



Dedicated to a better Brisbane

21 September 2026

SEQ Developments Pty Ltd
C/- Bartley Burns
Unit 10, 16 Metroplex Avenue
MURARRIE QLD 4172
ATTENTION: Courtney Maizey-Baker

Application Reference: A007059308
Address of Site: 28 WAITE ST NORMAN PARK QLD 4170

Dear Courtney

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the application and has determined that the proposal is not supported in its current form. The proposal represents a significant intensification of a multiple dwelling use identified as an incompatible use within the flood hazard area and exceeds the development intensity previously approved under Ref: A006738808. The proposal has not demonstrated compliance with the relevant provisions of the Flood overlay code and other relevant provisions of the *Brisbane City Plan 2014* (City Plan), including matters relating to refuse management, architectural design and landscaping. Having regard to the site's significant flood constraints, a substantial redesign is required to reduce the overall development intensity, including the number of dwellings and/or bedrooms, and to demonstrate that the key planning and flood management outcomes achieved under the approval A006738808 are maintained.

Bulk, Scale and Intensity

- 1) The site currently contains an existing multiple dwelling comprising 6 one-bedroom units approved in 1964 (Ref: 1403/64) and that a development approval was issued on 11 December 2025 for Multiple dwelling comprising 4 three-bedroom units (Ref: A006738808).

It is also acknowledged that the current application has been amended from 8 units (4 x two-bedroom units and 4 x three-bedroom units) to 6 units (6 x two-bedroom units, noting 4 units contains a multi-purpose room). Notwithstanding this reduction, Council considers that the proposal continues to represent an unacceptable intensification of development on a site that is significantly constrained by flooding and located within the Low density residential zone.

The subject site is almost entirely affected by flood hazards and is identified within the Flood overlay. The development approved under Ref: A006738808 was assessed and approved having regard to the site's significant constraints and is considered to represent the maximum extent of development that has been demonstrated to appropriately respond to those constraints.

The current proposal seeks to increase the approved residential yield from four dwellings to six dwellings without demonstrating that the additional intensity can be accommodated whilst maintaining an acceptable flood response, residential amenity or consistency with the intended character of the Low density residential zone. The proposal therefore represents a further intensification of an incompatible use within a severe flood hazard area.

Council also notes that the proposed multipurpose rooms are of a size and configuration that are capable of functioning as bedrooms. Accordingly, the practical intensity of the development may exceed that represented by the submitted dwelling mix.

In addition, the proposed built form, comprising three storeys and a height exceeding 9.5m, is considered excessive for the site and presents a scale and intensity of development that is inconsistent with the low-rise, low-density character anticipated within the Low density residential zone.

Council does not support any increase in development intensity beyond that approved under Ref: A006738808.

- a) Provide amended plans demonstrating a reduction in development intensity to no greater than that approved under Ref: A006738808, comprising a maximum of 4 x three-bedroom dwellings.
- b) Provide amended plans demonstrating that the development footprint is located entirely outside of Easement A RP190406.
- c) Provide amended plans demonstrating a maximum building height of 2 storeys.

Flooding

- 2) The severely constrained low-lying site and road access is affected by flood inundation from multiple sources. The 1% AEP Norman Creek flood level is 3.5m AHD and the 1% AEP Brisbane River flood level is 3.5m AHD. The Hydraulic Report (Naxos Engineers, July 2024) indicates that the 2% AEP flood level within the existing waterway (Norman Creek tributary) is typically 3.97m AHD. Nearly the entire site area is characterised by “unsafe” hydraulic hazard, with a flood inundation depth up to 1.8m within the proposed building undercroft. The proposal is to be amended to demonstrate that key outcomes of the previous approval A006738808 are maintained.
 - a) The proposal is incompatible with the residual flood hazard in a defined flood event. The low-lying site and fronting road are characterised by “unsafe” flood hazard risks. The proposal to increase the number of dwelling units (from four units to six units) is contrary to Performance outcome PO3 of the Flood overlay code.
 - b) The lowering of the suspended ground floor level (from 4.4m AHD to 4.0m AHD) would be contrary to Performance outcome PO7 of the Flood overlay code. A minimum suspended floor level of 4.4m AHD incorporates adequate height clearance for structural elements in order to maintain unimpeded overland flow conveyance during the defined flood event from the dominant local flooding source.
 - c) The low-lying road at the site frontage (1.9-2.1m AHD) is impacted by multiple flooding sources (Brisbane River, Norman Creek, local drainage catchment). Having regard to hydraulic hazard, the development is unable to provide for safe vehicular and pedestrian movement and emergency services access to adjoining roads in accordance with Performance outcome PO11 of the Flood overlay code.
 - d) Further it is noted that the proposal will also be inconsistent with the development intent within the Low-density residential zone code, resulting in adverse amenity impacts.
 - e) A revised hydraulic report is required to address the above and demonstrate compliance with the Flood overlay code.

