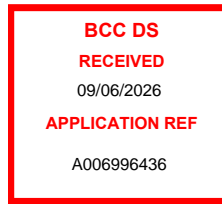


08th June 2026

Our Ref: 26010.L02.001
BCC Ref: A006996436

Brisbane City Council
Planning Services North
GPO Box 1434
Brisbane QLD 4001



ATTN: Carly Manley

Dear Carly,

RE: RESPONSE TO INFORMATION REQUEST UNDER PART 3 OF DEVELOPMENT ASSESSMENT RULES UNDER SECTION 68(1) OF PLANNING ACT 2016 – DEVELOPMENT APPLICATION ON LAND LOCATED AT 10 NEILL ST PINKENBA. A006996436.

We refer to Council's information request letter dated the 6th May 2026, in which it was identified that further information would be required to assess the proposal. The points within Council's letter are listed below, in tandem with our response for ease of reference.

Staging

- 1) *Whilst it is acknowledged that the proposed Stage 1 comprises the Short term accommodation units previously approved under development approval A006240111, these works are now proposed to be incorporated as Stage 1 of the current development application. Accordingly, a full set of proposal plans is required to clearly identify the works included within each stage. A staging plan is also required to clearly demonstrate and distinguish Stage 1 and Stage 2 works for clarity and legibility.*
- a) *Provide amended plans including a staging plan clearly identifying the Stage 1 and Stage 2 boundaries.*
 - b) *Provide amended plans with a full set of site plans, floor plans, elevations and sections for Stage 1 and Stage 2. Ensure the plans are accurately scaled and include boundary setback dimensions.*

RESPONSE: Please refer revised plans attached in **Appendix A**.

Code assessment

- 2) *A code assessment against the Centre or mixed use code will be required in order for Council to complete a full and detailed assessment of the proposal.*
 - a) *Provide a code assessment against the Centre or mixed use code of City Plan 2014.*

RESPONSE: Please refer to the Centre or mixed use code assessment attached in **Appendix B**.

Retained Vegetation

- 3) *The proposal indicates the retention of 3x Ficus microcarpa within the Neill Street frontage which is generally supported. However, as raised in the submitted Arboricultural Impact Assessment several design changes are required to ensure these trees are viable for retention and ensure their long-term success. Importantly, the Arboricultural Impact Assessment notes that the current design is not supported from an Arboricultural perspective. The retention of these trees is integral in ensuring that potential amenity impacts to adjoining sensitive uses are addressed, present an integrated landscape character and interface with the streetscape and wider locality, and support a high degree of landscape amenity through shade cover, subtropical character and visual softening of the built form. The proposal is to undertake design changes to the civil and architectural design as per the recommendations of the consulting AQF Level 5 Arborist to ensure retention of these existing trees.*
 - a. *Provide amended plans which includes design amendments to all applicable drawings as per the recommendations of the submitted Arboricultural Impact Assessment that include the following:*
 - i. *An amended fill placement and retaining wall design that is no closer than 9m from the retained trees;*
 - ii. *An amended pier retaining wall design that avoids tree roots identified in trench 2 and 3 of the Arboricultural Impact Assessment;*
 - iii. *Relocation of the refuse storage area to be positioned near the edge of the TPZ of Tree 39 as indicated within the Arboricultural Impact Assessment;*
 - iv. *Reduce the loading bay to be clearly outside of the nominal root zone of Tree 39 and indicate through detailed drawings a construction methodology of an elevated pier and beam system;*
 - v. *Reduce the extent of built form proposed within the nominal root zone of Tree 39 or demonstrate the use of an elevated pier and beam arrangement to the satisfaction of the consulting AQF Level 5 Arborist.*

- b. Provide an amended Arboricultural Impact Assessment prepared by an AQF Level 5 Arborist that includes a full assessment of the amended design. The Arboricultural Impact Assessment is to provide support for the proposed design with appropriate mitigation actions

RESPONSE: Please refer to the Revised Plans attached in **Appendix A** and Revised Arboricultural Impact Assessment attached in **Appendix C**.

