

Please Quote Our Ref: 8389

15 September 2026

Brisbane City Council
Development Services
By email: DSPlanningSupport@brisbane.qld.gov.au

Attn: Ruka Kearns

Dear Ruka,

**RE: Response to information request
Proposed Rooming Accommodation
307 and 307A Riding Road, Balmoral Q 4171
Council reference: A007043089**

We are writing in response to Council's information request for the above-mentioned development application, dated 14 July 2026, in accordance with section 13.2(a) of the *Development Assessment Rules*.

Our response to the information request is as follows—



Now Part Of:



Engineering Setout Pty Ltd
ABN 46 003 992 078

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Refuse

- 1) In accordance with PO8/AO8.1 & 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 architectural plans which demonstrates the following:
 - a) Prior to considering a performance outcome of kerbside collection, exhaust all efforts to demonstrate onsite refuse servicing in accordance with requirements stated under the Refuse planning scheme policy and Transport, access, parking and servicing planning scheme policy.
 - b) Where on-site servicing in accordance with item a) is demonstrated as non-viable, provide supporting information to justify the performance outcome of kerbside collection including the following:
 - i) Demonstrate the subject sites have sufficient unobstructed frontage to provide a compliant kerbside presentation area for ten (10) 240L Mobile Garbage Bins (MGBs). Each MGB is to have a minimum area of 0.81m² (i.e. 0.9m x 0.9m). Note – MGBs are not to be presented on driveway crossovers, kerb tapers, ramped kerb crossings, adjoining lots, are required to be located 1m away from the telegraph pole and not located under the dripline of any existing street tree where the operational height identified in Table 3 of the Refuse planning scheme policy cannot be demonstrated.
 - ii) Demonstrate on amended plans all existing infrastructure locations i.e. tree, bus zone signage, footpath, bin, pedestrian ramp, power pole etc. within the subject site's frontage and that the proposed collection points do not conflict with this infrastructure.
 - iii) Demonstrate a refuse storage area of suitable size to accommodate the required capacity for the development i.e. ten (10) 240L Mobile garbage bins. The refuse storage area must not house other services and should not contain or be overlooked by windows. The refuse storage area is to be positioned or contained as to not be visible from the street, public space or an adjacent dwelling sensitive use.

Response—Item 1

The subject lots were created as part of a recent subdivision which includes a condition of approval to retain the existing crossover (with minor modifications) ensuring retention and protection of the existing street tree. The subject crossover is approximately 2.7m wide and unlikely to accommodate refuse truck manoeuvring. Although a refuse truck is generally 2.5m wide, a much wider (and stronger) crossover is needed to allow for a refuse truck to reverse on site, collect refuse and exit in forward gear.

It does not appear possible to accommodate on-site refuse collection in this instance, however we believe there is adequate space within the verge to place mobile bins on collection day.

Section A of the rooming accommodation code, which is applicable for RA up to 5 people, stipulates that no more than 3 refuse bins are to be stored on site, which we understand to be for the purposes of 1 x general waste, 1 x recycling and 1 x garden waste bin. As such it appears Council deems 1 x recycling bin and 1 x general waste bin adequate for 5 people. The proposal involves couples rooms as such doubles the number of people from 5 to 10 per dwelling as such potentially doubles the refuse requirements, which would then be 2 x recycling and 2 x refuse bins for each dwelling. A total of only 8 x 240L bins would be required. If 360L recycling bins are used then the number of recycling bins would decrease to 3 x 360L bins.

So in summary we believe 4 x 240L refuse and 3 x 360L recycling bins are needed. Council believes 10 x 240L bins are needed, however 3 x 360L bins could be used in lieu of 5 240L bins, also resulting 8 bins.

Please refer to photos below, take by the applicant to demonstrate there is sufficient space within the verge for 8 bins:



Figure 1: Photos of verge showing bin capacity

The applicant contacted BCC to prune the low hanging branch to allow for bin placement and operational height for collection and ensure removal vans don't damage the branch over the crossover. Council said they would also consider relocating the bus stop sign (and attached bin) closer to the bus stop. The applicant provided the following update:

"BCC Traffic Division reference number 24086195 was logged on 26/8/26. This reference number was created by the Tree Division who were/are actioning prior reference numbers 23875299 and 24145241. I spoke to Brian from the Traffic Division on 4/9/26 to explain my rationale for wanting the bus stop sign (and associated bin) relocated. Brian agreed to 'prioritise' getting a resolution on this case. On 10/9/26 I received a message (and subsequent phone convo) with Joel from the Tree Division. He confirmed the Traffic Division were proceeding to move the bus stop sign, with the first step in that process being the Tree Division to remove the limb above the bus stop sign."

Below is a photo from another angle showing the removal of the limb highlighted in yellow would then allow for operational height for refuse collection.



Figure 2: Photo of tree limb to be removed.

In summary, on-site collection is non-viable, however it has been demonstrated that only 8 x 240L mobile bins are needed and can be accommodated within the verge on collection day. In addition, adequately sized bin storage is available on site, ensuring bins are not visible from the street.

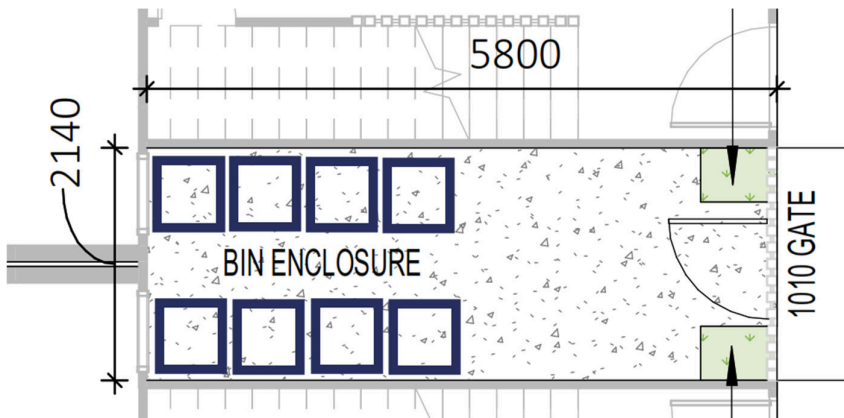


Figure 3: Extract of building plans showing bin storage area

The revised proposal and additional information provided herein addresses Council's information request in its entirety.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends and assessment of the application may continue accordingly.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends. Further notification will soon be provided regarding the commencement of public notification.

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

Yours faithfully,

GATEWAY SURVEY & PLANNING



Ellen McDonogh
Town Planner