



Dedicated to a better Brisbane

26 June 2026

G & N Kay Holdings Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Level 8
31 Duncan Street
FORTITUDE VALLEY QLD 4006

ATTENTION: Jade Marshall
Application Reference: A007024544
Address of Site: 34 FAIRLEAD CRES MANLY QLD 4179

Dear Jade,

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.

Proposed use and Built form

1. The proposal plans indicate that part of the proposed structure will be constructed above the existing boat ramp. It is noted that any works that are below the high astronomical tide (HAT) levels will constitute Prescribed Tidal works. Submit amended plans including a survey plan showing the location of the lease area boundary and tidal boundary in relation to the proposed works to confirm if there are prescribed tidal works. If so, provide amended DA form, assessment against prescribed tidal works code and supporting information to reflect the proposal. Also, confirm if the proposed works would trigger referral to State Assessment and Referral Agency (SARA).
2. The current proposal presents as a large, unarticulated building form with limited activation of the street frontage and with the public realm interface, characterised by car parking, services and refuse storage fronting the street. This outcome is not consistent with the fine-grain, articulated and active built form character of the surrounding development, including the Manly Harbour Boat Club and Manly Boathouse, and results in adverse visual amenity impacts and therefore not consistent with PO14, PO16, PO18 and PO44 of the Specialised centre code. Submit the following to demonstrate how the proposed development achieves a high-quality architectural outcome that is responsive to the established character of the locality.
 - a. Provide additional variation in the built form, changes in materials, textures and fenestration such as awnings and eaves. Refer to the materiality and built form characteristics of the Manly Harbour Boat club and the existing Manly Boathouse to better respond to the context of the area.
3. The proposal is to be amended to demonstrate compliance with PO2 of the Coastal hazard overlay code, having regard to the flood planning level of 3.1m AHD and appropriate flood-resilient design. Provide concrete/ masonry base to the building up to the flood planning level to better protect the building from flood damages.

Traffic

4. Submit an addendum to the traffic report showing full peak parking demand analysis demonstrates that the development achieves the combined design peak parking demand for all existing and proposed uses on the land comprising 34 Fairfield Crescent, having regard to Trafalgar Street as an internal private road. The assessment is to quantify the cumulative peak parking demand, identify the total number of available on-site car parking spaces (excluding trailer spaces), account for any reduction in parking availability due to site constraints (including fencing), and where a shortfall is identified, provide amended plans demonstrating how sufficient additional on-site car parking will be provided.

Landscaping

5. The current plan shows predominantly hardstand areas associated with dining and circulation, with minimal dimensioned planting zones, no clear deep planting areas, and limited evidence of appropriate tree canopy provision—particularly to car parking and pedestrian areas. Additionally, there is insufficient detail to assess the viability, design intent, and long-term performance of the proposed landscape treatment. Submit a Landscape Concept Plan prepared by a qualified Landscape Architect in accordance with PO30, PO31 and PO32 of the Specialised centre code and PO4, PO7, PO9, PO12, PO13 and PO15 of the Landscape work code which show:
 - a. Dimensioned deep planting areas (existing and proposed).
 - b. Existing trees proposed for retention.
 - c. A minimum of one new large shade tree in planting areas adjoining the proposed car parking.
 - d. The extent of hard and soft landscaping.
 - e. A proposed planting schedule/palette.
 - f. Details of planting media depths.
 - g. Details of a stormwater harvesting and irrigation strategy.

Waste Management

6. Provide amended plans in accordance with PO4/ AO4 & PO29/ AO29 of the Specialised centre code and AO8.1 & AO8.2/PO8 of the infrastructure design code that shows dimensioned, roofed & screened bin store to house 16 bulk bins. The plans are to include a dedicated refuse room (within a building) or refuse enclosure (roofed and wholly screened) which has a minimum area of 43.92m² (internal dimensions of 12m x 3.66m) to house sixteen (16 x 1,100L bulk bins). As the proposed servicing frequency is not supported, if space is constrained, reduction technology by means of an upright bin-press for general refuse, with a minimum compaction ratio of 3:1, could be adopted to reduce the required number of bulk bins per collection.

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 A007024544.

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

Yours sincerely

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

Kayal Chandrasekar
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Development Services
Brisbane City Council