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**City Planning and Economic Development Services
Development Services**

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30 July 2026

Parco Pty Ltd (TTE)
C/- Gateway Survey & Planning Pty Ltd
PO Box 689
Wynnum QLD 4178

ATTENTION: Adrian Webberley

Application Reference: A007053798
Address of Site: 10 NALDER ST ANNERLEY QLD 4103

Dear Adrian,

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.

Refuse

1) In accordance with PO9/AO9 of the Rooming accommodation code, 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 plans demonstrating the following:

- a) Prior to considering a performance outcome of kerbside collection, demonstrate onsite refuse servicing in accordance with requirements stated under the Refuse planning scheme policy and Transport, access, parking and servicing planning scheme policy.

Note a smaller design vehicle may be considered with relevant supporting information from an RPEQ.

- b) Where onsite servicing in accordance with item a) is demonstrated as non-viable provide supporting information to justify the performance outcome of kerbside collection inclusive of:

- i) Demonstrate the subject site has sufficient unobstructed frontage to provide a compliant kerbside presentation area for three (3) x 240L Mobile Garbage Bins (MGB) and two (2) x 360L MGBs. Each 240L MGB is to have a minimum area of 0.81m² (i.e. 0.9m x 0.9m) and each 360L MGB is to have a minimum area of 1.3m² (i.e. 1.14m x 1.14m).

Note – MGBs are not to be presented on driveway crossovers, kerb tapers, adjoining lots, and not located under the dripline of any existing or proposed street trees.

- ii) Demonstrate a roofed and wholly screened refuse enclosure which has a minimum gross floor area of 3.5m² (internal dimensions of 3.5m x 1m) to house three (3) x 240L MGBs for general refuse and two (2) x 360L MGBs for recycling. Ensure dimensions are clearly demonstrated. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

- iii) Demonstrate the intended access points, ensuring each bin can be accessed and removed individually and ensure the refuse storage area is positioned or contained as to not be visible from the street, public space or an adjacent sensitive dwelling use.

Note: The above refuse requirements are based on a maximum of 10 occupants.

Landscaping

- 2) Overall Outcome 5(e) of the Low medium density residential zone code requires “quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living”. Provide amended plans that include:
 - a) Hard and soft landscape areas;
 - b) Indicative location of existing trees;
 - c) Private open space areas, including area calculations.

Number of Occupants

- 3) Confirm the maximum number of occupants proposed for the rooming accommodation.

Note: This may impact on refuse requirements as per item 1.

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 A007053798.

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

Yours sincerely,



Ruka Kearns
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Planning Services South
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Email: Ruka.Kearns@brisbane.qld.gov.au
Development Services
Brisbane City Council

