



Dedicated to a better Brisbane

17 June 2026

Cs Development Group Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Max Clayton

Application Reference: A007025371
Address of Site: 18 KELSO ST CHERMSIDE QLD 4032

Dear Max

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial assessment of the above application and has identified that further information is required to progress the application to a decision.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Building height

1. Development on this site is prescribed to feature a maximum height of 10 storeys as identified in AO1 of the Chermshire 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.

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:
 - a. 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.

- b. 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.

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:
 - a. 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.
 - b. 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.
 - i. 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.

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.

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.

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:
 - a. Demonstrate the area (m²) and internal dimensions of the “Bin Room”.
 - b. 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”.
 - c. 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. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf>.

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.

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.
 - a. 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.*
 - b. 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.

- c. 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.

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.
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.

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.

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 A007025371.

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

Yours sincerely



Abby Bannan
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Development Services
Brisbane City Council