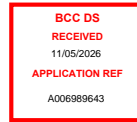


11 May 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001



Via email: DSPlanningSupport@brisbane.qld.gov.au

Attn: Ruka Kearns

RE: RESPONSE TO INFORMATION REQUEST

Application Reference	A006989643
Address of Site	24 KING EDWARD AVE DARRA QLD 4076
Lot and Plan	Lot 2 on SP344182
Proposed Use	Rooming Accommodation (6 persons or more)

Dear Ruka,

Thank you for your information request dated 28 April 2026 in relation to Application A006989643.

Please find attached the following supporting documents:

- Annexure A - Proposed Plans (revised with site and landscaping plan)

Our response to the information request is as follows -

Refuse

1. *In accordance with PO9/AO9 of the Rooming accommodation code, PO8/AO8.1 and AO8.2 of the Infrastructure design code and PO18/AO18, PO19/AO19.1, AO19.2 & AO19.3 of the Transport, access, parking and servicing code provide amended plans and supporting documents which address the following:*

a) Demonstrate and address the practicality of achieving onsite refuse servicing, note the utilisation of an alternative design vehicle may be considered with relevant supporting information from an RPEQ.

b) Where item a. cannot be satisfied prior to considering a performance outcome of kerbside refuse collection demonstrate the subject site has sufficient frontage to accommodate the required collection points. i.e. three areas 0.81m² (0.9m × 0.9m) and two areas of 1.3m² (1.14m × 1.14m). These areas must be contained within the subject site frontage and not in a position that obstructs the use or safety of any driveway.

c) Provide amended architectural plans which demonstrates the location and design of the refuse storage area, noting the refuse storage area cannot be visible from a street, public space or an adjacent dwelling or sensitive use.

- d) Demonstrate the refuse storage area has a minimum internal area of:*
- i) For the utilisation of bulk bins: 2.7m² (2,700mm × 1,000mm) or;*
 - ii) For the utilisation of Mobile Garbage Bins: 3.3m² (3,300mm × 1,000mm)*

Note the size of the refuse storage area is to be clearly demonstrated on architectural plans.

iii) The refuse storage area is to be roofed and screened and must not be contained inside a habitable part of a building.

Councils 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 proposed plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins. Refer to:

<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf>

Response - Refuse

a) On-site refuse servicing

On-site refuse servicing is not proposed due to the rear (hatchet) lot configuration and constrained access. Accordingly, kerbside refuse collection is adopted.

b) Kerbside refuse collection

The attached site and landscaping plan demonstrate that kerbside collection can be safely and practically achieved.

The site provides sufficient frontage to accommodate the required collection areas entirely within the subject site and clear of any driveway access. In particular, the plans demonstrate:

- Two collection areas of 1.3m² (1.14m × 1.14m); and
- Adequate space for bin placement without obstructing access or compromising safety.

Accordingly, the proposal satisfies the requirements for kerbside refuse collection.

c) Refuse storage location and visibility

The site and landscaping plan demonstrate the location of the refuse storage area.

The subject site is a rear lot, and the refuse storage area is located at the rear of the fence. Due to this configuration, the refuse storage area is:

- Not visible from the street or any public space; and
- Appropriately separated from adjoining properties.

This satisfies the relevant visibility and amenity requirements.

d) Refuse storage area design

A refuse storage area for Mobile Garbage Bins with a minimum area of 3.3m² (3,300mm × 1,000mm) is demonstrated on the site and landscaping plans.

With respect to enclosure requirements, the proposal adopts an open refuse storage area located within the site, behind a 1.8m high fence and not visible from the public realm.

The proposal demonstrates compliance with the following related code:

SC6.26 Refuse Planning Scheme Policy, section 6(a) – the refuse storage area is located within the site and external to the dwelling, and is capable of accommodating a minimum of two bin spaces of 0.81m² each (0.9m × 0.9m), consistent with the requirements of this provision.

