



Dedicated to a better Brisbane

24 June 2026

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C/- Aspect Town Planning Pty Ltd
PO Box 2101
GRACEVILLE EAST QLD 4075

ATTENTION: Zoc Pankaluic

Application Reference: A007025538
Address of Site: 78 ROGERS PDE W EVERTON PARK QLD 4053

Dear Zoc

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 whilst design changes are required to progress to a decision.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the Planning Act 2016. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Stormwater discharge (Lawful point of discharge-LPD)

- 1) The proposed discharge to the rear as shown on Concept Stormwater Drainage Plan SK01 revision B and the SBSWM C26029 in general could be accepted, subject to the following to demonstrate compliance with PO2 and PO3 of the Stormwater code:
 - a) Carrying out an inspection and to confirm that the discharge will not create ponding, nuisance or drainage impacts to the adjoining properties.
 - b) Photos to be included in the amended report.
 - c) The proposed discharge is to be re-located as far as possible from the rear boundary and subject to ecology requirements on trees etc.
 - d) An infiltration trench with a flow spreader arrangement is required within the amended drainage design
 - e) The Proposed the detention tank, is supported. However. the tank capacity must be increased to:
 - i) Provide for landscape irrigation purposes.
 - ii) Stormwater reuse is strongly encouraged and would reduce nuisance flows to the rear.
 - iii) By increasing the detention further to provide for toilet flushing to the units, Council would consider water quality requirements being met rather than installing and maintaining the filters as proposed.

Land use

- 2) The subject site is zoned Emerging community and located within the potential development area (PDA) of the McDowall neighbourhood plan. The development proposes greater height

(3 storeys where the NP specifies no greater than 2) and density greater than 18 dwellings per Ha as per the EC zone code) however, additional detail is required to address the height and density requirements of the codes.

a) Provide further justification to demonstrate the proposed height and density is acceptable.

CPTED Principles

2) While it's understood that the townhouses have been arranged most logically to maximise the number of units and orientation towards the internal driveway, the townhouses closest to Rogers Parade does not position the primary balcony or private open space to face the street frontage to maintain a positive interface and CPTED principles to the street. (AO14.1/PO14 MDC)

a) Refer to Crime Prevention through Environmental Design (CPTED) Planning Scheme Policy for further information

b) Provide amended plans to reposition units along the street frontage to address CPTED concerns

Communal Open Space

3) While acknowledging communal open space achieves the minimum requirement of 5% of site area, further information is required to demonstrate the usability of these spaces in accordance with PO28 and PO30 of the Multiple dwelling code. Further, the proposed communal open space does not demonstrate how it will be embellished to support a range of passive and active recreational opportunities in a landscaped setting.

a) Provide additional drawings and additional information including a Landscape Concept Plan to demonstrate the usability of the communal space facing Rogers Parade. The siting of the communal open space in this location presents issues with privacy to TH01 and the lack of a clear entry, flanked by visitor parking bays and fences on the other three sides presents as an unwelcoming space to occupy.

b) Provide amended plans including a Landscape Concept Plan that demonstrates the following:-

i) Incorporate embellishments into the communal open space area such as seating elements, playscape elements, communal BBQ facilities, active recreational space such as exercise equipment, swimming pools and productive gardens.

ii) Incorporate landscaping in the form of large subtropical shade trees, a varied palette of understorey planting and a usable turfed area

iii) Include a detailed plan of the proposed communal open space.

Side Boundary Interface

5) The proposed side boundaries contain built to boundary retaining walls that exceed 1m in height. In addition, the provided plans do not indicate how landscaping will be incorporated along the boundary to address amenity impacts and provide a positive interface with adjoining properties in accordance with PO28 of the Multiple dwelling code, PO1 and PO2 of the Filling and excavation code and PO3 and PO11 of the Landscape work code.

a) Provide amended plans including preliminary engineering drawings and a Landscape Concept Plan that demonstrates:-

i) Reduction in the total height of retaining walls along the side boundary to a maximum height of 1m through either alterations to the extent of fill or tiering of the retaining structures;

ii) If tiering of retaining walls is proposed include columnar screening shrubs and understorey planting between the retaining walls that effectively soften the extent of retaining walls and built form from adjoining properties;

iii) Incorporate landscape buffers along the full length of the side boundary that include columnar screening trees and shrubs to a minimum height of 5m at maturity;

iv) Include sections and elevations of the side boundaries in relation to adjoining properties that demonstrate how the proposal provides a positive interface with adjoining properties.

