Brisbane City Council ABN 72 002 765 795

**City Planning and Economic Development Services**
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11 November 2026

RK Pty Ltd
C/- VMS Town Planning & Development Consultants Pty Ltd
Level 1, 6 Overend Street
EAST BRISBANE QLD 4169

**ATTENTION: Vass Stammes**

**Application Reference:** A007002194
**Address of Site:** 31 ARNOLD ST MANLY QLD 4179

Dear Vass

**RE:** Further advice

Council has reviewed the information request response received 30 September 2026, and has identified that the following outstanding matter requires resolution prior to a decision:

### Setbacks, Separation, & Site Cover

**1)** The revised proposal seeks performance outcomes for side and rear setbacks, adjoining building separation, and site cover under the Multiple dwelling code. Specifically, the proposal does not achieve AO3/PO3, AO6/PO6, AO7.1/PO7 (setbacks), AO8/PO8 (site cover), or AO14.1/PO14 (building separation). In consideration of a performance solution, relevant matters assessment, and the proposed building height in the context of the intended setbacks and building separation outcomes, submit amended plans to provide the following:

a) Side setbacks that achieve 3m to the rear half of the 'second floor' (fourth level), noting the basement at the rear portion of the building constitutes an additional storey.

b) Rear setbacks that achieve 6m to the balcony on the 'first floor' (third level) and 'second floor' (fourth level).

c) Further reduced site cover.

### Visitor Parking

**2)** The revised proposal has not reduced the number of storeys or unit yield. Accordingly, the proposal does not provide a visitor parking outcome in accordance with Council's Transport, access, parking and servicing (TAPS) planning scheme policy or AO13/PO13 of the TAPS code. A total of 1x visitor space is proposed and 2x are to be provided in accordance with the TAPS code and planning scheme policy. Submit amended plans to:

a) Provide 2x onsite visitor car parking spaces, ensuring the revised outcome has unrestricted access at all times.

**Services & Pedestrian Entrance**

**3)** The improvements to the building's relationship with the street are acknowledged. However, further consideration is required regarding the relationship between the current visitor parking space, pedestrian entry, and "BKB Enclosure".

The location and configuration of the current visitor parking space may result in vehicles reversing across or into the pedestrian entry path, creating a potential conflict with pedestrians entering or exiting the development. The pedestrian entry ramp itself is also relatively narrow and publicly accessible for a considerable distance, resulting in a constrained and poorly defined transition between the public and private realms. Moreover, the location of the "BKB Enclosure" is contributing to the constrained arrangement and limiting opportunities to provide a clearer, safer, and more legible pedestrian entry.

In accordance with PO23 and PO34 of the Multiple dwelling code, submit amended plans to:

a) Revise the visitor parking, "BKB Enclosure" and pedestrian entry arrangement to provide a safer and more clearly defined pedestrian entrance to the development, including consideration of improving pedestrian visibility and reducing potential vehicle-pedestrian conflict.

**4)** The purpose of the "BKB Enclosure" is unclear. The purpose of the enclosure needs to be understood to ensure there are no potential issues regarding air quality and dangerous goods storage. Accordingly, confirm the:

a) Function of the "BKB Enclosure".

b) Presence of any potential fuel burning and/or fuel storage or other hazardous goods at the site.

**Refuse Management**

**5)** The roof appears to have been removed from the screened bin store on the revised plans. Further, while most of the screened bin store is at RL +33.91m, a portion of the screened bin store adjoining the 1-in-14 carpark ramp has an RL of +33.75m, which appears to result in a vertical step of 160mm. In accordance with PO8 of the Infrastructure design code, provide amended plans to:

a) Reinstate the roof to the screened bin store.

b) Adjust the relevant finished surface levels to demonstrate there are no sudden changes in level with a continuous, suitably graded, and unobstructed path for the movement of bins between the screened bin store and the presentation area.

**6)** The Landscape Concept Plan - Planting Plan - Ground Floor (SK002) proposes 2x street trees in the site's frontage that conflict with the required minimum 9m long unobstructed bin presentation area. Provide an amended Landscape Concept Plan to:

a) Remove street tree conflicts with the required minimum 9m long kerbside bin presentation area.

It is recommended that you request to extend the decision period by written notice in accordance with the Development Assessment Rules.

Please phone me on the number below if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council