Traffic

- 3) The design has changed considerably from the previous approval in terms of carpark layout and access. Therefore, the application will need to be supported by an RPEQ traffic report demonstrating compliance with the planning scheme for access, parking and servicing or endorsing any proposed performance outcomes for Council consideration.
 - a) RPEQ endorsed swept paths are required to demonstrate satisfactory internal manoeuvring within the carpark. An assessment of the suitability of the one-way lane to the rear of the building is required as it appears that vehicles would not be able to pass for a considerable length (approx. 40m).

- b) Refuse collection and servicing is required to be demonstrated in accordance with the Refuse Planning Scheme Policy, noting specific requirements for on-site collection.

Engineering code assessment

- 4) A revised engineering code report and concept plans will be required to support the proposed change application due to the significant number of changes to the proposed structure and works.
 - a) A revised assessment of the Filling and excavation code, Stormwater code and Infrastructure design code is required relevant to the amended proposal.

Refuse storage and collection

- 5) It is unclear how the proposed refuse solution will function or addresses assessment benchmarks. Specifically servicing of bulk bins from an on-street position is not supported and the design of the refuse storage area does not allow sufficient access or manoeuvring of bins. Further information is required to address assessment benchmarks related to refuse. In accordance with PO32/AO32 of the Multiple dwelling code, PO8/AO8.1&AO8.2 of the Infrastructure design code and PO1/AO1, PO18/AO18, PO19/AO19.1, AO19.2, AO19.3 of the Transport, access, parking and servicing code address the following requirements.
 - a) Provide amended plans and supporting RPEQ endorsed traffic report which demonstrates how onsite refuse servicing will be achieved in accordance with requirements stated under the Refuse planning scheme policy and Transport, access, parking and servicing planning scheme policy.
 - b) Where item a. is satisfied, provide amended plans which demonstrate a refuse storage area (BINS) of suitable size to accommodate the required capacity allowing access and manoeuvrability to all bins.
 - c) Where item a. is not satisfied and the proposal reverts to kerbside collection via mobile garbage bins, demonstrate a refuse storage area (BINS) of suitable size to accommodate the required capacity allowing access and manoeuvrability to all bins.
 - d) Where the refuse storage area (BINS) and letterboxes remain collocated clearly demonstrate how this will function.
 - e) Demonstrate the refuse storage area (BINS) is housed either within a dedicated room or roofed and screened enclosure. The roof of the refuse storage area is to be clearly included and demonstrated on the proposed roof plan. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable. Note the refuse storage area is to provide a minimum internal height of 2,100mm.
 - f) Council core services include general refuse, commingles 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 proposed plans to demonstrate sufficient storage capacity. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>
- 6) The proposed bin storage location at the frontage is not supported, as it adversely impacts the streetscape presentation and visual amenity of the locality, and does not comply with PO32 of the Multiple dwelling code.
 - a) Propose a different location for the bin store which respects the amenity of the residents, neighbours and streetscape.

- b) Alternatively, provide amended plans demonstrating a minimum 2.0 m landscaped frontage setback, with bin storage relocated behind this landscaped area and suitably screened from the street.

Landscape design

- 7) The development is required to provide a landscape buffer to the rear and side boundaries in accordance with PO3/AO3 and PO28/AO28 of the Multiple dwelling code.
 - a) Provide amended plans demonstrating provision of minimum 1.5m wide landscaped areas along entire western and rear boundaries.

Unit Entries

- 8) While acknowledging the open-air circulation corridor and entries to respective units on each level, the current layout does not adequately manage the privacy of residents as well as the amenity of neighbours on the adjoining lot. In particular, the proposed window of Bed 2 in Units 2 & 3 facing the public corridor will impact the usability of the window due to noise and comfort and consequently, will not enable natural ventilation into these habitable spaces. Further, the vertical battens proposed as privacy screening does not appear to sufficiently address the potential for overlooking and loss of privacy between the development and adjoining properties.
 - a) Provide amended plans to reconsider the location of the circulation corridor to ensure the privacy and amenity of residents and neighbours are adequately managed and proposed measures for subtropical living are functional.

Further information

- 9) Further information is required to allow further assessment of the proposed development.
 - a) Provide additional notes on drawings to describe proposed materials or provide a preliminary materials palette.
 - b) Provide further information confirming the ability to cantilever the roof structure for unit balconies 4 without the need for a structural post.

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 A007059308.

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 'Errin Lu', written in a cursive style.

Errin Xiaofang Lu
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