



**City Planning & Sustainability  
Development Services**

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*Dedicated to a better Brisbane*

13 February 2023

Regina Street Pty Ltd  
C/- Allan Van Planning Pty Ltd  
PO Box 284  
TOOWONG QLD 4066

**ATTENTION: Daniel Ebert**

**Application Reference:** A006130292  
**Address of Site:** 17 REGINA ST STONES CORNER QLD 4120

Dear Daniel,

**RE:** Outstanding matters

A review of the proposal has been undertaken with the following matters remaining outstanding.

**Building height**

- 1) Provide further information to demonstrate the rooftop meets the definition of 'Rooftop Garden' under the *Brisbane City Plan 2014* (City Plan) and therefore is not counted as a 'storey'. The building height could potentially be 8 storeys if it does not meet the Rooftop Garden definition provisions. An 8 storey building is not supported.
  - a) Provide additional sections of the building through the lobby, lift and pool/roof terrace;
  - b) Amend the plans to show 'ground level' as defined in the City Plan and show 1m above 'ground level'; and
  - c) Provide an assessment against the rooftop garden criteria and ensure all dimensions are clearly highlighted on the amended plans.

**Built Form**

- 2) The proposed development seeks multiple performance outcomes for front and side setbacks, built to boundary walls and site cover and is an overdevelopment of the site. Additionally, the built form of the proposed development does not allow for viable deep planting, landscaping and building separation in accordance with the City Plan.

The size and scale of the units have increased from the previous approval and there appears to be a number of opportunities to decrease the size and scale of the units to facilitate the below changes.

Provide amended plans detailing:

- a) An increased front setback in accordance with PO5 of the Eastern corridor neighbourhood code;
- b) Reduction in the site cover in accordance with PO5 of the Eastern corridor neighbourhood plan code;

- c) Reduction in the height of the built to boundary wall in accordance with PO7 and PO34 of the Multiple Dwelling code;
- d) Further articulation by way of panelling, patterning or changes in the texture to break up the visual mass of the blank wall plane on the eastern elevation; and
- e) Sections showing the proposed development in context with the adjoining Multiple Dwelling code.

### **Transport, Access, Carparking and Servicing**

- 3) For the car parking changes to be considered against the Transport, Access, Parking & Servicing Code and associated Planning Scheme Policy, any performance outcomes proposed must be supported by an RPEQ engineers traffic assessment addressing the following issues.

#### Car Parking:

- a) There are media rooms proposed for each unit which have been included as 'bedrooms' for the purpose of calculating the car parking rate. The proposed development provides 13 car parking spaces, where 17 (15 resident and 2 visitor spaces) are required, resulting in a shortfall of 4 on site car parking spaces.
  - i) Provide revised plans reducing the number of units, or alternatively, removing the media rooms in the proposed development to achieve a compliant car parking rate or amend the plans to provide an additional 4 car parking spaces; and
  - ii) Provide amended plans relocating the visitor parking forward of any security barrier; and
  - iii) Provide amended plans showing 2 visitor parking spaces for the site. A shortfall of visitor parking will not be supported with 2 spaces required to be provided based on the current number of units.

#### Car Stacker:

- b) The use of mechanical car storage solutions where minimum car parking rates apply are not supported due to the ongoing operation and maintenance of these systems as they increase the risk that the minimum car parking rate will not be maintained for the life of the development, particularly where there are no existing on street parking restrictions.

If a mechanical car storage system continues to be proposed for this development, the following information will be required for Council to consider the car stackers in more detail:

- i) Specific details and the make, model and specification sheet of the car stacker units;
- ii) Information on the vertical clearance within the car stackers, noting that 2.3 metres minimum clearance is required where users are entering or leaving a vehicle;
- iii) Information on how hazards including crushing risk and edge protection will be provided;
- iv) Demonstrate the mechanical storage system does not result in an intrusion into the parking space envelope as detailed in AS2890.1;
- v) Information on how the car stackers will be operated (i.e. panel or button given to residents) and the location of any panels or other fixtures associated with the car stackers;
- vi) Information on cycle times for the car stackers and detail on provision for vehicle waiting to access the car stackers. It is likely the proposed model of car stacker would require a bottom vehicle to wait in the aisle while the top vehicle is accessed, which causes additional delays. It is also noted the current aisle width is not in accordance with the TAPS Policy and therefore limits access for other vehicles while a car is waiting in the aisle to enter/exit a car stacker space;
- vii) Information on the length and width of the spaces and whether this is sufficient to allow for residents to enter and exit the vehicle in a safe manner; and
- viii) Information on how the car stackers will not impact on queuing of vehicles entering or existing the site.

### Servicing:

- c) Provide amended plans which demonstrate a refuse solution of sufficient size to store and allow convenient access to bins.

### Bicycle parking:

- d) Amend the plans to include bicycle parking for resident and visitors in accordance with the Transport, Access, Parking & Servicing Planning Scheme Policy.

## **Flooding**

- 4) The previous approval included an undercroft to allow the conveyance of flood water. Demonstrate the proposed changes to the undercroft and floor levels will be compliant with the Flood overlay code and provide adequate flood immunity for the development.
  - a) Provide a revised flood report/statement from an RPEQ hydraulic engineer to demonstrate the proposed development meets the requirements of the Flood overlay code, addressing any performance outcomes if applicable.

The report must also address the ingress and egress from the site in a flood event and how the proposed car stackers are suitable for evacuation in accordance with PO3, PO5 and PO11 of the Flood overlay code.
  - b) Provide amended plans including the levels of any undercroft and floor levels of the proposed development.

## **Deep planting and landscaping**

- 5) Whilst it is acknowledged landscaping areas have been increased, from the plans provided, it is unclear as to the extent of deep planting and landscaping provided in accordance with PO28 and PO29 of the Multiple Dwelling code. Additionally, it is unclear as to whether the landscaping areas provided are free from obstructions, such as retaining walls or subsurface infrastructure. Furthermore, the site plan and ground floor plan show deep planting areas extending into the verge.
  - a) Provide amended plans demonstrating no encroachment of landscaping and deep planting in the verge;
  - b) Provide amended plans clearly indicating a minimum area of 4m x 4m for deep planting and 10% covering the site; and
  - c) Provide a landscape concept plan to demonstrate the proposed landscape outcome on site, particularly the elevated/ façade greenery and rooftop. The plan should be prepared by a qualified and experienced landscape architect, and should include the following:
    - i) existing and proposed surface levels and gradients;
    - ii) details of walls and fencing, including footings;
    - iii) existing trees identified by location, species, canopy spread, diameter at breast height and condition;
    - iv) concept design of landscape areas, including indicative planting plan; and
    - v) water sensitive design, including stormwater detention, infiltration, and biofiltration, ensuring that this is well integrated with external works as part of a holistic solution.

The plan is required to be prepared in accordance with the following;  
<https://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/fact-sheets/guide-preparing-landscape-concept-plan>

### **Screening**

- 6) Provide amended plans incorporating sun shading devices (screening elements) to the northern and western facing habitable rooms to address PO26 of the Multiple Dwelling code.

### **PWD access**

- 7) The PWD lift access is unclear and appears to be obstructed by a wall with no direct path. Provide amended plans ensuring there is unobstructed access to the PWD lift.

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

Yours sincerely



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