainty is sought by: - Provide further details of the adjoining buildings to clearly show the location of existing windows to habitable rooms and outdoor spaces. Elevation plans are to demonstrate whether the proposed habitable rooms and outdoor spaces of the development are positioned outside the cone of vision of existing habitable rooms and outdoor spaces of development that is located immediately adjoining the subject site, in accordance with PO14/AO14.1 of the Multiple dwelling code. Additionally refer to Figure g – Building separation requirements and Figure h – Visual privacy considerations and strategies of the Multiple dwelling code. Providing opportunities for increased rear boundary setbacks along the floor plate and/or additional screening may be required to minimise impacts of the development on the amenity and privacy to neighbouring residents (existing and future) – in accordance with PO7 of the Multiple dwelling code. - Whilst it is acknowledged that majority of the balconies are oriented towards the front or rear setbacks, a number of units have sections of the balconies that are oriented towards the side boundaries. In order to ensure there are no adverse impacts to the privacy and amenity of adjoining residents (both existing

	and future), provide screening elements to side facing balconies in accordance with PO7 of the Multiple dwelling code.
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Response

Refer to Architectural Plans noting the following changes:

- North Elevation (L2-14) a combination of screening and 1500 high opaque glazing introduced to mitigate overlooking to existing / future development.
- South Elevation (L2-14) a combination of screening and 1500 high opaque glazing introduced to mitigate overlooking to existing / future development.

Site, elevation and section plans on drawings DA-700 to DA-705 highlight the relationship between proposed habitable rooms and outdoor spaces and the cone of vision of existing habitable rooms and outdoor spaces of development on adjoining properties. Where appropriate screening has been provided.

Item	Traffic Report
3	The supplied RPEQ report is generally acceptable for most elements of the current proposal. However, the report must be revised to address the following: - The submitted report references a previous approval for Build-to-rent over the site which directed car parking to be included within a pool and not allocated to individual units. Clarify that car parking under the current proposal for a Multiple dwelling is to provide carparking allocated to individual units. The units are not proposed under a Build-to-rent model. - It is acknowledged that the submitted report references the draft More Homes Sooner proposal – as this application was lodged under version 35.00/2025 of City Plan 2014, the More Homes Sooner package was not an assessment consideration and therefore, further justification is required to endorse the proposed reduction in parking provision. - This could include elements such as site location and access to services, measures to support and encourage travel modes other than private car, local evidence relating to car ownership levels, etc.

	ii. Provide revised reporting from an RPEQ to support the proposed 30% reduction in resident parking.
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Response

Refer to Traffic Engineering Assessment prepared by BMC Traffic.

Item	Parking spaces for PWD
4	Section 6 (g) of TAPS PSP requires that parking spaces for vehicle occupants with a disability are provided at a rate of 1 space per 50 ordinary parking spaces and a minimum provision of 1 space is required, the number of parking as proposed is 282 (including 1- PWD. a. Provide the minimum number of PWD carparking spaces as prescribed in the TAPS PSP.

Response

Refer to Traffic Engineering Assessment prepared by BMC Traffic.

Item	Indented parking along Kelso Street
5	To consider the implementation of the proposed indented parking on Kelso Street at the frontage of the development, the following must be provided with schematic plans: a. The indented bays are to be marked with corner markings as per standard drawing BSD-3161. b. Provide an additional pair of the existing 4P signs at each end of each bank of parking spaces for clarity, and the small sections between bays will need to be yellow lined. c. A detailed schematic design for signs and lines related to the proposed indented parking on Kelso Street, revised by a Registered Professional Engineer of Queensland (RPEQ), must be submitted to Council for consideration.

Response

Refer to:

- Traffic Engineering Assessment prepared by BMC Traffic.
- Civil drawings prepared by CDS.
- Landscape plans prepared by AS Design.

Item	Refuse
6	A review of the Ground Level (L0) plan has identified the provision of a suitably sized “Bin Room”, which is considered adequate to support the proposed residential unit yield. However, further information is required to demonstrate that the development can satisfactorily meet all refuse and waste management requirements. To address PO32/AO32 of the Multiple dwelling code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans addressing the following: - Demonstrate the area (m2) and internal dimensions of the “Bin Room”. - Clearly demonstrate that the dual refuse and recycling chutes, overhead compactor and linear tracks have been segregated/ corralled from the remainder of the “Bin Room”. - Amend the “Bin Room Notes” on the ‘Ground (L0) plan to reflect a total of 5 x 1,110L General Waste Bins & 14 x 1,100L Commingle Recycling Bins, with the “Bin Room” to annotate ‘19 + 2 1100LT Bins’. Note – the developments “Bin Room” provides sufficient storage capacity to cater for 240L of general refuse and 240L of commingle recycling, per unit, per week, with a service frequency of three times per waste stream per week. Ensure the “Bin Room” is not reduced in size. 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.