Deep Planting

- 6) The proposal indicates the majority of deep planting is located within proposed rehabilitation areas. The proposal is to provide areas of deep planting integrated within the developed portion of the site that contribute positive to the amenity and subtropical microclimate of the site, supports informal recreation spaces, mitigates heat island effects and softens the impact of buildings and hardstand in accordance with PO27, PO28 and PO29 of the Multiple dwelling code. The proposal is to demonstrate through a Landscape Concept Plan how large subtropical shade trees will be incorporated throughout the site that are supported by appropriate growing media and respond to the site's design needs.
- a) Provide amended plans including a Landscape Concept Plan that demonstrates the following:-
 - i) The provision of large subtropical shade trees within the frontage of the site that achieve a height and scale complementary to the built form and cast shade onto the adjoining verge;
 - ii) Incorporate large subtropical shade tree planting within all communal open space areas that contribute to the amenity and function of the space;
 - iii) Incorporate small shade trees within the courtyards of Units 6 – 8;
 - iv) Incorporate an area of deep planting within the developed portion of the site that supports a large subtropical shade tree that achieves a minimum height of 15m to offset the loss of landscape amenity trees;

Ecological values

- 8) The site is located within the High Ecological Significance Strategic (HESS) subcategory of the Biodiversity areas overlay, triggering assessment against section C of the Biodiversity areas overlay code. No code assessment has been provided to ensure compliance with the code. Council acknowledges that an Environmental Protection Zone of 15m wide has been proposed at the rear of the site, however, the proposed plans show a retaining wall at the rear of the site at the interface of the EPZ and a stormwater outlet to the north-east, which may impact large, mature vegetation to be retained. To ensure retention of vegetation in this area, a report from a qualified (minimum AQF Level 5) arborist is required and a survey accurate tree plan (accurate to +/- 100mm) in accordance with the Biodiversity areas planning scheme policy is required.
- a) Provide a code assessment against section C of the Biodiversity areas overlay code and section A of the Bushfire overlay code.
 - b) Provide an updated tree plan using survey accurate methodology (accurate to +/- 100mm) for vegetation at the interface of the development footprint, and for vegetation that is proposed to be impacted by the development (stormwater and retaining wall). This plan must include the development as an overlay with civil works included (e.g. retaining walls and stormwater).
 - c) Provide an Arboricultural impact assessment by a qualified (minimum AQF Level 5) arborist to demonstrate no negative impacts on the long-term health of the trees.
 - i) If any impacts are proposed, mitigation methodology is required to ensure the trees retention. If large and mature native trees cannot be retained this may require an amendment to the proposed plans.

Note: If tree retention changes, this will require an amendment to the proposed environmental offsets under PO9.

Servicing vehicles clearances

- 9) Servicing appears generally acceptable, however height clearances where upper floors project over the private access CTS road, are to be confirmed by the RPEQ particularly at the T head for the turnaround.

Proposed linked design

- 10) The proposed linked design with the adjacent site may facilitate full circulation of service vehicles in the future. However, this is subject to body corporate and coordination and provisions of easements within both sites. Plans are to show the proposed private easements for access.

- 11) It is considered that full consolidation with the adjacent site with 90 Rogers Parade could achieve an improved overall outcome. However, amended engineering plans prepared and signed by a RPEQ to show revised site grades and include the connection between sites and required for compliant TAPS grade transitions for service vehicles (*refer to SC6.31 TAPS PSP*).

Refuse

- 12) It is noted the 'Bin Store' is of sufficient design, however the dimensions have not been provided.
- a) In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans the internal dimensions of the 'Bin Store' i.e. 8m x 3.24m. State the bin store is roofed and wholly screened.
- 13) The transfer path for bulk bins from the 'Bin Store' to the Refuse Collection Vehicle (RCV) must not include gradients greater than 1:20. In addition, the swept path shows the RCV servicing bins from a 1:15 gradient.
- a) In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate the transfer path from the 'Bin Store' to the RCV does not include gradients greater than 1:20. Denote the gradients on the amended plans including directly outside of the 'Bin Store'.

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.

Documents and Plans

- 14) The proposal shows extensive works for the verge on Rogers Pde W. This will require the removal of most if not all of the existing street trees. Provided amended plans clearly showing the existing street trees and which ones are proposed to be removed and those to be retained.

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 A007025538.

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 'D. Hudson', with a long horizontal flourish extending to the right.

Dominic Hudson
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