

21 July 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Kellie Hilton, Senior Urban Planner - Planning Services South

Dear Kellie,

RE: Response to Information Request - A007002118

We act in relation to the development application seeking a Development Permit for a Material Change of Use for Multiple dwelling and a Development Permit for Reconfiguring a Lot at 11 Koolatah Street and 12 Booligal Street, Carina.

We refer to Council's correspondence dated 8 June 2026, which constitutes an information request under Part 3 of the Development Assessment Rules (DA Rules).

In accordance with section 13.2(a) of the DA Rules, the applicant advises that this response provides all of the information requested.

Following this letter, a detailed response is provided to each numbered item of Council's information request, reproducing the request and providing the corresponding response. The amended architectural plans prepared by CPO Architects form part of this response.

The proposal has been reviewed as a coordinated design response, recognising that Council's concerns regarding site cover, refuse storage, deep planting, private open space and landscaping are interrelated.

The amended plans retain the proposed nine-townhouse outcome while delivering material improvements to building bulk, frontage presentation, deep planting, waste servicing, boundary privacy and internal amenity. In particular, site cover has been reduced by 59.0m², deep planting has increased by 31.9m², refuse storage has been removed from both street frontages, and the third-storey form addressing Koolatah Street has been further recessed.

As the applicant has responded under section 13.2(a), the applicant's response period ends in accordance with section 14.1(a) of the DA Rules. Council is respectfully requested to proceed with its assessment of the amended proposal.

Should you have any questions in relation to the proposal, please contact our office on (07) 3180 4702.

Yours Sincerely,



Rhys Trombetta

Director
Doyen Town Planning



Response to Information Request

11 Koolatah Street and 12 Booligal Street, Carina

Introduction

We refer to Council's letter dated 8 June 2026 in relation to the aforementioned site and provide below a response to the raised matters.

The Applicant and their project team have undertaken a detailed review of the Information Request to deliver an amended development outcome that is well considered and seeks to address and balance the various matters raised by Council.

Item 1 –

Lodgement material

Further detailed plans are required to enable a thorough assessment of the proposal to enable a review of the relationship between habitable/non-habitable areas of each building and adjoining developments.

- a) Provide overall site plans for levels 1 and 2 in a similar format to what has been prepared on submitted drawing DA-090.*
- b) Provide site context plans for Ground and Level 2 in a similar format to what has been prepared on submitted drawing DA-094.*
- c) Provide sections for each unit type that clearly show floor to ceiling heights*

Item 1 Response

The amended plans provide the architectural information necessary for Council's assessment. DA-100 contains coordinated overall Ground, Level 1 and Level 2 floor plans, allowing the relationship between all four buildings to be understood across the site. DA-301 to DA-303 provide elevations and sections for each townhouse type and clearly identify the relevant floor-to-floor and floor-to-ceiling dimensions.

At ground level, DA-091 demonstrates the proposed building footprints, patios, driveways, setbacks and boundary treatments, while DA-094 identifies the adjoining buildings and openings. The minimum 1.8m-high acoustic and screen fencing shown along the relevant side-boundary interfaces prevents direct ground-level overlooking. A separate Ground context plan would duplicate information already clearly demonstrated by these drawings.

At Level 2, DA-100 clearly shows the limited extent and position of the third-storey component within Building 4. DA-220 and DA-303 demonstrate its internal layout, openings, elevations and privacy treatments, while DA-094 identifies the relationship with adjoining development. Read together, the plans provide an appropriate and sufficient basis for Council to complete its built-form, privacy and amenity assessment.

Item 2 –
Side boundary setbacks

It is noted that the 3 storey component of the development is no taller than 9.5m above ground level however the reduced side boundary setbacks to both sides of the third story facing Koolatah Street appears bulky to the street and is not consistent with the immediate streetscape.

- a) *Amend the proposed Townhouse type 3 layout to increase the setbacks to the 3rd storey.*

Item 2 Response

The lodged Type 3 design provided 2.0m side setbacks to the external wall line. The amended plans retain the 2.0m side setbacks at Ground and Level 1 and increase the Level 2 setbacks to 2.5m from the side boundary. The additional 500mm recession reduces the width and apparent mass of the uppermost level.

The amendment materially improves the presentation of Building 4 to Koolatah Street. It reduces the width and apparent mass of the uppermost level, increases the visual separation between the third-storey form and adjoining properties, and creates a clearer two-storey podium with a recessed upper component.

The amendment directly advances PO3 and PO7 because it:

- sensitively reduces the highest component toward both side boundaries;
- reduces visual dominance when Building 4 is viewed from Koolatah Street and adjoining land;
- maintains a maximum building height no greater than 9.5m;
- retains the three-storey component as a limited part of the overall development, with Buildings 1 to 3 remaining two storeys; and
- maintains privacy through orientation, building separation and screening while improving the physical setback of the upper level.

