Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

17 November 2026

50 Racecourse Road Developments Pty Ltd
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Beth Foley

Application Reference: A007111048
Address of Site: 50 RACECOURSE RD HAMILTON QLD 4007

Dear Beth

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.

Building Height Transition

1. The proposed five-storey development exceeds the three-storey acceptable outcome under AO1 of the Racecourse precinct neighbourhood plan code. The proposal has not demonstrated that its height, scale and form avoid impacts on adjoining lower-density sensitive residential uses. A building height transition is required where development shares a boundary with a character residential zone, in accordance with AO21 and AO23.1 of the Centre or mixed use code and AO4.2 of the Multiple dwelling code. Built form above three storeys within 10m of the rear boundary provides an inadequate transition to the lower-scale character dwellings fronting Charlton Street, resulting in excessive visual bulk, dominance and overbearing amenity impacts. A greater transition is required to reduce visual bulk, protect residential amenity and provide a scale and interface compatible with neighbouring lower-scale sensitive uses.
   a. Submit an amended design that reduces building height and scale to provide an appropriate transition to adjoining lower-density residential sites at the rear, in accordance with AO21/PO21 and AO23.1/PO23 of the Centre or mixed use code and PO4 of the Multiple dwelling code.
   b. Submit revised drawings showing a reduced penthouse floor-to-ceiling height to lower the overall building height in metres.

Rear Setback

2. The proposed boundary setback is considered to impact on the amenity of adjoining dwellings in terms of privacy and natural light. Building separation requirements are also exacerbated by the proposed reduced boundary setbacks, with side balconies and terraces facing yards of existing houses. Increasing boundary setbacks will assist in remedying the issue of GFA and site cover for the development.
   a. Increase the rear boundary setback to a minimum of 7m at upper levels in accordance with PO2/AO2.2 of the Racecourse precinct neighbourhood plan code.

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Privacy & Operable Screening

3. The plans and elevations do not show the locations of the privacy screening documented in the Architectural Design Response, 3D renders and building sections.
   a. Submit amended plans and elevations identifying privacy-screening locations to demonstrate compliance with AO17.1/AO17.2/PO17 of the Multiple dwelling code.

Bicycle Spaces for Visitors

4. The proposal provides for 3 visitor bicycle parking spaces which is an undersupply of 5 visitor bicycle parking spaces from the minimum required to comply with Transport Access Parking and Servicing (TAPS) Planning Scheme Policy (PSP) table 21.
   a. Provide revised drawings annotating an additional 3 visitor bicycle parking spaces in accordance with PO5 / AO5.1 of the TAPS Code. 6 visitors bike spaces are more closely align to Council's intent to encourage active travel and is likely to be sufficient to accommodate infrequent periods of high demand.

Car Parking Provisions

5. The proposed parking performance outcome exceeds the total requirements as outlined in the TAPS Planning Scheme Policy (PSP), i.e., the required car parking is 52 spaces whilst 75 spaces have been proposed. Given the site's 'Key location' and very close proximity to the City Frame boundary, where the use of private vehicles is discouraged in favour of more sustainable transport modes the development proposals is recommended to reduce the number of parking spaces accordingly.
   a. Provide revised plans with amended car parking numbers to comply with TAPS PSP requirements for site in 'Key location'.

Refuse

6. The proposed residential waste collection on multiple days is not considered appropriate until all design options, including compaction and a larger waste room, have been explored and exhausted. Provide sufficient information explaining why alternative designs cannot be achieved. Waste reduction technology with a 3:1 compaction ratio would allow the proposed Residential Waste room to remain unchanged.
   Dimensions are not provided for the Residential Waste and Retail Waste rooms. The retail tenancies also lack an internal transfer path to the Retail Waste room, and the chute room doorway is too narrow for bulk bins. A speed bump must be shown at the gradient change at the top of the ramp.
   Submit amended plans demonstrating the following in accordance with PO32/AO32 of the Multiple dwelling code and PO63/AO63.1, AO63.2 of the Centre or mixed use code:
   a. Denote the dimensions of all waste rooms.
   b. Demonstrate the door for the chute room is of sufficient width to allow bins to pass through.
   c. Demonstrate a speed bump on the gradient change at the top of the ramp on ground floor.
   d. Demonstrate the retail tenancies have an internal transfer path to Retail Waste room.

   Note: 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 bins.

Existing Street Trees

7. The verge contains three mature Poinciana (Delonix regia) street trees that make a significant contribution to the subtropical character, landscape amenity and pedestrian experience of Racecourse Road. These trees form part of the established avenue planting character of the Racecourse Road Precinct and provide substantial shade to the footpath and road corridor. The submitted plans indicate substantial basement excavation, service infrastructure, hardstand construction and potential canopy encroachment within the notional root zones of these trees. The proposal should demonstrate how the development will retain and protect the existing street trees and maintain the established tree-lined streetscape, consistent with PO2 of the Streetscape hierarchy overlay code and PO5 of the Racecourse road neighbourhood plan code. Council's Arboricultural Team has raised concerns regarding the extent of proposed works within the notional root zones including significant basement and services provision.

