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**City Planning and Economic Development Services
Development Services**

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02 September 2026

Danny Gunn Property And Investment Trust And Gideon Gunn Family Trust
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Izzi Foreman

Application Reference: A007082221

Address of Site: 570 SHERWOOD RD SHERWOOD QLD 4075

Dear Izzi

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.

Traffic

1. A 2.25 m road widening dedication is required along the Sherwood Road frontage of the site. The submitted plans indicate that deep planting is proposed within the dedicated area.
 - a) Submit amended plans to clearly demonstrate that all buildings, structures and associated works are located outside the required road widening area and that the full extent of the dedication can be provided unencumbered.
2. The submitted plans indicate that only three of the seven visitor parking spaces are located outside the proposed secure line which does not adequately demonstrate compliance with AO34.4 of the Multiple dwelling code.
 - a) Provide amended plans to demonstrate unimpeded public access to all visitor parking spaces in accordance with AO34.4/PO34 of the Multiple dwelling code.

Waste Collection

3. Given the site's location on an arterial road and in accordance with PO32/AO32 of the Multiple dwelling code and PO18/AO18, PO19/AO19.1, AO19.2 and AO19.3 of the Transport, access, parking and servicing (TAPS code), provide the following:
 - a) Submit amended RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (as per BSD-3008-2) which demonstrates entry and exit manoeuvres in a forward gear in accordance with the Transport, access, parking and servicing planning scheme policy (TAPS PSP) and the Refuse planning scheme policy.
4. Allowing for a redesign of the RCV manoeuvring area and in accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide the following:

- a) Submit amended architectural plans to demonstrate a refuse storage and collection solution, i.e. BIN STORE with sufficient storage, capacity, and source separation for the generated waste streams in accordance with the Refuse planning scheme policy and the TAPS PSP.

Building height

5. The proposed building presents as a six-storey development to Sherwood Road. Insufficient information has been provided to demonstrate that the proposed height, bulk and scale is consistent with the character and built form outcomes intended for the locality.

The examples referenced within the planning report generally present as a five-storey outcome when viewed from the public realm through the use of upper level recesses and building articulation. As a result, the proposal does not achieve the intent of PO4 of the Multiple dwelling code and OO4 of the Sherwood-Graceville district neighbourhood plan code.

- a) In accordance with PO4 of the Multiple dwelling code and OO4 of the Sherwood-Graceville district neighbourhood plan code, submit amended plans which:
 - i. Demonstrate how the building presents as a five-storey built form outcome when viewed from Sherwood Road through the provision of increased upper level recesses and/or other appropriate built form measures.
 - ii. Demonstrate that the proposed development achieves an appropriate height, bulk and scale outcome having regard to the established and approved development pattern within the locality.

Landscape buffer – Ground Level

6. The proposed development includes vehicle movement areas and car parking on the ground floor that interface directly with adjoining properties. However, the proposed development does not provide landscape buffers along substantial sections of the eastern and western side boundaries, limiting opportunities for effective planting and screening. This is likely to impact the amenity of neighbouring properties.

- a) In accordance with PO2 of the Sherwood-Graceville district neighbourhood plan code, PO7, PO8, PO28 and PO35 of the Multiple dwelling code and PO3, PO7 and PO8 of the Landscape work code, submit amended plans which:
 - iii. Provide minimum 1.0m wide landscape buffers with minimum 600mm width garden beds to the eastern and western side boundaries adjacent to vehicle movement areas and car parking.
 - iv. Identify side boundary planting species, densities and stock sizes to provide amenity and privacy between the ground level vehicle movement and car parking areas and neighbouring properties.
 - v. Provide indicative cross-sections through the eastern and western side boundary landscape buffers demonstrating the extent of planting, screening outcomes and interface treatments.
 - vi. Demonstrate that sufficient opportunities are provided for meaningful landscaping along the side boundaries, including any proposed containerised landscaping solutions.

Communal open space

7. The submitted plans do not adequately demonstrate that the proposed rooftop communal open space will provide a functional and usable communal recreation area for future residents in accordance with AO30.1/PO30 of the Multiple dwelling code.

The submitted plans identify a rooftop communal open space comprising a single irregularly shaped area. The proposed layout limits opportunities for active recreation, social interaction and a diversity of communal activities. In accordance with PO8 and PO30 of the Multiple dwelling code, submit amended plans which:

- i. Reconfigure the communal open space to provide an increased functional and flexible layout capable of accommodating a range of recreational and social activities, including both active and passive recreation opportunities.
- ii. Incorporate a variety of usable communal spaces and landscape outcomes, including social gathering spaces, landscaped breakout areas and opportunities for resident recreation.
- iii. Provide landscape planting to a minimum of 25% of the communal open space area and demonstrate that a minimum of 25% of the outdoor communal open space area will be shaded by trees within five years of planting.

