



Dedicated to a better Brisbane

14 April 2026

Rasen Holdings Pty Ltd
C/- Plan A Town Planning Pty Ltd
PO Box 13
Fortitude Valley QLD 4006

ATTENTION: Luke Jones

Application Reference: A006978377
Address of Site: 17 ARCOONA ST SUNNYBANK QLD 4109

Dear Luke,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Use

- 1) The provided plans do not clearly demonstrate that the proposed use will operate as a rooming accommodation. In particular, the communal lounge and kitchen area appears separate and capable of functioning as an additional room or unit. Given the isolated nature of the communal lounge and kitchen area, further justification is required to demonstrate that the development does not constitute a Multiple dwelling use.
 - a) Provide amended plans, demonstrating the provision of appropriate, clearly defined communal areas consistent with the definition of rooming accommodation under the *City Plan 2014*.

Refuse

- 2) The proposed plans has not demonstrated the location of a dedicated refuse storage area for the development, either within a refuse storage room (within a building) or a refuse storage enclosure (roofed and wholly screened). It is noted that a Performance Outcome may be supported, adopting the use of Mobile Garbage Bins (MGBs) presented at the kerbside, subject to demonstration of sufficient presentation area at the kerb and channel in front of the site. The refuse solution is required to provide sufficient storage, capacity and source separation so that each occupant is provided 60L of general waste and 60L of recyclable materials each week. In accordance with PO9/AO9 of the Rooming accommodation code and with PO8/AO8.1 & AO8.2 of the Infrastructure design code, demonstrate the following:
 - a) Provide amended plans which clearly demonstrates the location of either a dedicated refuse storage room (within a building) or a refuse storage enclosure (roofed and wholly screened) which has a minimum gross floor area of 3.6m²

Note: The above refuse storage area size and dimensions are based on one (1) occupant per room. Should the proposal seek to provide twin share accommodation per room, amended development plans will be required to demonstrate a refuse storage area which has a minimum gross floor area of 4.5m².

- b) Ensure to denote the gross floor area and internal dimensions of the refuse solution on the amended plans.
- c) Demonstrate that the refuse storage location provides occupants unimpeded access to dispose of the waste and an unimpeded transfer path to present the MGBs at the kerb and channel.

Note: The bin transfer path is required to be free of steps, vehicle parking or obstructions and not exceed a one in 14 gradient.

Car parking

- 3) It is unclear how a vehicle will exit the site from car park 7 safely in forward gear due to limited manoeuvring area. As the development provides compliant car parking spaces under Transport access parking and servicing planning scheme policy, provide amended plans removing car park 7 and replace the area with additional landscaping or private open space.

Plan Details

- 4) It is noted, based on aerial imagery, there are additional structures located at the rear of the building which are not demonstrated on the plans.
 - a) Provide amended plans identifying all structures on the site.

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 A006978377.

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

Yours sincerely,



Ruka Kearns
Urban Planner
Planning Services South
Phone: 3178 9717
Email: Ruka.Kearns@brisbane.qld.gov.au
Development Services
Brisbane City Council