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06 May 2026

Baillie Walker Investments Pty Ltd  
C/- Tam Dang Planning Pty Ltd  
PO Box 2453  
FORTITUDE VALLEY BC QLD 4006

**ATTENTION: Tam Dang**

**Application Reference:** A006996436  
**Address of Site:** 10 NEILL ST PINKENBA QLD 4008

Dear Tam

**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 in respect to staging, code assessments, refuse and servicing arrangements, stormwater easements, erosion and sediment control, and acid sulfate soils are required to fully assess the proposal.

**Staging**

- 1) Whilst it is acknowledged that the proposed Stage 1 comprises the Short term accommodation units previously approved under development approval A006240111, these works are now proposed to be incorporated as Stage 1 of the current development application. Accordingly, a full set of proposal plans is required to clearly identify the works included within each stage. A staging plan is also required to clearly demonstrate and distinguish Stage 1 and Stage 2 works for clarity and legibility.
  - a) Provide amended plans including a staging plan clearly identifying the Stage 1 and Stage 2 boundaries.
  - b) Provide amended plans with a full set of site plans, floor plans, elevations and sections for Stage 1 and Stage 2. Ensure the plans are accurately scaled and include boundary setback dimensions.

**Code assessment**

- 2) A code assessment against the Centre or mixed use code will be required in order for Council to complete a full and detailed assessment of the proposal.
  - a) Provide a code assessment against the Centre or mixed use code of City Plan 2014.

**Retained Vegetation**

- 3) The proposal indicates the retention of 3x *Ficus microcarpa* within the Neill Street frontage which is generally supported. However, as raised in the submitted Arboricultural Impact Assessment several design changes are required to ensure these trees are viable for retention and ensure their long-term success. Importantly, the Arboricultural Impact

Assessment notes that the current design is not supported from an Arboricultural perspective. The retention of these trees is integral in ensuring that potential amenity impacts to adjoining sensitive uses are addressed, present an integrated landscape character and interface with the streetscape and wider locality, and support a high degree of landscape amenity through shade cover, subtropical character and visual softening of the built form. The proposal is to undertake design changes to the civil and architectural design as per the recommendations of the consulting AQF Level 5 Arborist to ensure retention of these existing trees.

- a) Provide amended plans which includes design amendments to all applicable drawings as per the recommendations of the submitted Arboricultural Impact Assessment that include the following:
  - i. An amended fill placement and retaining wall design that is no closer than 9m from the retained trees;
  - ii. An amended pier retaining wall design that avoids tree roots identified in trench 2 and 3 of the Arboricultural Impact Assessment;
  - iii. Relocation of the refuse storage area to be positioned near the edge of the TPZ of Tree 39 as indicated within the Arboricultural Impact Assessment;
  - iv. Reduce the loading bay to be clearly outside of the nominal root zone of Tree 39 and indicate through detailed drawings a construction methodology of an elevated pier and beam system;
  - v. Reduce the extent of built form proposed within the nominal root zone of Tree 39 or demonstrate the use of an elevated pier and beam arrangement to the satisfaction of the consulting AQF Level 5 Arborist.
- b) Provide an amended Arboricultural Impact Assessment prepared by an AQF Level 5 Arborist that includes a full assessment of the amended design. The Arboricultural Impact Assessment is to provide support for the proposed design with appropriate mitigation actions.

## **Refuse**

- 4) In accordance with PO63/AO63.1 of the Centre or mixed use code, PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the infrastructure design code, provide amended plans which address the following.
  - a) Demonstrate the refuse storage area for Stage 2 (proposed Lot 2) is a minimum internal size of 46m<sup>2</sup> (9m x 5.1m). Note greater separation to the Neill Street frontage should be explored or appropriate landscape buffering applied.
  - b) Demonstrate the stage 2 refuse storage area is housed either within a building or roofed and screened enclosure. 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.
  - c) Demonstrate the interim refuse storage area for the thirty-six short-term accommodation units located in Stage 1 which will ultimately fall within proposed Lot 2. Note stage 1 interim solution must not impact the existing Hotels solution and must be functional and accessible during the construction of stage 2.
  - d) Demonstrate the interim refuse storage area is a minimum internal size of 16.10m<sup>2</sup> (5,660mm x 2,845mm).

- e) Demonstrate the interim refuse storage area is housed either within a building or roofed and screened enclosure. 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.
  - f) Demonstrate sufficient vertical clearance is available to the tree protection zone (TPZ) which projects over the internal aisle to be trafficked by refuse collection vehicles i.e. 4.5m or 3.6m.
  - g) Demonstrate the dimensions and gradient of the aisle and loading bay to be trafficked and utilised by refuse collection vehicles within Stage 2, note where alignment to AS2890 is proposed further demonstration and supporting information by an RPEQ must be provided.
- 5) In accordance with PO18/AO18, PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code provide amended plans which address the following:
- a) Clarify stage 2 is designed to be serviced by a rear loading or front lift RCV.
  - b) Clarify the interim solution for stage 1 is designed to be serviced by a rear loading or front loading RCV.
  - c) Provide amended RPEQ certified swept path analysis for the intended RCV (i.e. BSD-3008 sheet 2 of 2 or BSD-3009) for both stage 1 interim solution and stage 2 ultimate solution. Note stage 1 interim solution must be functional and accessible during the construction of stage 2. Note stage 2 solution must not conflict with the TPZ over the aisle.

#### **Overland Flow easement**

- 6) An easement is to be provided over the overland flow within the property in accordance with the ID PSP section 7.10. The easement for overland flow must extend over the 2% AEP flood extent.
- a) Provide a plan showing the easement extents.

#### **Erosion and sediment control-**

- 7) An Erosion Hazard Assessment (EHA) form is required by Council's Infrastructure design PSP Chapter 7, Table 7.11.2.1.A.
- a) Provide a completed and signed Erosion Hazard Assessment (EHA) form.

#### **Acid sulphate soils**

- 8) Further information is required on the volume of fill and/or excavation proposed as part of this application, to determine whether the Potential and actual acid sulfate soils overlay is relevant to this application and if so the proposals level of compliance. Provide the following:
- a) Refer to City Plan 2014 Table 5.10.15—Potential and actual acid sulfate soils overlay table of assessment and provide the volume of soil being excavated and/or the volume of filling material being applied, to determine if the overlay code is relevant to the application.
  - b) If the overlay code is relevant, address the outcomes in City Plan Section 8.2.15 Potential and actual acid sulfate soils overlay code to ensure that the development includes techniques that manage impacts from these soils. The site is located on land that is below 5m AHD.

## 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

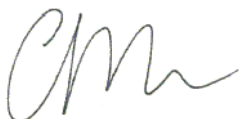
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006996436.

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

Yours sincerely



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