



Dedicated to a better Brisbane

12 February 2026

Karam Boutique Residential 5 Pty Ltd
C/- Northgroup Consulting
3A/32
Billabong Street
STAFFORD QLD 4053

ATTENTION: John Caroll
Application Reference: A006934811
Address of Site: 440 UPPER EDWARD ST SPRING HILL QLD 4000

Dear John

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application and has identified that the proposal does not adequately address key performance outcomes and relies on outdated, information from a historical application that is not relevant to the current design. Given the limited site area, access challenges, and servicing constraints, it is unlikely that compliant access and functional residential development can be achieved unless land consolidation options are explored, or alternative land uses are presented.

Furthermore, deferral of detailed engineering matters and Registered Professional Engineer of Queensland (RPEQ) certified solutions until post approval is unacceptable, as resolving these issues is fundamental to assessing development feasibility on a site of this scale and constraint.

In its current form, the proposal represents a significant overdevelopment that would result in unacceptable impacts on adjoining properties and future occupants.

A substantial redesign is required, which may require investigation of alternative access arrangements and reconsideration of more suitable land uses.

As currently submitted, the application cannot be supported due to unresolved traffic, access, internal parking, and engineering matters, as well as reliance on superseded planning provisions. It is recommended that the application be withdrawn or substantially revised, noting that major changes will be required for the proposal to progress.

Council notes that the issues outlined below apply to the current development proposal. However, as it is strongly recommended that the applicant explore alternative development options that better align with the site's opportunities and constraints, Council reserves the right to identify additional issues in relation to any redesigned or new proposal.

Site access

- 1) The proposed access arrangement for the subject site retains the existing driveway located within the central area of the Astor Terrace / Upper Edward Street signalised intersection. This configuration conflicts with signal infrastructure, pedestrian movements, and vehicle travel paths, resulting in significant safety concerns and adversely affecting the efficient operation of the intersection. Should a revised application be pursued, it must address the following:

- a) Provide a Transport Impact Assessment (TIA), to be prepared in accordance with the Transport, access, parking and servicing (TAPS) Planning Scheme Policy (PSP) section 2 and endorsed by a Registered Professional Engineer Qld with experience in transport. The TIA must have regard to:
 - i) The development's impacts on the surrounding road network, including intersection performance and pedestrian safety.
 - ii) Demonstrate that the proposed access design complies with the relevant standards in SC6.31 TAPS PSP.
 - iii) Demonstrate how the existing driveway within the central area of the Astor Terrace / Upper Edward Street signalised intersection will be managed.

Internal traffic and parking

- 2) The proposed internal traffic, access, and parking arrangements are not supported in their current form. A revised RPEQ-certified TIA, prepared in accordance with Section 2 of the TAPS PSP, is required. The TIA must provide clear justification demonstrating compliance with the acceptable outcomes or how the performance outcomes of the TAPS code are achieved.

At a minimum, the TIA must address/have consideration to the following matters:

Alternative access arrangements

- a) Given the substantial constraints along the site's Upper Edward Street frontage, it is strongly encouraged to investigate alternative access options in any redesign.

Site access and crossover design

- b) Demonstrate that the proposed crossover to Upper Edward Street (Suburban Road) is wholly contained within the site frontage, provides safe and lawful access, and achieves compliant sight lines to pedestrians and cyclists (Secondary Cycle Route), in accordance with PO3 and PO9 of the TAPS code.
- c) Address the impact of the proposed crossover on existing frontage infrastructure, including the sag stormwater inlet pit.
- d) Clarify how the increase in crossover width can be accommodated without adversely impacting pedestrian or cyclist movements.

Car parking compliance

- e) Demonstrate compliance with the TAPS PSP Table 13 for the proposed land uses, including maximum parking rates for Centre Activities and residential components, and the minimum visitor parking rate of 1 space per 20 units.
- f) Provide a clear assessment and justification of all proposed car parking numbers relative to AO12 and PO12 of the TAPS code.

Car lift and car stacker system

- g) Provide detailed assessment of the proposed car lift and car stacker, including key performance characteristics, operational parameters, access and queuing arrangements, and suitability for all expected users.
- h) Demonstrate a minimum 2.3 m clearance in all areas where vehicles operate or where users access their vehicles.

Internal layout compliance

- i) Identify all areas of non-compliance with the TAPS PSP and demonstrate how the Australian Standards and PO15 of the TAPS code will be satisfied.
- j) Provide RPEQ-certified swept path analysis for all design vehicles, showing safe and efficient access, circulation, and manoeuvring within the site.

- k) Nominate an appropriate design service vehicle and justify its selection in accordance with PO18 and Section 3 of the TAPS PSP. Demonstrate compliant servicing arrangements.

Bicycle parking

- l) Provide resident and visitor bicycle parking in accordance with TAPS PSP Table 21 and demonstrate compliance with AS2890.3:2015 and AO5.1–AO5.5 of the TAPS code. The provided plans do not demonstrate any provision for visitor bicycle parking

Refuse Management

- 3) The proposed refuse storage and collection arrangements are not supported. The design does not demonstrate compliance with the requirements of City Plan 2014 (v35), including AO19.1, AO19.2 and AO19.3 / PO19 of the TAPS code, AO8.1 and AO8.2 / PO8 of the Infrastructure code, and AO63.1 and AO63.2 / PO63 of the Centre or mixed use code.
 - a) Redesign the refuse storage and collection system to comply with the Refuse Planning Scheme Policy, ensuring adequate storage capacity, safe and functional collection arrangements, and full integration with the internal layout in accordance with the above codes.