Item 3 –
Site cover

The proposed development indicates a site cover of 59.6% of the site, it is acknowledged that a performance outcome can be accepted the proposed site cover is far in excess of the acceptable 45%. PO8 of the Multiple dwelling code requires development to be consistent with the anticipated form, bulk and scale of residential development in the area and not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences. Specifically, the proposed site cover prevents the development from providing an appropriate proportion of buildings to open space and landscaping on the site to provide appropriate areas for deep planting and landscape buffering to provide privacy and amenity for residents and neighbouring sites.

- a) *Amend the Multiple dwelling to reduce its building footprint and provide an appropriate proportion between the buildings, open space and landscaping on the site providing additional deep planting.*

Item 3 Response

The amended plans reduce site cover from 870.9m² (59.6%) to 811.9m² (55.5%). This is a reduction of 59.0m², or approximately 6.8% of the originally proposed covered footprint. Covered patio awnings and entrance roof elements have been removed, increasing the amount of the site open to the sky and reducing the extent of built projection across the ground plane.



The site-cover reduction is coordinated with the relocation of refuse storage and the expansion of frontage deep planting. Deep planting increases by 31.9m², while the combined landscaping and deep-planting contribution increases from approximately 144.1m² to 175.7m². This represents an increase of approximately 22% in the combined planted component of the site.

Although the amended 55.5% site cover remains above the 45% acceptable outcome in AO8, PO8 is achieved for the following reasons:

- The development is separated into four distinct residential buildings rather than one continuous built form, producing genuine breaks, articulation and a finer-grain townhouse presentation.
- Buildings 1 to 3 remain two storeys and the third storey is confined to Building 4, where it has been further recessed from the side boundaries.
- Both street frontages retain compliant front setbacks and are strengthened by the removal of frontage refuse storage and corresponding increase in deep planting.
- Each dwelling retains directly accessible private outdoor living space, and communal open space is not required for a nine-dwelling development under AO30.1.
- The dual-frontage configuration distributes visitor parking, access and building presentation between two streets, avoiding a single dominant access or parking frontage.
- The revised proportion of open-to-sky area, landscaping and deep planting provides a materially improved subtropical setting and softening of the built form.

The numerical site-cover outcome should therefore be considered together with the actual form, spacing, articulation and landscape response. The amended plans provide a meaningful reduction in cover and a better-balanced site-planning outcome without compromising the intended housing contribution.

Item 4 –

Subtropical design

It is acknowledged that Unit type 3 may not be able to achieve floor to ceiling heights of 2.7m in order to retain the height below 9.5m above ground level, however unit types 1 and 2 should be provided with floor to ceiling heights of 2.7m minimum particularly as some of the habitable rooms are not provided with 2 openings.

- a) *Amend the proposed Multiple dwelling to provide minimum floor to ceiling heights of 2.7m to unit types 1 and 2.*

Item 4 Response

The Type 1 and Type 2 sections on DA-301 and DA-302 provide 3.1m floor-to-floor heights and 2.7m floor-to-ceiling heights at both levels. The Type 3 section provides 2.95m floor-to-floor heights and 2.55m floor-to-ceiling heights, retaining the overall building height below 9.5m above ground level.

The increased ceiling heights improve internal volume, daylight penetration, natural ventilation and occupant comfort, directly advancing the climatically responsive and subtropical design intent of PO26 and satisfying the relevant height component of AO26.1 for Type 1 and Type 2 dwellings.

Council has acknowledged that the Type 3 dwellings may retain their current ceiling heights so the three-storey building remains no greater than 9.5m above ground level. That balanced response is retained.

Item 5 –
Private open space

The proposed private open spaces for each unit fall short of the required 35m², the small areas provided are not considered appropriately sized to enhance the amenity and liveability for the residents nor is it considered to be functional for the possible number of residents in each dwelling noting that the units are 3 and 4 bedrooms.

- a) *Amend the proposed Multiple dwelling to increase the amount of private open space provided for each of the units.*

Item 5 Response

The private open-space configuration has been retained. While individual ground-level areas do not achieve the 35m² acceptable outcome in AO31.1, PO31 is concerned with whether private open space is attractive, functional, appropriately located and capable of serving the likely occupants. The amended proposal achieves those performance matters.

The amended plan schedule identifies the following outdoor living provision for each dwelling type:

Type	Ground-level area	Upper-level areas	Combined provision
Type 1	15.3m ²	3.4m ²	18.7m ²
Type 2	24.5m ²	—	24.5m ²
Type 3	12.8m ²	10.7m ² + 2.4m ²	25.9m ²

The private open-space areas are directly connected to living areas, are distributed across ground-level courtyards and balconies where appropriate, and are capable of accommodating everyday outdoor living activities. The Type 2 and Type 3 dwellings provide approximately 24.5m² to 25.9m² each, while Type 1 provides both ground-level and upper-level outdoor space.