Refuse

- 4) In accordance with PO63/AO63.1 of the Centre or mixed use code, PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 and AO8.2 of the infrastructure design code, provide amended plans which address the following.
 - a) Demonstrate the refuse storage area for Stage 2 (proposed Lot 2) is a minimum internal size of 46m² (9m x 5.1m). Note greater separation to the Neill Street frontage should be explored or appropriate landscape buffering applied.
 - b) Demonstrate the stage 2 refuse storage area is housed either within a building or roofed and screened enclosure. 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.
 - c) Demonstrate the interim refuse storage area for the thirty-six short-term accommodation units located in Stage 1 which will ultimately fall within proposed Lot 2. Note stage 1 interim solution must not impact the existing Hotels solution and must be functional and accessible during the construction of stage 2;
 - d) Demonstrate the interim refuse storage area is a minimum internal size of 16.10m² (5,660mm x 2,845mm).
 - e) Demonstrate the interim refuse storage area is housed either within a building or roofed and screened enclosure. 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.
 - f) Demonstrate sufficient vertical clearance is available to the tree protection zone (TPZ) which projects over the internal aisle to be trafficked by refuse collection vehicles i.e. 4.5m or 3.6m.
 - g) Demonstrate the dimensions and gradient of the aisle and loading bay to be trafficked and utilised by refuse collection vehicles within Stage 2, note where alignment to AS2890 is proposed further demonstration and supporting information by an RPEQ must be provided.

- 5) In accordance with PO18/AO18, PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code provide amended plans which address the following:
- a) Clarify stage 2 is designed to be serviced by a rear loading or front lift RCV.
 - b) Clarify the interim solution for stage 1 is designed to be serviced by a rear loading or front loading RCV.
 - c) Provide amended RPEQ certified swept path analysis for the intended RCV (i.e. BSD-3008 sheet 2 of 2 or BSD-3009) for both stage 1 interim solution and stage 2 ultimate solution. Note stage 1 interim solution must be functional and accessible during the construction of stage 2. Note stage 2 solution must not conflict with the TPZ over the aisle.

RESPONSE: An alternative arrangement is proposed to cater for the operation of the specific short term accommodation operator. In brief, due to the unique operating model, refuse generation (and consequently storage volume) is significantly lower than standard BCC rates. Please refer to the Waste Management Report attached in **Appendix D** and Traffic RPEQ Assessment attached in **Appendix E**.

Overland Flow easement

- 6) An easement is to be provided over the overland flow within the property in accordance with the ID PSP section 7.10. The easement for overland flow must extend over the 2% AEP flood extent.
- a) Provide a plan showing the easement extents.

Erosion and sediment control-

- 7) An Erosion Hazard Assessment (EHA) form is required by Council's Infrastructure design PSP Chapter 7, Table 7.11.2.1.A.
- a) Provide a completed and signed Erosion Hazard Assessment (EHA) form.

Acid sulphate soils

- 8) Further information is required on the volume of fill and/or excavation proposed as part of this application, to determine whether the Potential and actual acid sulfate soils overlay is relevant to this application and if so the proposals level of compliance. Provide the following:
- a) Refer to City Plan 2014 Table 5.10.15—Potential and actual acid sulfate soils overlay table of assessment and provide the volume of soil being excavated and/or the volume of filling material being applied, to determine if the overlay code is relevant to the application.
 - b) If the overlay code is relevant, address the outcomes in City Plan Section 8.2.15 Potential and actual acid sulfate soils overlay code to ensure that the development includes

techniques that manage impacts from these soils. The site is located on land that is below 5m AHD.

RESPONSE: Please refer to the Engineering response & updated codes attached in **Appendix F**.

For completeness, the Landscape concept plans have also been updated and attached in **Appendix G**.

This response in full signifies the end of the information request stage and we trust that the information provided has satisfactorily addressed your concerns. As per the requirements of the Planning Act 2016 and Brisbane City Plan 2014, this application is impact assessable and we will now proceed to public notification. The relevant 'Notice of Intent to Commence Public Notification' will be submitted to Council by our advertising contractor in due course.

Should you require any further clarification on the submitted information or for any purpose in regard to this application, do not hesitate to contact our office on (07) 3666 0887 or via email at tam@tdplanning.com.au.

Yours faithfully,



TAM DANG PLANNING PTY LTD

Enc.: *Appendix A – Revised Plan*
Appendix B - Centre or mixed use code
Appendix C – Revised Arboricultural Impact Assessment
Appendix D – Waste Management Report
Appendix E – Traffic RPEQ Assessment
Appendix F - Engineering response and updated codes
Appendix G - Revised Landscape Concept