



Dedicated to a better Brisbane

7 September 2026

Diligent Development Pty Ltd
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Garrett McVilly
Application Reference: A007082941
Address of Site: 23 WESTERN AVE CHERMSIDE QLD 4032

Dear Garrett

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.

It is acknowledged that an increase in height may have merit in this location having regard to the site's area, frontage, and proximity to public transport and services. However, any increase in scale must be carefully balanced with the need to achieve an appropriate transition to the surrounding residential context.

Meaningful building separation and increased setbacks are critical to achieving an acceptable built form outcome. Appropriate building articulation, setbacks and a substantial landscaped interface should be incorporated to minimise amenity impacts and maintain reasonable access to natural light, outlook and breezes.

The proposal should therefore demonstrate a built form that is appropriately recessed from site boundaries and incorporates a generously landscaped interface to neighbouring development. A considered response to the following items are required.

Building Site Cover

- 1) The proposed development has a site cover of 65%, with a ground floor site cover of approximately 74%, exceeding the 40% maximum identified in AO8 of the Multiple dwelling code. Given the scale and height of development proposed, greater opportunities for landscaping, deep planting and building separation are warranted. In accordance with AO3/PO3 and AO8/PO8 of the Multiple dwelling code:
 - a) Review the ground floor layout, including car parking, manoeuvring and service areas to reduce the overall building footprint.
 - b) Demonstrate how the revised design provides increased landscaped areas and deep planting opportunities along the front, side and rear boundaries.

Building Setbacks

- 2) The proposed development does not provide sufficient setback and separation from site boundaries to appropriately accommodate the scale and height of the building. The limited setbacks, together with the extent of roof projections, balconies and hardstand areas, contribute to a bulky built form and reduce opportunities for landscaping and softening of the

development. In its current form, the proposal may adversely impact the amenity of neighbouring properties through visual dominance, overlooking and reduced access to natural light, sunlight and breezes. In accordance with AO3/PO3, AO6/PO6 and AO7.1/PO7 of the Multiple dwelling code:

- a) Increase building setbacks to provide greater separation from adjoining properties, improved landscaping opportunities and a more appropriate transition to the surrounding residential context.
- b) Increase side boundary setbacks, including from balconies and roof projections.
- c) Increase rear setbacks from walls, balconies and roof projections and provide additional deep planting and landscaping within the rear setback area.
- d) Provide amended plans demonstrating how the revised setbacks reduce perceptions of bulk and scale and improve the residential interface.

Communal Open Space

- 3) The proposed communal open space, and the Planning code assessment, has not sufficiently demonstrated compliance with PO30 of the Multiple dwelling code.
 - a) Demonstrate how the proposed communal open space achieves the outcomes sought by PO30 of the Multiple dwelling code including the functionality and flexibility of the proposed communal open space, the extent of outdoor communal open space that is open to the sky and landscaped areas.

Private Open Space

- 4) It is noted some of the private open space balconies contain air conditioning units. The inclusion of narrow balcony sections and areas occupied by services may reduce the functional usability of the private open space. In accordance with AO31.1/PO31 of the Multiple dwelling code:
 - a) Provide revised balcony design confirming dimensions of 12m² with a minimum depth of 3m as a minimum area free of any services such as A/C units.

Design and Articulation

- 5) The proposal incorporates elevational treatments of which some materiality and the finish of these elements are unclear. The plans graphically depict patterning and textural variation on the external concrete wall surfaces without providing sufficient detail regarding the proposed finishes. In accordance with AO9.3/PO9 and AO10.1/PO10 of the Multiple dwelling code:
 - a) Provide additional information including pattern and texture of the building materials and finishes proposed in relieving the bulk and scale of the built form. These could include alternative material/finishes with a defined building cap.

Stormwater

- 6) The proposed V-shaped flow path along the rear (eastern boundary) will capture and concentrate surface flows from the site and upslope land, directing them to the northern adjoining property where such flows do not currently occur. Further review is required to ensure rear site runoff is discharged to a lawful point of discharge and that no adverse impacts are caused to neighbouring properties.
 - a) Review and ensure surface flows are captured and discharged to a lawful point of discharge and not directed to neighbouring properties creating adverse impacts.
- 7) There is concern with the proposed detention volume. Please clarify the existing impervious area has been calculated correctly. Council has concern with the capacity of the downstream

underground drainage and needs to ensure no increase in discharge is seen to the system. In accordance with AO6.2 of the Stormwater code:

- a) Provide a markup of the existing survey plan noting/detailing (the sqm) of the existing impervious areas on the site. A review of the existing site survey confirmed the impervious area is approximately 490m² and the total site area about 1,214m². Based on deemed to comply solutions, table 7.5.5.A of the Infrastructure design code for 10% to 40% existing impervious area, a detention tank size of 18m³ is required with a permissible discharge of 36L/s is required as per table 7.5.5.B.
 - b) Review and confirm/demonstrate the existing impervious area or provide a minimum 18m³ of detention.
- 8) The proposed lawful point of discharge (LPD) for the site is the kerb/channel. As per section 7.6.3.1 of the Infrastructure design code and BSD-8113 a kerb and channel connection is not supported and a pipe connection to the existing underground drainage in Western Avenue is required. Accordingly:
- a) Provide a revised Stormwater Management Plan (SWMP) and demonstrate the LPD being a piped connection to the existing underground drainage in Western Avenue.
 - b) Additionally, proposed plans indicate a pipe across the site under the driveway, from the tanks at the rear, but there is no indication of its level on any sections. It is not clear how this pipe discharges to the street. Provide a long section with level details to demonstrate this is achievable.

Refuse

- 9) The provided Refuse Collection Vehicle (RCV) swept path analysis does not utilise a 9.757m kerb to kerb turning radius. In accordance with PO32/AO32 Multiple dwelling code and PO1/AO1, PO19/AO19.2, AO19.3 of the Transport, access, parking and services code:
- a) Provide a RPEQ endorsed swept path analysis demonstrating a RCV as per BSD 3008 sheet 2 of 2 can safely and efficiently service the development. Alternatively, clarify the provided steering angle is equivalent to a 9.757m kerb to kerb radius.

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.

Bicycle Parking

- 10) The proposed bicycle parking provision of 42 resident secure bicycle parking spaces and 11 accessible visitor spaces can be supported. However, the residential bicycle parking location proposed within the storage containers fails to meet AS2890.3 requirements for bike parking envelope and access dimensions.
- a) The proposed combined use for the unit storage and bicycle parking is not supported. Dedicated residential bicycle parking spaces is to be provided given the likelihood that the storage area will not be available for bicycle parking. Provide a revised proposal demonstrating complaint dedicated residential bicycle parking to AS2890.3.

Verge Width

- 11) It appears the required verge width for a Neighbourhood Street Major has not been achieved. The verge width shown on the plans has been measured from the property boundary to the invert of the layback kerb. However, verge width must be measured from the property boundary to the Nominal Face of Kerb (NFK).

For layback kerb sections, the NFK is defined as the extension of the adjoining standard kerb face alignment through the layback. In this instance, the NFK would be represented by an imaginary line corresponding to the face of a standard Type E kerb, which has a width of 150mm. Accordingly:

- a) Provide amended plans demonstrating a linear land dedication that achieves the required 3.75m verge width, measured to the Nominal Face of Kerb.

Deep Planting

- 12) The proposed deep planting areas have a shortfall of 36m² and do not achieve the minimum requirement of 10% of the site area. To soften and balance the visual bulk of the development, additional deep planting must be provided within the frontage setback. In accordance with PO3/AO3 and PO29/AO29 of the Multiple dwelling code:

- a) Submit an amended design that increases the front building and basement setbacks to ensure that a minimum of 10% of the site area is provided as deep planting, including a deep planting area within the frontage setback. In accordance with PO3/AO3 and PO29/AO29 of the Multiple dwelling code:
 - all deep planting areas are located within natural ground and remain free of structures above, below, and within the planting zone; and
 - all deep planting areas have a minimum dimension of 4 metres to support the establishment and long-term growth of large canopy trees.

Side Boundary Landscaping

- 13) The proposed 3.5m high hedges are insufficient to appropriately mitigate the visual bulk of the development or reinforce the green landscape character anticipated by the High density residential zone code. In accordance with PO26 and PO28/AO28 of the Multiple dwelling code:

- a) Provide amended plans demonstrating a min. 1.5m wide landscaped area along the full length of each side boundary. The landscaped areas are to be planted with columnar screening trees of sufficient size and spacing to provide effective privacy screening, shade building elevations, and assist in balancing the visual bulk of the development.

Others/General

- 14) The significant extent of services across the site frontage is viewed as a poor urban response. In particular, the hard stand adjacent to the driveway and visitor bicycle area.

- a) Review the entry arrangements for the proposed building as part of the common pedestrian entrance from the street which would allow for additional landscaping within the site frontage.

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 A007082941.

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 'Avishek Paul', with a stylized flourish at the end.

Avishek Paul
Senior Urban Planner
Planning Services North
Phone: (07) 31782151
Email: Avishek.Paul@brisbane.qld.gov.au
Development Services
Brisbane City Council