



*Dedicated to a better Brisbane*

25 June 2026

Weiss Holdings Pty Ltd A.C.N. 165 777 999  
C/- Mecone  
Level 2/235 Edward Street  
BRISBANE CITY QLD 4000

**ATTENTION:** Max Potter  
**Application Reference:** A006993249  
**Address of Site:** 356 BOWEN TCE NEW FARM QLD 4005

Dear Max

**RE:** Further advice

#### **External Details**

1. There is insufficient detail in the drawings for Council to amend the external details condition.
  - a. Provide additional larger scaled building sections and plans through key façade components including, through typical balcony areas showing balustrade detail, soffit materials and finishes.
  - b. Provide details and dimensions of blade and batten spacing of proposed metal privacy screens and demonstrate compliance with PO14 of the MD Code.
  - c. Provide further detail of the proposed detailing of the FHBV along the street frontage.
  - d. Annotate all external materials and finishes on the 1:50 sections.

#### **Amenity Impacts and Deep Planting**

2. The proposed change has resulted in a 2.1m setback to habitable window on the north-eastern corner which impacts the separation distance and privacy/amenity to adjacent neighbours at 30 Baker Street and results in reduced viability of the deep planting zones. While a narrow deep planting area is proposed to the Northern corner of the site, this planting area is constrained by the hardstand of the terrace and building encroachment above meaning that this planting area is not capable of supporting the growth of large subtropical shade trees. As this area is largely unconstrained by basement extents compared with the other areas identified as deep planting on the site, it is critical that this area meets the requirements for deep planting, like being able to support large subtropical shade trees, to soften and complement the proposed building bulk and support privacy and amenity between the development and adjoining properties.

In its current form, the proposed change does not adequately address the requirements to provide suitability sized deep planting areas capable of supporting the growth of large subtropical shade trees and in addition to reducing the ability to establish deep planting to the Northern corner of the site, the proposed reduced setbacks to the Northern boundary create amenity impacts not previously supported.

- a. Amend the proposal to step the built form back as approved.
- b. Pull back the hardstand terrace to the line of the basement extent below to provide a deep planting area capable of supporting the growth of a large subtropical shade tree to maturity.

### **Basement layout changes**

3. While use of the proposed car lift for resident access to the basement (as per RPEQs traffic statement's outlining the access arrangements and operational process) could be supported against PO1, access for visitors via the proposed car lift to the visitor park within the basement not supported, utilizing/relying on a mechanical parking system by unfamiliar persons (visitors) presents unacceptable risks.

The position of the car lift and enclosed garage within the basement creates constrained manoeuvring. The provided RPEQ swept path plans show manoeuvring for B85 vehicles from the car lift requiring 3-point turns, which is not considered efficient. However, these issues and inefficiencies are limited to site users and unlikely to affect the external road network, and could be supported with the RPEQ provided endorsement.

The surplus car space within the corner of the enclosed garage is not supported, utilization of this space is impractical, will require the two other vehicles in the garage to be displaced and moved to the street to allow ingress/egress to the space, creating adverse impact to the road network.

The proposed change has also reduced the resident cycle storage, as well as, bicycles in inaccessible areas including over a vehicle bonnets, failing to comply with AS2809.3.

With the above issues considered, as a performance outcome given the site constraints, site location and low number of units proposed, in this instance Council could support an outcome of no visitor parking space. The removal of the visitor space would address the safety risk of unfamiliar users utilising a mechanical parking device, create a less constrained basement to allow compliant bicycle parking provision to be seen to AS2980.3. Please see the attached markup for consideration, noting the surplus space within the enclosed garage has been crossed out and will not be supported.

- a. Considering the above, provide a revised basement plan.

### **Refuse**

4. Insufficient information has been provided to determine if the proposed refuse solution is functional in design. In Accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, provide amended plans which address the following:
  - a. Confirm, identify and demonstrate the chute is to accommodate source separation of refuse and recycling i.e. dual chute or chute diverter. Where source separation is not provided via the chute, additional area for storage and access will be required.
  - b. Demonstrate the 'BIN ROOM' is of sufficient size to accommodate the required number of bins plus two additional bins to ensure a bin always remains under the chute discharge.
  - c. As 'residence 1' does not have access to the chute system demonstrate where this units refuse storage will be housed. Note where housed in a room containing a chute discharge the chute discharge must be isolated, and the required bins demonstrated as conveniently accessible i.e. direct access without manoeuvring of other bins.
  - d. Where residents are required to access a room containing a chute discharge the chute discharge must be demonstrated as being isolated.
  - e. Demonstrate the 'BIN ROOM' is of sufficient size to demonstrate the storage and sufficient circulation area to conveniently access all required bins. i.e. residence 1 bins and where source separation is not provided via the chute system access to the individual recycling bins for all residences.
  - f. Demonstrate the size (length, width and area) of the updated 'BIN ROOM'.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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 blue ink, appearing to read 'Tyrah Zarafa', with a horizontal line underneath.

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