PO4/AO4 of the Rooming Accommodation Code:

- AO4(a): Bins are located within the lot boundary and behind a structure; and
- AO4(c): The storage area is screened from adjacent streets and public spaces by a permanent screen exceeding 1.5m in height.

Accordingly, the refuse storage area achieves the required level of screening and does not give rise to adverse visual amenity impacts. The storage area is not located within a common area and is not visible from the public realm. In this context, the provision of a roofed enclosure is not considered necessary to satisfy the applicable assessment benchmarks or to achieve the relevant performance outcomes relating to amenity and visual impact.

Green waste

The development does not utilise Council's green waste collection service. Green waste is managed by a gardener and removed off-site. Accordingly, additional green waste bin storage and kerbside presentation areas are not required.

Landscaping

2. OO5(a) of the Low density residential zone code requires "a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas".

Landscaping is required along the site frontage and side boundaries to meet the established landscape character of the Low density residential zone code, and to provide an attractive and legible interface between the use and adjoining residential uses.

a) Provide amended plans that include:

i) Deep planting areas containing small canopy trees capable of growing a min 5m high with a 5m diam canopy within 5 years, underplanted with small shrubs and groundcovers.

ii) Buffer planting containing a mix of medium and large shrubs in a minimum 1m wide garden bed between car parking areas and side boundaries.

iii) A Planting Palette with proposed species of trees, shrubs and groundcovers.

Response - Landscaping

The site and landscaping plan demonstrate compliance with Overall Outcome 5(a) of the Low density residential zone code, which requires development to exhibit "a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set within green landscaped areas".

The site is configured as a rear (hatchet) lot. The existing access handle is landscaped on both sides with continuous garden beds containing shrub planting, which provide an attractive and legible interface with adjoining properties.

A 2m × 2m corner truncation (splay) is provided at the driveway frontage. This area is landscaped and visible from the street, contributing to a vegetated and subtropical streetscape character.



Figure 1: Landscaped access handle and truncation

A continuous landscaped buffer is also provided between the on-site car parking area and the boundary, reinforcing separation and visual amenity.



Figure 2: Landscape buffer next to car parking

A *Glochidion ferdinandi* (Cheese Tree) has been planted within the rear yard, achieving a height of approximately 2 metres within one year, indicating a strong growth rate. The species is capable of maturing to approximately 6–10 metres in height with a spreading canopy, and will contribute to deep planting

outcomes and the provision of a green, landscaped setting consistent with the intent of the Low density residential zone code.



Figure 3: Rear yard *Glochidion Ferdinandii* (Cheese Tree)

The site currently provides:

- Approximately 82.7m² of shared grassed open space;
- Approximately 43m² of mulch covered landscaping area;
- Approximately 30.8m² of permeable pebbled landscaping area; and
- An overall landscaped area comprising approximately 22.7% of the site.

These established landscaping elements ensure the site continues to present as a low-rise residential use set within a landscaped setting, consistent with the intent of the zone.

The on-site car parking area is enclosed by retaining walls and a 1.8m high fence, which effectively mitigates potential visual and acoustic impacts to adjoining properties.

The requirements outlined in items a) i), ii) and iii) are not applicable assessment benchmarks for this application. These provisions are traceable to Draft Major Amendment Packages L and P of Brisbane City Plan 2014, neither of which has been formally adopted. Pursuant to section 45(7) of the Planning Act 2016, this application must be assessed against the planning scheme as in effect at the time it was properly made.

Given that the proposal does not alter the physical form, scale, or landscaping of the development, the increase in occupancy does not diminish the established subtropical landscape character of the site or surrounding area.

Accordingly, the proposal complies with Overall Outcome 5(a) of the Low Density Residential zone code under the operative Brisbane City Plan 2014.

We believe the additional information provided herein is sufficient in addressing Council's information request. Assessment of the application may continue accordingly.

Please do not hesitate to contact the undersigned should you have any further queries.

Yours faithfully,

Jiang Zhu
JZHL PROPERTY PTY LTD