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

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29 July 2026

Barker Cw Pty Ltd
C/- The Planning Place
7/273 Abbotsford Road
BOWEN HILLS QLD 4006

ATTENTION: Ian Adams

Application Reference: A007041855
Address of Site: 1159 GYMPIE RD ASPLEY QLD 4034

Dear Ian

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 overview and context

1. Provide amended architectural plans and supporting information that demonstrate how the proposed additional storey appropriately responds to the adjoining context in terms of building bulk, scale, privacy and residential amenity as required by Multiple dwelling code. The response must include the following:
 - a. Revised plans that consider breaking up the additional storey into smaller portions of built form to reduce the overall bulk and scale of the development as viewed from adjoining properties and the street.
 - b. Plans and elevations that clearly show the relationship of the proposed development to adjoining buildings, including the location of neighbouring buildings on plan.
 - c. Details demonstrating how the proposal manages solar exposure, particularly western solar exposure, through built form, window placement, shading and other design measures.
 - d. Details demonstrating how the proposal maximises access to natural breezes and achieves effective cross ventilation through the positioning of windows, openings and entry doors.
 - e. Details demonstrating how overlooking and privacy impacts to adjoining residential properties are avoided or appropriately mitigated.

Refuse management

2. The proposal seeks to increase the Short-Term Accommodation use from 23 rooms to 38 rooms while retaining kerbside collection of Mobile Garbage Bins (MGBs). The site currently presents six (6) x 240L MGBs kerbside for collection twice per week, with aerial imagery showing an additional two (2) MGBs presented kerbside for recycling. Before any further increase in kerbside collection for a non-residential use can be considered, demonstrate that on-site bulk bin collection using a smaller Refuse Collection Vehicle (RCV) is not feasible.

To address PO8/ AO8.1 & AO8.2 of the Infrastructure design code and PO1/ AO1, PO19/ AO19.2 & AO19.3 of the Transport, access, parking and servicing code, demonstrate the following:

- a. Provide amended architectural plans which clearly demonstrates the development has provided a roofed and wholly screened "refuse enclosure" which has a minimum area of 15.88m² (internal dimensions of 4.34m x 3.66m) to house four (4) x 1,100 L bulk bins & two (2) x 660L bulk bins (i.e., two (2) x 1,100L bulk bins + one (1) x 660L bulk bin for general refuse & two (2) x 1,100L bulk bins + one (1) x 660L bulk bin for commingle recycling) serviced once per week.
- b. Denote the area (m²) and internal dimensions of the "Refuse Enclosure".
- c. Demonstrate the location of the bulk "refuse enclosure" does not reduce the two-way circulation aisle less than 6m wide.
- d. Utilising amended plans provide an RPEQ certified swept path analysis for a Private Waste Contractors 8.0m &/ 8.8m Rear Loading RCV which demonstrates safe and efficient on-site servicing can be undertaken via the existing 6.5m wide driveway crossover.

OR

- e. Alternatively, should on-site collection not be feasible provide amended architectural plans demonstrating the two (2) MGB "refuse enclosures" have been roofed and wholly screened and located in a manner which does not reduce the two-way circulation aisle less than 6m wide.
- f. Demonstrate each refuse enclosure has a minimum area of 5.1m² (internal dimensions of 5.1m x 1m) to facilitate storage of the developments existing six (6) x 240L MGBs for rubbish + 2 x 360L MGBs for recycling and additional four (4) x 240L MGBs for rubbish + three (3) x 360L MGBs for recycling.
- g. Denote the area (m²) and internal dimensions of each refuse enclosure.

Lawful Point of Discharge

3. Storm Water (SW) report states a Lawful point of discharge will be achieved by discharging to kerb and channel on Gympie Road. Calculations provided show that discharge will exceed 30L/sec, which is contrary to the Infrastructure Design PSP Ch 7.6.3.1. An existing SW Gully on Gympie Road is located at a similar location to where discharge to kerb and channel is proposed.
 - a. Provide a revised design discharging to the existing gully on Gympie Road as the Lawful Point of Discharge or provide calculations to demonstrate that discharge to kerb and channel is limited to a maximum of 30L/sec in accordance with Infrastructure Design PSP Ch 7.6.3.1.

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 A007041855.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'BShah'.

Bijal Shah
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Development Services
Brisbane City Council