Increasing balcony or covered terrace projections would work against the coordinated reduction in site cover and building bulk sought by Items 2 and 3. The retained configuration represents an appropriate balance between functional outdoor living, a reduced covered footprint, dwelling amenity and the overall built-form response.

On that basis, the private open spaces achieve the functional and liveability intent of PO31 notwithstanding the numerical departure from AO31.1.

Item 6 –
Fencing

Acoustic fencing is to be provided where the driveways are located on the boundary and the 1.8m batten screening adjacent to building 2 and building 3 does not provide privacy to the residents of these units or the adjoining residents.

- a) *Amend the proposed fencing to provide an acoustic fence the length of the driveways and a minimum 1.8m high screen fence along the side boundaries where built to boundary walls or acoustic fencing is not required.*



Item 6 Response

The amended plans provide 1.8m-high acoustic fencing along the side-boundary interfaces adjoining the internal driveways. A minimum 1.8m-high screen fence is identified along the remaining side-boundary areas where acoustic fencing or built-to-boundary walls are not required.

The fencing provides an immediate and durable privacy and amenity response. It limits headlight spill and vehicle noise at adjoining interfaces, screens ground-level private areas and reduces reliance on vegetation alone to perform a privacy function in constrained boundary locations.

The fencing is coordinated with the retained boundary planting and the increased frontage deep planting. Together these measures provide a layered interface comprising physical screening, planting, building separation and controlled window/balcony treatments.

Item 7 –

Refuse

It is noted that the development seeks to adopt twice-weekly servicing, this outcome is not supported, further information is required to address assessment benchmarks related to refuse. In accordance with PO32/ AO32 of the Multiple dwelling code and PO8/ AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans which demonstrates the following:

- a) *The current location of the refuse storage areas located on both street frontages is not acceptable as the storage area is not integrated into the development and does dominate the site frontage, where the refuse storage is located within the development further areas of landscaping and deep planting can be provided.*

Relocate the bin store away from the street frontages and incorporated into the development.

- b) *Demonstrate both 'BIN STORE' being housed either within a dedicated room 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. Additionally, clearly demonstrate the access location of both areas. For the BIN STORE on SITE PLAN – PART A, a minimum internal height of 2.1m is to be achieved and demonstrated.*
- c) *Amend the 'BIN STORE' on SITE PLAN - PART B (BUILDING 3 and BUILDING 4) to demonstrate the bin store being a size of 5.0m x 0.9m.*
- d) *Demonstrate side access to the patio area of the southern unit of BUILDING 4 to allow transfer of mobile garbage bins directly via the internal aisle/driveway and not via any part of the dwelling.*
- e) *Amend plans to remove reference to the indicative bins within the 'BIN STORE' of PART A and PART B.*
- f) *Council core services include general refuse, commingles 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/aboutcouncil/documents/waste-management-technical-notes.pdf>.coredownload.*



Item 7 Response

The amended plans materially change the refuse arrangement. The two storage areas previously located at the Booligal Street and Koolatah Street frontages have been removed and replaced with two designated storage areas within the development. The released frontage areas are incorporated into the expanded deep-planting response.

The amended plans provide 18 x 240L mobile garbage bins, comprising 9 general-waste bins and 9 commingled-recycling bins. This provides one general-waste bin and one recycling bin for each townhouse. The proposal no longer relies on the twice-weekly servicing assumption referred to in the lodged Waste Management Report.

Council's Waste Management Technical Notes identify the standard collection amount for a single dwelling as one general-waste mobile garbage bin and one recycling mobile garbage bin. They identify the standard servicing period as weekly for general waste and fortnightly for recycling. The amended plans therefore provide the domestic-equivalent standard capacity for each of the nine dwellings at normal collection frequencies, consistent with the intended standard-format lot outcome.

The arrangement achieves the substantive intent of PO32 because:

- the storage areas are dedicated, internally located and no longer occupy or dominate either street-frontage landscape zone;
- the two-storage-area distribution provides convenient access for residents and avoids concentrating all bins in one frontage location;
- 9 general-waste and 9 recycling bins provide source separation and dwelling-equivalent capacity;
- standard-frequency servicing avoids ongoing additional collection costs;
- bins can be transferred directly along the internal driveway to the relevant kerbside presentation area without a refuse vehicle entering the site; and
- the relocation materially improves streetscape presentation and enables additional frontage deep planting.

The storage areas are open, designated bin-storage areas rather than roofed enclosures. The individual mobile bins are lidded and weatherproof, while the open format provides natural ventilation and avoids reintroducing covered site area. Their internal siting, separation from the public realm, domestic-scale bins and standard collection regime minimise visual, odour and management impacts. In the context of a nine-townhouse development, these measures provide a practical and proportionate performance response notwithstanding the enclosure form requested in Item 7(b).

