



Dedicated to a better Brisbane

28 April 2026

JZHL Property Pty Ltd ATF JZHL Property Trust
C/- Jiang Zhu
The Trustee for JZHL Property Trust
PO Box 91
Underwood QLD 4119

ATTENTION: Jiang Zhu

Application Reference: A006989643
Address of Site: 24 KING EDWARD AVE DARRA QLD 4076

Dear Jiang,

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 and AO8.2 of the Infrastructure design code and PO18/AO18, PO19/AO19.1, AO19.2 & AO19.3 off the Transport, access, parking and servicing code provide amended plans and supporting documents which address the following:
 - a) Demonstrate and address the practicality of achieving onsite refuse servicing, note the utilisation of an alternative design vehicle may be considered with relevant supporting information from an RPEQ.
 - b) Where item a. cannot be satisfied prior to considering a performance outcome of kerbside refuse collection demonstrate the subject site has sufficient frontage to accommodate the required collection points. i.e. three areas 0.81m² (0.9m x 0.9m) and two areas of 1.3m² (1.14m x 1.14m). These areas must be contained within the subject site frontage and not in a position that obstructs the use or safety of any driveway.
 - c) Provide amended architectural plans which demonstrates the location and design of the refuse storage area, noting the refuse storage area cannot be visible from a street, public space or an adjacent dwelling or sensitive use.
 - d) Demonstrate the refuse storage area has a minimum internal area of:
 - i) For the utilisation of bulk bins: 2.7m² (2,700mm x 1,00mm) or;
 - ii) For the utilisation of Mobile Garbage Bins: 3.3m² (3,300mm x 1,000mm)Note the size of the refuse storage area is to be clearly demonstrated on architectural plans.
 - iii) The refuse storage area is to be roofed and screened and must not be contained inside a habitable part of a building.

Councils core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green

waste service. If the development is proposing to utilise the green waste service from Council, amend the proposed plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>.

Landscaping

2) OO5(a) of the Low density residential zone code requires “a form and scale that reinforces a distinctive subtropical character of low rise, low density buildings set in green landscaped areas”.

Landscaping is required along the site frontage and side boundaries to meet the established landscape character of the Low density residential zone code, and to provide an attractive and legible interface between the use and adjoining residential uses.

a) Provide amended plans that include:

- i) Deep planting areas containing small canopy trees capable of growing a min 5m high with a 5m diam canopy within 5 years, underplanted with small shrubs and groundcovers.
- ii) Buffer planting containing a mix of medium and large shrubs in a minimum 1m wide garden bed between car parking areas and side boundaries.
- iii) A Planting Palette with proposed species of trees, shrubs and groundcovers.

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 A006989643.

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