Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

30 October 2026

Fp Margate Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Max Clayton

Application Reference: A007111663
Address of Site: 32 LAUDER ST MOUNT GRAVATT EAST QLD 4122

Dear Max

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.

Street Frontage Setbacks

1) The combined booster, water meters and padmount transformer (PMT) screening located at the south-eastern corner of the site presents as an excessively high and visually dominant element within both the street frontage and side boundary interface. The scale, bulk and prominence of the service infrastructure detracts from the presentation of the development to the public realm and adjoining properties. In its current form, the services and structures are not considered to satisfactorily achieve the streetscape and visual amenity outcomes sought by PO5 of the Multiple dwelling code.

a) Amend design to lower the height of services along the street frontage.

Built to Boundary Wall

2) The development incorporates built to boundary basement walls projecting above natural ground level (NGL). While it is acknowledged that the built to boundary walls have been stepped and terraced to reduce the height and impact, there is concern that the combined height of wall and fence around the PMT area exceeds over 4m in the south-eastern corner of the site. As such, the proposed development is not considered to satisfactorily achieve compliance with PO7 & PO37 of the Multiple dwelling code. Keeping boundary walls under 3m in height from the NGL, limiting the length and ensuring side boundary landscaping is adequate to soften the built form.

a) Further stepping/terracing of the podium to limit height of built to boundary walls is requested.

b) Provide a section through the PMT/ Fire Pump room/bike/ramp area showing the height of terracing.

External Materials and Finishes

3) Provide amended plans that clearly annotate on the general arrangement elevational drawings the proposed materials and finishes and solar shading and privacy devices.

Site Cover and Setbacks

4) The submitted plans propose a ground level site cover of 806.84m^2 or 67.29% of the site area. Additionally, the plans propose reduced built form setbacks for the front, side and rear boundaries. The proposed site frontage is constrained by reduced setbacks and services at ground level which prevent the development from providing a minimum 2m wide landscape areas to 50% of the site frontage for landscaping and trees to compliment the built form. Parts of the north-western side boundary does not provide a minimum 1.5m wide landscape area adjoining the ground level car parking area. Furthermore, the excess site cover and reduced rear 4.34m setback to balcony edge where a 10m setback is anticipated does not allow for in-ground deep planting for large subtropical trees. The rear setback proposes a large, containerised planter for landscaping and trees with reduced built form setbacks that will constrain large tree canopy growth and form.

To demonstrate compliance with PO1, PO6 and PO7 of the Multiple dwelling code, submit amended plans that:

a) Revises the proposed site cover and rear setbacks to provide an improved balance between built form and landscaping including in-ground deep planting for large trees to create privacy and amenity between sites.

b) Provide front and side boundary landscape areas in-ground or planters with soil volumes and dimensions in accordance with Landscape design planning scheme policy for screening and amenity planting and trees to reduce the building bulk and scale, shade the streetscape and provide privacy between sites.

Deep Planting

5) The proposed development includes a single 37m^2 or 3.08% site area as in-ground deep planting. An additional area of containerised planting for trees and landscaping is proposed to the full length of the rear boundary to supplement the deficit of in-ground deep planting. The proposed rear planter depth and width is unclear as there are discrepancies between architectural and landscape plans and sections that show differing rear planter depths and widths. Furthermore, the rear landscape planter being within a 4.34m setback to balcony edge where a 10m rear setback is anticipated will constrain large tree canopy growth and establishment.

To demonstrate compliance with PO1, PO8 and PO29 of the Multiple dwelling code, PO4, PO13 and PO15 of the Landscape work code and Landscape design planning scheme policy submit amended plans that provide:

a) Rear built form setbacks that provides an improved balance between built form and landscaping including, rear in-ground deep planting areas for large subtropical trees and their canopies.

b) A minimum 10% or 119m2 of deep planting for large subtropical tree species that at maturity are complementary in scale and height to the building form.

c) Deep planting areas with minimum 4m dimensions in any direction, located within natural ground and free of underground and overhead development.

d) Landscape planters with minimum soil volumes and dimensions identified within the Landscape design planning scheme policy for selected tree types.

e) Cross sections through all proposed deep planting areas to demonstrate the proposed built form setbacks and landscape outcomes to be delivered.

