



Dedicated to a better Brisbane

03 October 2025

Long Huynh Tran
C/- Ken Drew Town Planning Pty Ltd
PO Box 860
Hamilton QLD 4007

ATTENTION: Ken Drew

Application Reference: A006408815
Address of Site: 392 OLD CLEVELAND RD COORPAROO QLD 4151

Dear Ken

RE: Further advice

The application has been reviewed, and further information and amendments are required to support the application. Provide the following information to allow the assessment and progression of the application.

Access

- 1) The proposal to include an additional access point on the frontage is not supported. One single crossover located as far west as practicable along the site frontage is required. To ensure compliance with PO1 and PO2 of the Road hierarchy overlay code and PO1, PO3 and PO9 of the Transport, access, parking and servicing code provide:
 - a) Amended plans, redesigning the development layout to establish a single crossover located as far west as practicable along the site frontage, ensuring adequate separation from the adjoining driveway.
 - b) Amended plans demonstrating the proposed crossover location and design, addressing vehicle access, service vehicle movements and interaction with the adjacent cycle lane. All vehicle manoeuvring is to be demonstrated to be fully contained within the site, with all vehicles entering and exiting the site in a forward direction.
 - c) Provide confirmation how any existing services (i.e. street lighting) will be managed or relocated to accommodate the crossover.

Refuse Collection Vehicle Manoeuvring

- 2) The site layout, on-site servicing arrangements and vehicle swept paths are to be redesigned to suit the above-mentioned single crossover located as far west as practicable along the site frontage, in compliance with PO1, PO15, PO18 and PO19 of the Transport, access, parking and servicing code and PO8 of the Infrastructure design code.
- 3) The supplied refuse collection vehicle (RCV) swept path analysis, drawing number 25GCT0089-01 Revision A, has not utilised a lock-to-lock time of six seconds in accordance with Table 5.1 of the Australian Standard AS2890.2:2:2018. To ensure safe and efficient RCV manoeuvring and to ensure that the proposed development complies with the AO1, AO19.2,

and AO19.3 of the Transport, access, parking and servicing code, provide amended swept path drawings.

- a) Submit a Registered Professional Engineer of Queensland (RPEQ) certified, signed and scaled rear loading RCV swept path analysis that utilises a lock-to-lock time of six seconds and that is free of conflicts when applying a 500mm clearance envelope.

Site Cover

- 4) The significant increase in proposed site cover, of 71% significantly exceeds the prescribed 45% under AO8 of the Multiple dwelling code. In its current form, the proposal is not reflective of the intended form and character of the surrounding area and is inconsistent with PO8 of the Multiple dwelling code.

- a) Provide amended plans, significantly reducing the extent of site cover, demonstrating compliance with PO8 of the Multiple dwelling code, requiring setbacks to be increased. This will also allow for landscaping along the side boundaries to be incorporated and aid in the modulation of the built form.

Given the excessive site cover, it is recommended that removing two units to reflect the previous approval would achieve a better balance of built form and landscaping.

Building Street Address

- 5) It is considered the revised site layout for access and egress for residents and service vehicles, combined with the location of the pedestrian entrance is a major concern. The proximity/conflict with vehicle manoeuvring on the site results in a poor sense of address for the proposed development when compared to the previous approval. Further concerns relate to the pedestrian entry point not achieving a clearly identifiable and visible entry point from the street, as this will be a shared zone for service vehicles. This does not adequately address PO12/AO12.3 and PO33/AO33.1 of the Multiple dwelling code.

- a) Further review is required to provide a clearly defined and safe pedestrian entry and legibility of address to the internal foyer of the proposed development.

Building Form

- 6) The proposed length of building to the northern elevation, provides few breaks or steps. This is inconsistent with PO9/AO9.3 of the Multiple dwelling code. The absence of a clearly expressed built form externally generates an elongated built form and excessive bulk. -

- a) Further review is required to the proposed built form to introduce more modulation to visually fragment the extruded form of development currently proposed. This should include alternative materials and finishes including recesses in the built form along the northern elevation in combination with variation in roof forms/building cap.-

Private Open Space & Balconies

- 7) The proposed private open space (POS) of most units is identified as not providing a functional private open space for residents. The proposed balcony sizes and depths of the units on the typical levels includes balcony space with limited utility, with some units proposing well below the minimum 3m and 12m² area. This does not adequately address PO31/AO31.1 & AO31.2 of the Multiple dwelling code and results in a poorer outcome when compared to the previous approval. It is considered that the extent of balcony space provided for the units should be reviewed with a view of providing greater useable area and of a proportion that better suits the placement of outdoor furniture.

- a) Further review is required to increase the functionality of the private open space of all units, demonstrating compliance with the intended design outcomes of the Multiple dwelling code.

- b) Provide amended plans demonstrating a revised layout to increase the balcony areas and depths demonstrating compliance with PO31/AO31.1 & AO31.2 of the Multiple dwelling code to reflect this requirement as a functional useable space.

Communal Open Space

- 8) The allocation of the communal open space in the corridor for access and egress to the individual units is not considered to adequately address PO30/AO30.1 of the Multiple dwelling code.
 - a) Provide amended plans revising the development layout to provide a more useable and functional communal open area within the site. It is recommended the Applicant investigate relocating the proposed servicing and vehicle manoeuvring area to allow for a communal open space. Please note that communal open space is only a requirement for development consisting of 10 or more dwellings.

Building Height

- 9) The revised plans detail a building height which exceeds 11.5m. The proposed development does not reflect the bulk and scale of existing and intended development within the street and immediate area and is inconsistent with PO3/AO3 and PO4/AO4.1 of the Multiple dwelling code.
 - a) Provide amended plans reducing the built form to remain under the 11.5m building height, to ensure the development remains code assessable.

Landscape Concept Plan

- 10) A Landscape Concept Plan (LCP) is required to demonstrate how landscape outcomes will be delivered on site to demonstrate compliance with the Multiple dwelling code and Landscape work code.
 - a) Submit an LCP prepared by a qualified and experienced Landscape Architect.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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

Yours sincerely,



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Development Services
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