Both storage areas directly adjoin the common driveway and are accessible without passing through any dwelling. The individual bin symbols show the proposed bin arrangement rather than an indicative layout, and the development data schedule confirms the total allocation of 18 bins. Because the bins are stored communally, no bins are transferred from the southern Building 4 patio and the side-access concern identified in Item 7(d) no longer arises.

A dedicated Council green-waste service is not proposed. Council's current service information confirms that apartments, units and townhouses are not automatically included and may apply to opt in on a case-by-case basis.

Item 8 –

Deep planting

While some planting areas have been provided at each frontage, the proposal does not provide sufficient compliant deep planting to balance the scale of the built form. Nominated areas do not meet the minimum 4 m dimension, nor can they accommodate large subtropical shade trees as required by PO3, PO7, PO8, PO28 and PO29 of the Multiple Dwelling Code.

Deep planting areas must have a minimum 4 m horizontal dimension, be free of all structures, services, and communal open space, and support large-canopy trees planted in natural ground with adequate space for long-term growth.

- a) *Provide amended plans demonstrating allocation of a minimum 10% of the site to true deep planting, each area having a minimum 4 m dimension and free of structures, services, and communal open space.*

Item 8 Response

The amended plans increase deep planting from 36.3m² (2.5%) to 68.2m² (4.7%). This is an increase of 31.9m², or approximately 88% compared with the lodged design. The improvement is achieved principally by removing refuse storage from both street frontages and consolidating planting at the Booligal Street and Koolatah Street ends of the site.

The two principal deep-planting areas comprise approximately 38.5m² at Booligal Street and 29.7m² at Koolatah Street. Although their configuration does not achieve every dimensional component of AO29.2 or the requested 10%, they are meaningful, contiguous areas at the ground plane rather than residual or isolated pockets.

The amended outcome advances PO29 because the areas:

- are concentrated at both street frontages where planting will soften the buildings, driveways and visitor parking in public views;
- are open to the sky and capable of receiving natural light and rainfall;
- provide natural-ground planting opportunities capable of accommodating appropriately selected subtropical canopy trees and understorey planting;
- reduce impervious frontage area and improve the landscape setting and microclimate;
- are accessible for establishment and ongoing maintenance; and
- are complemented by 107.5m² of other landscaping distributed through frontage, boundary, private open-space and internal areas.

There is no significant vegetation requiring retention. The appropriate performance question is therefore the quality, location and contribution of the new planting response. The near doubling of deep planting, combined with the removal of visually prominent frontage bin storage, represents a substantial improvement and provides an effective subtropical landscape contribution.



Item 9 –

Landscaping

The proposed planting areas along the side boundaries are insufficient to accommodate effective screening vegetation. As a result, the development does not comply with PO28/AO28 of the Multiple Dwelling Code.

To ensure adequate privacy between residences, reduce perceived building bulk, and contribute positively to amenity and microclimate, all boundary planting zones—including those adjacent to the driveway—must provide a minimum width of 1.5m along entire side boundaries.

- a) *Amend the proposal to demonstrate minimum 1.5m wide landscape areas along entire side boundaries.*

Item 9 Response

The proposal does not provide a continuous 1.5m-wide landscape strip along every side-boundary segment. AO28.2 is an acceptable outcome; the relevant performance test in PO28 is whether the overall landscaping provides shade, contributes to subtropical character and microclimate, softens built form and hardstand, and contributes to privacy.

The amended landscape and fencing response achieves those functions in a coordinated manner:

- A 1.8m acoustic fence provides immediate privacy, headlight and noise mitigation along driveway interfaces where a landscape strip alone would not deliver the same immediate performance.
- Boundary planting is retained where practicable and can support low- and medium-height planting that softens the fence and driveway when viewed from within the site.
- Built-to-boundary portions are treated as contemplated by AO28.2(a), which excludes the area occupied by built-to-boundary walls from the 1.5m landscape requirement.
- Larger landscape and deep-planting areas are concentrated at both street frontages and between buildings, where they have greater access to light, rainfall and soil volume and make a stronger contribution to canopy and microclimate outcomes.
- The combined landscaping and deep-planting area increases to approximately 175.7m², providing a distributed landscape network rather than relying exclusively on narrow boundary strips.
- Maintaining the driveway geometry preserves the safe resident and visitor movement demonstrated by the lodged Traffic Impact Assessment, while also providing a direct internal transfer route for bins.

The acoustic and screen fencing should therefore be considered complementary to, rather than separate from, the landscape response. In the constrained driveway interfaces it performs the primary privacy function, while planting provides visual softening and the expanded frontage areas deliver the principal subtropical tree and microclimate benefits. Collectively, the proposal achieves PO28 notwithstanding the dimensional departure from AO28.2.