Site Frontage and Side Boundary Landscaping

6) The proposed excess site cover and reduced built form setbacks to the site frontage and side boundaries prevent the development from providing minimum landscape requirements of the Multiple dwelling code. Specifically, the proposed site frontage driveway and services locations to the front boundary do not allow for a minimum 50% of the site frontage to be provided with minimum 2m wide planting areas for amenity landscape and tree planting to compliment the built form and scale of the development. Additionally, part of the north-western side boundary which directly adjoins ground level car parking spaces is proposed with no side boundary landscaping to provide amenity and screening between properties. Furthermore, two 600mm depth landscape planters adjoining the south-eastern side do not provide landscape planting species to reduce the building scale and soften built form.

a) To demonstrate compliance with PO3, PO6, PO7, PO8 and PO28/AO28.1 of the Multiple dwelling code, PO4, PO13 and PO15 of the Landscape work code and Landscape design planning scheme policy, submit amended plans that provide:

i) A minimum 50% of the site frontage provides minimum 2m wide in-ground or landscape planters with soil volumes and dimensions in accordance with Landscape design planning scheme policy for selected plant types.

ii) Site frontage planting including trees to reduce the moderate building bulk and scale and provide shade and amenity to the streetscape.

iii) Minimum 1.5m wide landscape buffers to the full length of both side boundaries and landscape planting to provide screening and amenity between properties and reduce the development's built form and scale.

iv) Cross sections through proposed side and front boundary landscape areas to demonstrate built form setbacks and landscape outcomes to be delivered.

Communal Open Space

7) The submitted plans do not demonstrate how the communal open space (COS) will provide for both passive and active recreation opportunities for future residents. Specifically, the plans show that the space will provide passive recreation; however, there does not appear to be spaces and features for active recreational opportunities for future residents. Additionally, the proposed plans for the rooftop COS provide opportunities for shade tree planting but three of the six trees do not adjoin rooftop activity spaces within the COS.

a) To demonstrate compliance with PO8, PO10 and PO30 of the Multiple dwelling code, PO4, PO13, PO15 and PO16 of the Landscape work code and Landscape design planning scheme policy, submit amended plans that provide:

i) Rooftop COS that delivers spaces and features to provide both active and passive recreation opportunities for future residents.

ii) Revised landscape planter configurations to provide minimum soil volumes and dimensions within the Landscape design planning scheme policy for shade tree planting species to deliver a minimum 25% shade cover of the rooftop COS within 5 years.

iii) Revised planters adjoining the north-western side planters adjoining the COS activity spaces to provide additional shade trees to provide natural shading and amenity.

Refuse

8) It is acknowledged that the bin room provides sufficient capacity to accommodate the required fourteen (14) of 1,100 litre bulk bins. However, the proposed "Bins" room configuration, including the placement of bins beneath the chute, the internal partitioning, and the separate recycling refuse store, does not provide adequate manoeuvring and circulation space to facilitate the efficient movement and servicing of bins. To demonstrate compliance with PO32

and AO32 of the Multiple dwelling code and with PO8, AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating the following:

a) Demonstrate that the "Bins" room layout facilities functional bin manoeuvrability during servicing by removing the two separate recycling bulk bins and repositioning the two bins beneath the chute to the north-eastern corner of the room, ensuring a clear circulation aisle is provided between he partitioned chute area and the stored bins.

b) Ensure there is a minimum 1.2m wide circulation aisle provided between the chute partition and stored bins.

Refuse Manoeuvring

9) To demonstrate compliance with PO1, PO15, PO18 and PO19 of the Transport, access, parking and servicing code, submit a revised swept path analysis, certified by a Registered Professional Engineer of Queensland (RPEQ), for a Rear Loaded Refuse Collection Vehicle (RCV) in accordance with Council's Standard Drawing Number BSD-3008-2), which demonstrates that a safe and efficient exit manoeuvre can be undertaken whilst lawfully parked vehicles are parked in Lauder Street. The no stopping zone opposite the site should be clearly identified on the plans and reflected in the swept path assessments. The RCV loading position shown on the plans should also be consistent with the vehicle location demonstrated in the swept path drawings.

Earthworks

10) Section B on Drawing 260037-DA02 Revision A appears to show the extend of excavation and shoring intruding beyond the property boundary into a neighbouring property. Please confirm that all excavation required to construct the development and all shoring will be fully contained inside the subject site.

a) Amend the plans as required to demonstrate compliance with PO1, PO2 and PO3 of the Filling and excavation code.

b) Advise if rock anchors are proposed to be used. If rock anchors are proposed to be used and they are proposed to extend into neighbouring land, written and signed consent is required to be obtained from the affected land owner/s and submitted to Council

Stormwater

11) To demonstrate compliance with PO11 of the Stormwater code, provide upslope stormwater connections for the future development of the upslope sites at 9 and 11 Raffles Street, Mount Gravatt East. The upslope stormwater connections are to be sized for the ultimate future development of the upslope sites, be a minimum of 22mm diameter and be secured by a minimum 0.9m wide easement in favour of Council.

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 A007111663.

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

Yours sincerely



Allan Nguyen
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Development Services
Brisbane City Council