Private open space - Ground level

8. The private open space provided to the ground floor dwelling does not adequately demonstrate compliance with the intent of PO31 of the Multiple dwelling code. Based on the dimensions shown on the submitted plans, the private open space is 25m² and does not achieve the minimum area anticipated by AO31.1. In addition, the proposed private open space directly interfaces with the front boundary and resident accessway to the building lobby, and the submitted plans do not demonstrate how an appropriate level of privacy, security and amenity will be achieved for future residents.

- a) In accordance with PO8, PO28 and PO31 of the Multiple dwelling code and PO3, PO7 and PO8 of the Landscape work code, submit amended plans which:
 - i. Demonstrate how the proposed private open space will provide an appropriate level of privacy, security and residential amenity for future occupants, having regard to its interface with the front property boundary and resident accessway.
 - ii. Identify the proposed planting species, densities and stock sizes within the private open space area.
 - iii. Provide indicative cross-sections through the private open space area illustrating the proposed landscaping, screening and security outcomes.

Air Quality - Fuel Burning (Generators/Fire Pumps)

9. The submitted plans do not clearly identify whether the development includes fuel-burning equipment, such as emergency generators or fire pumps, associated with the proposed multiple dwelling.
 - a) Confirm whether the development includes any fuel-burning equipment that meets the thresholds for an Industry activity under Table SC1.1.3.A (Industry thresholds) of *Brisbane City Plan 2014*.
 - b) Where fuel-burning equipment is proposed and the thresholds are exceeded:
 - i. Amend the development application to include the relevant Industry use; and

- ii. Demonstrate compliance with AO1 of the Industry code or, where relying on a performance outcome, provide an Air Quality Report demonstrating compliance with PO1 of the Industry code.
- c) The site is affected by the Flood overlay. Where fuel storage is proposed, demonstrate compliance with AO16/PO16 of the Flood overlay code.

Air Quality - Basement Exhausts

- 10. Air emissions for the proposed basement car parks and their location to on-site and adjacent sensitive uses, have the potential to impact on the air quality amenity of such sensitive land uses/zoning.
 - a) Demonstrate that an adequate level of air quality as per AO20 of the Multiple Dwelling Code can be provided at the on-site sensitive uses and adjoining sensitive zonings. Where compliance cannot be achieved, submit an Air Quality Report in accordance with PO20 of the Code. Further guidance can be found in the Air quality planning scheme policy.

Acid Sulphate Soils

- 11. The submitted material indicates the basement excavation may extend to approximately 7m AHD. Insufficient information has been provided to determine whether the proposed works are affected by the Potential and Actual Acid Sulfate Soils Overlay.
 - a) Confirm whether the proposed development triggers assessment under Table 5.10.15 (Potential and Actual Acid Sulfate Soils Overlay) of *Brisbane City Plan 2014*, having regard to the proposed excavation depth and lowest basement level.
 - b) Where assessment is triggered:
 - i. Provide an Acid Sulfate Soils Investigation Report; and
 - ii. Provide an Acid Sulfate Soils Management Plan detailing the proposed management and mitigation measures for any identified acid sulfate soils.

Rooftop area

- 12. It is noted in the submitted assessment report that the rooftop garden complies with the definition, however it is unclear from the proposed plans the components that are roofed and have been included in the gross floor area (GFA) calculation for the purpose of the definition.
 - a) Provide amended plans to identify the following:
 - i. The portion of the rooftop area that is roofed (excluding stairway and lift shaft)
 - ii. The GFA for the portion of fully enclosed structures (excluding stairway and lift shaft)
 - b) Provide calculations and justification to demonstrate how the proposed rooftop garden complies with e. ii. and iii. of the rooftop garden definition.

Privacy

- 13. It is acknowledged that the proposal provides similar setbacks to the original and that screening has been integrated along the eastern and western elevations. However, it is unclear what screening elements have been proposed. To demonstrate compliance with PO3, PO7 and PO14 of the Multiple dwelling code:
 - a) Provide clarification of what screening elements are proposed.
 - b) Amend plans to add annotations of the screening elements.
- 14. The proposed building is located within 9m of the existing rear dwelling house's private open space. It is unclear whether the southern elevation provides screening elements to demonstrate compliance with AO17.1 and AO17.2 of the Multiple dwelling code.
 - a) Provide justification how the proposal will minimise direct overlooking between buildings and will not impact on the amenity of adjoining residents.

Drawings and documents

15. The following amendments are required following a review of the proposed plans:

- a) The RL for the lower basement has not been provided on the plans.
 - i. Annotate the RL on GA - Basement Plan A09.00 Revision 11 and Building Sections A30.01 Revision 07
- b) A plan for the typical floor plan has been provided, however it is unclear which floor levels will present the typical floor plan.
 - i. Amend plan title to include which floor levels will have the proposed floor plan in GA -Typical Floor Plan A10.20 Revision 05

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 A007082221.

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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