



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

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

brisbane.qld.gov.au

Dedicated to a better Brisbane

9 October 2026

Propagate Holdings Pty Ltd
C/- Atomic Town Planning
PO Box 1982
NEW FARM QLD 4005

ATTENTION: Laurie Beverley

Application Reference: A007102558

Address of Site: 2327 WYNNUM RD WYNNUM QLD 4178

Dear Laurie

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.

Land Use Definition

- 1) Whilst the legal advice, prepared by Connor O'Meara references the approved "Aged persons' home", it does not provide any substantial reasoning as to why the application has been lodged as an undefined use, nor does it consider whether the existing development would align with a current use definition under the planning scheme through a best-fit approach. As no detailed analysis has been provided on the use, particularly a lack of detail around the intended operation and further based on the submitted material, there may be current uses that may be relevant, including a Multiple dwelling or Retirement facility.
 - a) Should the application continue to be categorised as a undefined use for an 'Aged person's home', provide detailed analysis of how the property is currently being operated, further demonstrating why the development use does not conform with a current use definition under the planning scheme through a best-fit approach.

Refuse Collection

- 2) The 'Bin Store' does not have a roof and the dimensions have not been denoted on the proposed plans.
 - a) In accordance with PO4/AO4.1, AO4.2 of the Retirement and residential care facility code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans a roofed and wholly screened bin store that has a minimum internal area of 19.13m² (4.5m (D) x 4.25m (W) x 2.1m (H)).
 - b) Ensure to denote the dimensions and reference to the roofed and screened bin store on the amended plans.
- 3) The Refuse Collection Vehicle (RCV) swept path does not show the Level 1 built form. In addition, the Traffic Impact Statement and the RCV swept path have not been endorsed by a RPEQ.

- a) In accordance with PO1/AO1, PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code, provide an updated RPEQ endorsed swept path analysis demonstrating the RCV as per BSD 3008 sheet 2 of 2 can safely and efficiently service the development.
- b) The RPEQ endorsed swept path must demonstrate the Level 1 built form.

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.

Traffic

- 4) The submitted Traffic Impact Statement and associated swept path assessments have not been signed and certified by a Registered Professional Engineer of Queensland (RPEQ).
 - a) Provide a signed and certified copy of the traffic engineering report and all associated swept path assessments prepared by the nominated RPEQ.
- 5) The TIS does not clarify whether the existing driveway remains or whether a new crossover is proposed and whether it complies with the requirements of the Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP) having regard to the proposed access arrangements, road classification and requirement for access by a Refuse Collection Vehicle (RCV).
 - a) Provide revised plans identifying the proposed crossover type with dimensions and demonstrate compliance with the relevant requirements of the TAPS Code and PSP. The assessment should also demonstrate that the crossover splays are wholly contained within the subject site and do not encroach beyond adjacent property boundaries.
- 6) The swept path assessment for the B85 design vehicle accessing the PWD parking space appears constrained due to the reduced aisle widths and limited manoeuvring area surrounding the visitor and accessible parking spaces. It is unclear whether the parking spaces can be functionally accessed and utilised under normal operating conditions, particularly when surrounding parking spaces are occupied.
 - a) Provide swept path analysis demonstrating that a B99 design vehicle can functionally access and utilise both the visitor parking space and PWD parking space. The assessment should also demonstrate that vehicles can safely manoeuvre, turn around and exit the site in a forward direction under a fully occupied parking scenario.
- 7) The proposed parallel parking spaces are located immediately adjacent to structural columns. Whilst the submitted swept path assessment demonstrates that vehicles may physically enter the spaces, it does not demonstrate that the spaces can be safely and conveniently used.
 - a) Provide further assessment demonstrating that the affected parallel parking spaces remain functional and practical to use, having regard to the reduced bay widths, proximity of structural columns, vehicle door opening requirements and the intended resident demographic.

Landscape Design

- 8) A landscape concept plan has not been provided; this is required to demonstrate how landscape outcomes on site will be delivered to demonstrate compliance with City Plan. Provide a landscape concept plan to demonstrate how landscape outcomes required in the Retirement and residential care facility code and Landscape Works Code are being achieved. The provided renders contradict with the provided detailed plans and the level of detail provided for the landscaping outcome is considered insufficient to allow for assessment.

The plan is required to be prepared by a suitably qualified Landscape Architect and address the following;

- a) Large subtropical shade trees species capable of growing to a minimum canopy diameter and height that at maturity are complementary in scale and height to the building form and respond to the site location and design needs in accordance with PO27, PO29 and PO30 of the Retirement and residential care facility code;
- b) Indicate that all deep planting areas accommodate understorey plantings made up of shrubs and groundcovers within mulched areas in accordance PO27, PO29 and PO30 of the Retirement and residential care facility code;
- c) Include sections and elevations of the Landscape buffers along the boundaries to demonstrate they support landscaping that effectively soften and screens the extent of built form and hardstand in accordance with PO3 of the Landscape Work Code and PO27, PO29 and PO30 of the Retirement and residential care facility code;
- d) Demonstrate that the proposed pedestrian paths through areas of deep planting utilise a permeable pavement treatment in accordance with PO30 of the Retirement and residential care facility code;
- e) Detail how containerised planters will support the long-term success of plantings including soil volume, depth, maintenance access and irrigation requirements in accordance with PO13 and PO15 of the Landscape Work Code;
- f) Details of a planting palette that details the selected plant species including planting densities and stock sizes in accordance with PO7 and PO8 of the Landscape Works Code;
- g) Detail how the proposal will achieve water sensitive design measures as outlined in PO12 of the Landscape Work Code;
- h) Ensure all provided plans include sufficient detailing to demonstrate planting types and material finishes. Remove any inaccurate/generative renders.

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 A007102558.

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 'Allan', with a horizontal line drawn underneath it.

Allan Nguyen
Senior Urban Planner
Planning Services South
Phone: 3178 2207
Email: Allan.Nguyen@brisbane.qld.gov.au
Development Services
Brisbane City Council