



Date: 26 March 2026  
Our Reference: J002141  
Your Reference: A006928668  
  
Attn: Mohammed Aslam

Brisbane City Council  
City Planning and Economic Development Services  
GPO Box 1434  
BRISBANE QLD 4001

Dear Mohammed,

Site Address:	105, 107 and 109 James Street and 209 Kent Street, New Farm, Queensland 4005
Property Description:	Lot 1 on B12347, Lot 2 on SP286751, Lot 1 on SP286751 and Lot 2 on RP9014
Method of Distribution:	Email [mohammed.aslam@brisbane.qld.gov.au   DSPPlanningSupport@brisbane.qld.gov.au]
Correspondence Subject:	Change to Development Application and Response to Information Request

We write on behalf of *Saidar Pty Ltd* ("the Applicant") regarding the abovementioned development application. This letter responds to the Information Request issued by *Brisbane City Council* on 25 March 2026 following the change to the development application in accordance with the letter provided by *Property Projects Australia* on 25 February 2026.

Pursuant to section 13.2 of the *Development Assessment Rules*, please refer below for the applicant's response to this information request.

This information request response is to be considered in conjunction with the following detailed attachments:

- Attachment 1 - Information Request
- Attachment 2 - Applicant Response Table
- Attachment 3 - Revised Swept Path Analysis

In accordance with section 13.3 of the *Development Assessment Rules*, we request that the Assessment Manager proceed with the assessment of this development application. With this response provided, the Applicant will proceed to Part 4: Public Notification of the *Development Assessment Rules*.

BRISBANE OFFICE LOWER GROUND/618-626 BRUNSWICK ST NEW FARM QLD 4005 AUSTRALIA P +61 7 3254 1566	TOOWOOMBA OFFICE 123 MARGARET ST TOOWOOMBA QLD 4350 AUSTRALIA P +61 7 4632 0516	MELBOURNE OFFICE LEVEL 1, 239 NICHOLSON STREET CARLTON VIC 3053 AUSTRALIA P +61 3 7037 0432
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Whilst we trust this information is sufficient to enable you to progress with the assessment of this development application, should you have any queries please do not hesitate to contact the undersigned on 07 3254 1566.

Yours faithfully,  
Property Projects Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'G Forno', with a horizontal line above the 'o'.

**GRACE FORNO**

Senior Town Planner

Enc.   **Attachment 1** - Information Request  
      **Attachment 2** - Applicant Response Table  
      **Attachment 3** - Revised Swept Path Analysis

# ATTACHMENT 1

## Information Request

Prepared by:

**Assessment Manager**



*Dedicated to a better Brisbane*

25 March 2026

Saidar Pty Ltd  
C/- Property Projects Australia  
PO Box 1264  
NEW FARM QLD 4005

**ATTENTION: Sam Spiro**

**Application Reference:** A006928668  
**Address of Site:** 105 JAMES ST NEW FARM QLD 4005

Dear Sam

**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.

**Noise – Short-term accommodation**

- 1) The proposed short-term accommodation use, due to its nature and proximity to sensitive land uses and zoning, has the potential to adversely impact noise amenity. Accordingly, the proposal is required to demonstrate that an acceptable level of amenity can be achieved in accordance with the Short-term Accommodation Code.
  - a) The subject site zoning does not comply with AO2.1(a) of the Short-term Accommodation Code and it is also unclear whether the proposed development can comply with AO2.1(b) of this code. Accordingly, address noise amenity outcomes in PO2 of the Code. A noise report prepared to address PO3 can assist with addressing the noise amenity of PO2 and response should also include consideration of all proposed ancillary uses. This information is to clearly identify:
    - i) all ancillary uses associated with the development
    - ii) any communal recreation areas and/or communal outdoor dining, cooking or recreation areas
    - iii) the proposed hours of operation for all ancillary and communal uses.
  - b) Demonstrating that Acceptable Outcomes AO3.1 to AO3.2 of the Short-term Accommodation Code can be achieved. Where compliance with AO3.1 to AO3.2 cannot be demonstrated, submit a Noise Impact Assessment Report prepared in accordance with the Noise Impact Assessment Planning Scheme Policy, demonstrating that the proposal can comply with Performance Outcome PO3 of the code.