Stormwater and Flooding

- 4) A Site-Based Stormwater Management Plan (SBSMP) has not been provided. While a response to the Stormwater code was submitted, it does not demonstrate how the proposal complies with the relevant outcomes. Provide a SBSMP prepared by a suitably qualified RPEQ (Civil), addressing PO1, PO2, PO3 and PO4 of the Stormwater code, and including the following:
 - a) Demonstrate that site discharge does not adversely impact the existing overland flow path affecting the site frontage.
 - b) Confirm that site access is not affected by overland flow and that the building achieves all required flood immunity levels.
 - c) Provide a concept stormwater drainage plan demonstrating the proposed site-based stormwater drainage system in accordance with the Stormwater code.
 - d) Demonstrate how the existing foul water line will be protected and maintained as part of the development.
 - e) Provide an upstream drainage connection to service the adjoining property at 183 Wickham Terrace, in accordance with AO11.1 / PO11 of the Stormwater code.
 - f) Submit an Erosion Hazard Assessment Form identifying the risk level of the proposed development, in accordance with PO13 of the Stormwater code and AO7.2 of the Filling and Excavation code.

Subtropical Design

- 5) The proposed development does not provide effective cross-flow ventilation or daylight due to large built-to-boundary walls and oversized floor plates and therefore, does not exhibit best-practice climate responsive design sought by PO6 of the Spring Hill neighbourhood plan code. Setbacks must be increased to allow better access to light and air, which may require reducing unit sizes. The proposed 0-metre side and rear setbacks create unreasonable impacts on neighbouring sites and do not meet performance outcome PO3 of the Spring Hill Neighbourhood Plan Code. Setbacks are required to protect resident amenity and minimise impacts on adjoining properties and the public realm.
 - a) Provide setbacks for residential uses that support the building occupants and limit impacts on adjacent sites and the public realm

Deep planting

- 6) The submitted plans indicate a deep planting area along the site frontage; however, this area is approximately 5m², is not open to the sky, and does not accommodate a large subtropical tree species. As designed, the space cannot provide the soil volume, light access, or growing conditions required to support the long-term establishment of a large canopy tree. Council is therefore concerned that the development does not achieve PO56 of the Centre or mixed use code, and the proposal fails to appropriately balance the built form with meaningful deep planting outcomes. Submit revised drawings that demonstrate compliance with PO56, showing:
- a) An increased deep planting area with sufficient soil volume to support the mature growth of a large subtropical tree species.
 - b) Nomination of a suitable large subtropical tree species within the deep planting zone.
 - c) Deep planting areas fully open to the sky, with access to natural light and rainfall. Any built form encroachments - including planters or structural overhangs - are to be removed from above these areas.

Landscape details

- 7) While the submitted plans identify planters on structure intended to contribute positively to the streetscape and support a subtropical design outcome, insufficient detail has been provided to assess these elements against the Landscape work code. Council is concerned that the planters may not achieve adequate media depth, maintenance access, or irrigation to support healthy, long-term planting. Submit a Landscape Concept Plan, prepared by a suitably qualified Landscape Architect, in accordance with PO55 of the Centre or mixed use code and PO8, PO12, PO13 and PO15 of the Landscape work code, demonstrating:
- a) Media depths for all containerised planters, consistent with Table 1 of the Landscape Design Planning Scheme Policy.
 - b) Stormwater harvesting and irrigation strategy suitable for all proposed landscaped areas, with reference to the Landscape Design PSP.
 - c) Planting schedule, referencing the Plant Species PSP to ensure species are appropriate for their intended function, including those suitable for deep planting.
 - d) Maintenance access arrangements demonstrating safe and practical access for ongoing upkeep of all planters on structure.

Air Quality – Cooking Emissions

- 8) Air emissions for the proposed food and drink outlet and their location to on-site and adjacent sensitive uses, have the potential to impact on the air quality amenity of such sensitive land uses/zoning. An adequate level of air quality as per the Centre or mixed use code and Multiple dwelling code must be demonstrated at the on-site sensitive uses and adjoining sensitive zonings.
- a) Submit further information demonstrating that the proposed use can comply with the acceptable outcomes as prescribed in AO3.2 of the Centre or mixed code and AO20.1 of the Multiple dwelling code. Where compliance cannot be achieved, an Air Quality Report must be submitted in accordance with PO3 of the Centre or mixed code and PO20 of the Multiple dwelling code. Further guidance can be found in the Air Quality Planning Scheme Policy.

Fuel Burning

9) The proposed development may include the use of fuel burning (e.g. back-up/emergency power generator, vehicle stacker, fire pumps, booster pumps, etc). Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds.

- a) Submit further information outlining whether fuel burning is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the Industry code, and controls/measures to prevent environmental contamination from potential fuel leaks/spills from storage, handling and delivery of fuel as per AO9/PO9 to AO11/PO11 of the Industry code may also be required).

Note - Amendment to the DA form and an amendment to the proposed application may be required if a new industry use/threshold is triggered.

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

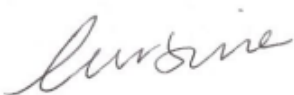
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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 A006934811.

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

Yours sincerely



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Development Services
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