   Further information is requested to address the following:

   a. Provide an amended Arboricultural Impact Assessment evaluating the potential impacts of all proposed development works on the existing street trees in further detail, including sewer, stormwater, water, electrical and telecommunications infrastructure.
   b. Assess the extent of any canopy pruning required to accommodate the proposed building, construction activities, scaffolding, servicing requirements and waste collection operations.
   c. Identify all site works required to facilitate the development and detail the proposed tree protection and mitigation measures for each stage of construction.
   d. Demonstrate that basement excavation, retaining structures and associated works will not adversely impact the notional root zones, structural roots, stability or long-term viability of the existing street trees.
   e. Investigate design amendments to reduce the extent of basement structures, services and hardstand within the notional root zones and maximise opportunities for deep soil planting and landscape enhancement along the Racecourse road frontage.

Noise – Centre Emissions

8. The proposed mixed use development involving Centre Activities (Food and Drink Outlet and Shop) have the potential to impact on the noise amenity of nearby sensitive land uses/zoning and onsite proposed sensitive uses. Noise report Revision 02 dated 10/09/2026 and prepared by Engineering Lab NSW Pty Ltd has been reviewed and further information is required to demonstrate compliance with AO1.1 - AO1.2 and AO20/PO20 of the Centre or mixed use code where noise amenity can be achieved in accordance with the Noise Impact Assessment PSP.

   Submit revised Noise report and address the following:

   a. Where operating hours outside AO1.1 are proposed (i.e. beyond 6am-10pm), provide further assessment demonstrating compliance with PO1 and PO20, including:
      I. Justify the adopted external dining area, patron number and amplified sound assumptions and demonstrate they represent a reasonable worst-case operating scenario. In particular, justify the adopted amplified sound level, which does not appear representative of a reasonable worst-case Food and Drink Outlet operation. Any patron, area or operational limitations relied upon to achieve compliance are to be clearly identified within the report conclusions and recommendations.
      II. Include addendum assessment for any delivery/waste collection likely associated with proposed development and uses.
      III. Confirm the location, extent and patron capacity of all outdoor dining/patron areas associated with the Food and Drink Outlet use and demonstrate these areas have been appropriately assessed. Any limitations or restrictions relied upon are to be clearly identified within the report conclusions and recommendations
      IV. Clarify whether compliance for onsite residential receivers is achieved through the minimum glazing performance prescribed by AO21 of the Multiple dwelling code or relies

upon greater façade acoustic performance. Where greater acoustic performance has been relied upon, clearly identify the minimum performance required to achieve compliance.

V. Update the report conclusions and recommendations to clearly identify all assumptions, operational restrictions, acoustic treatments and mitigation measures relied upon to achieve compliance and future conditioning. This includes any restrictions on external dining areas location/size (that may affect likely patron numbers), trading hours or amplified music relied upon within the assessment.

VI. Communal areas should be ancillary to the current proposed multiple dwelling use. Where a separate additional Indoor Sports and recreation use is proposed, applicable addendum assessment and change to application may be required.

Note: The acoustic treatments and mitigation measures recommended in Section 7 of the report are likely to be required as conditions of approval, including acoustic fencing, ceiling treatments and acoustic screening of mechanical plant and equipment, where applicable. Where compliance relies upon specific external dining/patron areas being used or excluded from use, these areas should be clearly identified within the report recommendations.

Acid Sulfate Soils

9. The site is located within the Potential and Actual Acid Sulfate Soils overlay and includes soil disturbance at or below the prescribed AHD levels. Demonstrate that the site is not affected by, or will not disturb actual or potential acid sulfate soils, as per AO1 / PO1 of the Code and associated Potential and Actual Acid Sulfate Soils Planning Scheme Policy.
   a. Submit for assessment an Acid Sulfate Soil Investigation Report and Management Plan (if required) which adequately demonstrates compliance with the Potential and Actual Acid Sulfate Soils overlay code.

Fuel Burning or Power Generator

10. The proposed development may include the use of fuel burning (e.g. gas boiler that involves Fuel burning) or a back-up/emergency power generator. The use of fuel-burning equipment (e.g. gas-fired boilers or emergency generators) may constitute Fuel burning under Schedule 1 of City Plan 2014 and should be assessed against the relevant Industry thresholds.
    a. Submit further information outlining whether a power generator / fuel burning (e.g. gas boiler that involves fuel burning) is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the Industry code).
    b. Demonstrate that the proposed development does not trigger an Industry use for fuel burning under Schedule 1 of City Plan 2014.

NOTE - If fuel burning is proposed and an Industry use is triggered, amendments to the development application and supporting documentation is required. In some circumstances, an Air Quality Report demonstrating compliance with the Industry code may also be required as well as other industry code outcomes

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 A007111048.

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

Yours sincerely



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