NOTE – Notwithstanding the provision of a Noise Impact Assessment Report to demonstrate compliance with PO3, it is noted that PO2 of the Short-term Accommodation Code includes broader amenity outcomes that are not limited to noise impacts alone. The proposal therefore may also be required to demonstrate compliance with the additional

planning outcomes prescribed under PO2 of the code, including expectations of the use at this location and any potential impact on the amenity of nearby sensitive land uses.

### **Refuse**

- 2) A review of the 'Ite Consulting – BCC Rear Loading RCV: RPEQ Certification Turn Path' has identified the steering angle and turning radius diagram is not legible, and the swept path vehicle tracking demonstrates a dual steer RCV in lieu of single front-axle. Demonstrate the following:
  - a) Submit a revised RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a kerb-to-kerb turning radius of 9.757m. Ensure the vehicle tracking demonstrates a single-steer RCV in accordance with the BSD-3008-2 and that the steering angle and turning radius diagram is legible.

### **Landscaping**

- 3) Demonstrate that the proposed development (short-term accommodation use) can provide appropriate site landscaping to comply with Performance Outcomes PO29 and PO30 of the Multiple Dwelling Code.

### **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 A006928668.

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

Yours sincerely



Mohammed Aslam  
Urban Planner  
Planning Services North  
Phone: (07) 34037240  
Email: [mohammed.aslam@brisbane.qld.gov.au](mailto:mohammed.aslam@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council

# ATTACHMENT 2

## Applicant Response Table

Prepared by:

**Property Projects Australia**

Reference	Request	Applicant Response	Reference Document
<b>Noise – Short-term Accommodation</b>			
1	<p>The proposed short-term accommodation use, due to its nature and proximity to sensitive land uses and zoning, has the potential to adversely impact noise amenity. Accordingly, the proposal is required to demonstrate that an acceptable level of amenity can be achieved in accordance with the Short-term Accommodation Code.</p> <p>a. The subject site zoning does not comply with A02.1(a) of the Short-term Accommodation Code and it is also unclear whether the proposed development can comply with A02.1(b) of this code. Accordingly, address noise amenity outcomes in P02 of the Code. A noise report prepared to address P03 can assist with addressing the noise amenity of P02 and response should also include consideration of all proposed ancillary uses. This information is to clearly identify:</p> <ol style="list-style-type: none"> <li>i. all ancillary uses associated with the development</li> <li>ii. any communal recreation areas and/or communal outdoor dining, cooking or recreation areas</li> <li>iii. the proposed hours of operation for all ancillary and communal uses.</li> </ol> <p>b. Demonstrating that Acceptable Outcomes A03.1 to A03.2 of the Short-term Accommodation Code can be achieved. Where compliance with A03.1 to A03.2 cannot be demonstrated, submit a Noise Impact Assessment Report prepared in accordance with the</p>	<p>Firstly, Performance Outcomes P02 and P03 of the <i>Short-term Accommodation Code</i> are noted as follows:</p> <p><b>P02:</b> <i>Development, including parking, is of a nature, scale, layout, design and construction that do not cause adverse impact on the amenity of nearby sensitive uses.</i></p> <p><b>P03:</b> <i>Development is of a nature and scale which does not result in noise emissions that exceed the following criteria: LAeq,adj,T emitted from short-term accommodation is not greater than the rating background level plus 3 at a sensitive use.</i></p> <p><i>Where T is:</i></p> <ul style="list-style-type: none"> <li>■ <i>Day (7am to 6pm): 11hr</i></li> <li>■ <i>Evening (6pm to 10pm): 4hr</i></li> <li>■ <i>Night (10pm to 7am): 9hr.</i></li> </ul> <p><i>Where LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</i></p> <p>The proposed change is for the use of an approved Dwelling House to operate infrequently as an AirBnB and does not involve a Multiple Dwelling use. The use of the approved</p>	Not Applicable

