



Dedicated to a better Brisbane

14 July 2026

PWJB Pty Ltd A.C.N. 130 582 106 Trustee Under Instrument 71973626
C/- Gateway Survey & Planning Pty Ltd
PO Box 697
Wynnum QLD 4178

ATTENTION: Ellen Mc Donogh

Application Reference: A007043089
Address of Site: 307A RIDING RD BALMORAL QLD 4171

Dear Ellen,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Refuse

- 1) In accordance with PO8/AO8.1 & AO8.2 of the Infrastructure design code and PO18/AO18, PO19/AO19.1, AO19.2 & AO19.3 of the Transport, access, parking and servicing code provide amended architectural plans which demonstrates the following:
 - a) Prior to considering a performance outcome of kerbside collection, exhaust all efforts to demonstrate onsite refuse servicing in accordance with requirements stated under the Refuse planning scheme policy and Transport, access, parking and servicing planning scheme policy.
 - b) Where on-site servicing in accordance with item a) is demonstrated as non-viable, provide supporting information to justify the performance outcome of kerbside collection including the following:
 - i) Demonstrate the subject sites have sufficient unobstructed frontage to provide a compliant kerbside presentation area for ten (10) 240L Mobile Garbage Bins (MGBs). Each MGB is to have a minimum area of 0.81m² (i.e. 0.9m x 0.9m). Note – MGBs are not to be presented on driveway crossovers, kerb tapers, ramped kerb crossings, adjoining lots, are required to be located 1m away from the telegraph pole and not located under the dripline of any existing street tree where the operational height identified in Table 3 of the Refuse planning scheme policy cannot be demonstrated.
 - ii) Demonstrate on amended plans all existing infrastructure locations i.e. tree, bus zone signage, footpath, bin, pedestrian ramp, power pole etc. within the subject site's frontage and that the proposed collection points do not conflict with this infrastructure.
 - iii) Demonstrate a refuse storage area of suitable size to accommodate the required capacity for the development i.e. ten (10) 240L Mobile garbage bins. The refuse storage area must not house other services and should not contain or be overlooked by windows. The refuse storage area is to be positioned or contained as to not be visible from the street, public space or an adjacent dwelling sensitive use.

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 A007043089.

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

Yours sincerely,



Ruka Kearns
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Planning Services South
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Development Services
Brisbane City Council