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Response

Refer to Traffic Engineering Assessment prepared by BMC Traffic.

Item	Streetscape & Street trees
7	The required 1.8m wide footpath has been accommodated; however, its current location limits the available space for street tree planting. Relocating the footpath adjacent to the property boundary would increase the width of the verge along the kerb, thereby allowing for a greater number of tree pits, ensuring a minimum distance of 3m from the crossover. This adjustment would enable the provision of up to 12 street trees at 5-6m spacing, compared to the two currently proposed, significantly enhancing streetscape amenity, shade provision, and urban cooling. a. Provide amended landscape and engineering plans demonstrating the location of the footpath at the property boundary, additional street trees between car spaces and services located away from tree location.

Response

Refer to:

- Architectural plans prepared by NMDS Architecture.
- Civil drawings prepared by CDS.
- Landscape plans prepared by AS Design.

The footpath is now located at the property boundary and additional street trees provided between car spaces and services.

Item	Deep planting
8	While deep planting areas are proposed, not all areas achieve the minimum 4m dimension, which is necessary for the provision of large subtropical trees that balance the building bulk. The proposal results in a shortfall of 128.7 m² and therefore does not comply with PO3/AO3 and PO29/AO29 of the Multiple Dwelling Code, which require a minimum of 10% of the site to be allocated to deep planting. - Provide an amended design that increases building setbacks to ensure that at least 10% of the site area is dedicated to deep planting zones, located in natural ground and achieving minimum dimensions of 4m. Note: Resolving item 2.a. may assist in the resolution of the deep planting area. - It is noted that the proposal includes a grass swale around the sides and rear of the site that passes through areas of deep planting. Whilst this may be supportable, further intrusions to areas or infrastructure is not supported within space dedicated to deep planting. - A review of the submitted documentation shows that the architecture and landscape concept plans are inconsistent in showing the areas dedicated to deep planting. Review the documentation and provide amended plans that are consistent with each other.

Response

Refer to

- Architectural plans prepared by NMDS Architecture.
- Landscape plans prepared by AS Design.

Deep planting area increased from 175m² to 368m² equating to 12% of site area. While part of the deep planting area (187m²) along the rear boundary is less than 4m in depth (3.2m) this area is capable of accommodating vegetation within natural ground and the level above is setback 3.7m.

A comparison of proposed and approved (Council reference A006394601) deep planting areas is provided on drawing DA-200A. The proposed deep planting areas significantly exceed those previously approved by Council.

Item	Unit breakdown
9	The submitted information advises that there are 41 x 1-bedroom units, 124 x 2-bedroom units and 28 x 3-bedroom units totalling 193 units proposed onsite. The plans show a number of units include multimedia rooms that appear to be largely enclosed and could potentially form an additional bedroom in the future. This would also have an impact on the car parking rates and infrastructure charges that would be required should the development be approved in the future. a. Provide amended plans which ensure any multimedia/multipurpose rooms are open and unable to be turned into bedrooms.

Response

Refer to architectural plans prepared by NMDS Architecture. The internal layout of the 2B+MPR units (Type 2A & 2D) have been redesigned to remove the MPR rooms and provide a more open plan layout.

Item	
10	A number of bedrooms do not have doors included on the submitted plans. Provide amended plans to ensure access is provided to each bedroom within the development.

Response

Refer to architectural plans prepared by NMDS Architecture. Doors have been added to the bedrooms.

Item	Balcony sizes
11	The submitted information indicates that all balconies meet the minimum 12m2 requirement identified in AO31.1 of the Multiple dwelling code however, a review of the plans show a number of units would be providing balconies that are under the minimum size requirement. a. Review and provide amended plans which show all units achieve the minimum 12m2 size requirement for balconies as well as meeting the minimum dimension of 3m.

Response

- Architectural plans prepared by NMDS Architecture. All units now have balconies with a minimum area of 12m² and a minimum dimension of 3 metres.

In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with the Public Notification Stage.

Should you have any queries please contact our office.

Kind Regards



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