	<p>Noise Impact Assessment Planning Scheme Policy, demonstrating that the proposal can comply with Performance Outcome P03 of the code.</p> <p>NOTE - Notwithstanding the provision of a Noise Impact Assessment Report to demonstrate compliance with P03, it is noted that P02 of the Short-term Accommodation Code includes broader amenity outcomes that are not limited to noise impacts alone. The proposal therefore may also be required to demonstrate compliance with the additional planning outcomes prescribed under P02 of the code, including expectations of the use at this location and any potential impact on the amenity of nearby sensitive land uses.</p>	<p>Dwelling House for an AirBnB will not result in noise emissions that are any different to that of the approved Dwelling House. This proposed change seeks to use one (1) Dwelling House for one (1) Short-term Accommodation unit that is limited in number of occupants in accordance with the number of bedrooms contained within the approved Dwelling House.</p> <p>Acceptance of the appropriateness of development on the amenity of nearby sensitive uses is demonstrated through the development approval associated with this Dwelling House, being A005294509. The development will not result in noise emissions that exceed the criteria outlined in Performance Outcome P03 of the <i>Short-term Accommodation Code</i>.</p> <p>Given the above, a Noise Impact Assessment Report has not been sought as it is inappropriate given the scale of the proposed change.</p>	
<b>Refuse</b>			
2	<p>A review of the 'Ite Consulting - BCC Rear Loading RCV: RPEQ Certification Turn Path' has identified the steering angle and turning radius diagram is not legible, and the swept path vehicle tracking demonstrates a dual steer RCV in lieu of single front-axle. Demonstrate the following:</p> <p>a. Submit a revised RPEQ certified swept path analysis for a 10.24m Rear Loading RCV (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a kerb-to-kerb turning radius of 9.757m. Ensure the</p>	<p>The Swept Path Analysis has been revised to clearly and legibly demonstrate vehicle tracking for a single steer RCV in accordance with the BSD-3008-2.</p>	<p>Please refer to the Revised Swept Path Analysis, prepared by Herman Joubert (RPED: 25899) at <i>ITE Consulting</i>, at <b>Attachment 3</b>.</p>

	vehicle tracking demonstrates a single-steer RCV in accordance with the BSD-3008-2 and that the steering angle and turning radius diagram is legible.		
<b>Landscaping</b>			
3	Demonstrate that the proposed development (short-term accommodation use) can provide appropriate site landscaping to comply with Performance Outcomes P029 and P030 of the Multiple Dwelling Code.	<p>Firstly, Performance Outcomes P029 and P030 of the <i>Multiple Dwelling Code</i> are noted as follows:</p> <p><b>P029:</b> <i>Development provides deep planting areas that:</i></p> <ul style="list-style-type: none"> <li>a. <i>are of sufficient size and dimension to contain large subtropical shade tree species;</i></li> <li>b. <i>are maintained exclusively for landscaping, with no underground development or infrastructure;</i></li> <li>c. <i>are open to the sky with access to light and rainfall into the natural ground;</i></li> <li>d. <i>are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;</i></li> <li>e. <i>soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</i></li> <li>f. <i>provides natural shade to mitigate heat island effects;</i></li> <li>g. <i>provides informal recreation spaces that are easily accessible for building occupants;</i></li> <li>h. <i>is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.</i></li> </ul>	Not Applicable

		<p><i><b>P030:</b> Development provides communal space that must be designed to provide:</i></p> <ul style="list-style-type: none"><li><i>a. residents with passive and active recreation opportunities;</i></li><li><i>b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points;</i></li><li><i>c. opportunity for a range of uses and flexible use.</i></li></ul> <p>The proposed change is for the use of an approved Dwelling House to operate infrequently as an AirBnB and does not involve a Multiple Dwelling use. Acceptance of the appropriateness of site landscaping is demonstrated through the development approval associated with this Dwelling House, being A005294509, that suitably provided landscaping across the site. This established landscaping provides for the planting sought by Performance Outcome P029 and softens the built form of the existing Dwelling House. This established landscaping supports the existing communal spaces surrounding the existing Dwelling House to provide for the amenity of the land owners, being the Applicants, and any visitors who utilise the Dwelling House as an AirBnB.</p>	
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# ATTACHMENT 3

## Revised Swept Path Analysis

Prepared by:

**ITE Consulting**



