



Dedicated to a better Brisbane

**City Planning and Economic Development Services
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

brisbane.qld.gov.au

27 July 2026

Lin Chen
C/- Marc Joyce
9 Mount View Crescent
NARANGBA QLD 4504

ATTENTION: Marc Joyce
Application Reference: A007057829
Address of Site: 20 VINE ST STONES CORNER QLD 4120

Dear Marc,

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 further information is required to fully assess the proposal.

Demolition of Pre-1911 Dwelling house

1. Council's review of the demolition component indicates that, while some modifications have occurred to the dwelling, including the enclosure of the front verandah, the building remains substantially intact and continues to exhibit key pre-1911 characteristics, including the core wall structure, original roof form and stepped verandah roof elements. The proposed demolition involves the removal of a significant portion of the dwelling, which is considered to diminish the traditional building character of the pre-1911 house. It is also noted that no documentary evidence has been provided to demonstrate that the rear portion of the building proposed for removal is not of pre-1911 origin. As the site has been established as containing a pre-1911 building, the existing building should be retained.

To demonstrate compliance with PO2 of the Pre-1911 building overlay code, provide a report prepared by a suitably qualified heritage or character consultant that:

- a. Identifies and justifies the extent of the dwelling that constitutes the original pre-1911 building, including evidence supporting any assertion that portions proposed to be removed are not of pre-1911 origin; and
- b. Demonstrates how the proposed demolition and alterations will retain the traditional building character and significance of the pre-1911 dwelling, having regard to the building's existing form, roof structure, and architectural elements.

The submitted information should also investigate design alternatives that retain the existing L-shaped hipped roof form and integrate any rear extension as a subordinate addition through the use of a lower-pitched roof form that remains complementary to the original pre-1911 house.

Building Entry

2. A review of the proposed building entry arrangement indicates that the common pedestrian entrance is recessed more than halfway into the site and accessed via a pathway adjacent to the driveway. The pedestrian path also intersects with the car parking area, creating potential conflict between pedestrian and vehicular movements. Given its

recessed location, limited visibility from the street and proximity to vehicle manoeuvring areas, the entrance does not provide a clear or legible point of address for the development.

- a. To demonstrate compliance with the relevant design and streetscape outcomes of the Multiple dwelling code and Eastern corridor neighbourhood plan code, provide revised plans and supporting information that:
 - i. Improves the visibility and prominence of the common pedestrian entrance as viewed from the street frontage;
 - ii. Demonstrates how the building entry provides a clear and identifiable point of address for residents and visitors;
 - iii. Revises the pedestrian access arrangement to improve wayfinding and entry legibility; and
 - iv. Demonstrates how pedestrian access to the building can be provided with minimal interaction or conflict with vehicular movements associated with the car parking spaces.

Car Parking Layout and Vehicle Manoeuvring

3. The proposed number of on-site car parking spaces does not demonstrate compliance with AO14/PO14 of the Rooming accommodation code or AO13/PO13 of the Transport, access, parking and servicing (TAPS) Code.
 - a. Provide amended plans and a Traffic Engineering Report prepared and certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating compliance with AO14/PO14 of the Rooming accommodation code and AO13/PO13 of the TAPS code.
4. A Swept path analysis has not been provided to demonstrate that vehicles can safely manoeuvre within the site, including access to and from parking areas.
 - a. Provide amended swept path drawings prepared and certified by a RPEQ demonstrating safe vehicle manoeuvring throughout the site.

Multiple dwelling code

5. A detailed assessment against the Multiple dwelling code has not been provided. In particular, the proposal has not demonstrated compliance with the applicable acceptable outcomes and performance outcomes relating to matters including front and side setbacks, building separation and site cover.
 - a. Provide a comprehensive assessment against the Multiple dwelling code, including justification demonstrating compliance with all relevant performance outcomes where reliance is placed on a performance-based solution.

Landscaping and deep planting

6. The submitted plans identify some indicative landscape areas; however, insufficient detail has been provided to demonstrate compliance with the landscaping and deep planting outcomes of the Multiple dwelling code. In particular, the plans do not clearly identify deep planting areas or provide adequately dimensioned landscape treatments along the frontage and side boundaries to effectively soften and screen the development.
 - a. To demonstrate compliance with AO28.1-AO28.2/PO28 and AO29.1-AO29.4/PO29 of the Multiple dwelling code, provide a Landscape Concept Plan prepared by a qualified Landscape Architect which shows:
 - i. A 2m wide landscape strip to the site frontage planted with small to medium shade trees;
 - ii. Continuous landscape buffers to the side boundaries, planted with screening trees/shrubs and small shrubs/groundcovers; and
 - iii. A 4m deep planting area along the length of the rear boundary planted with large subtropical shade tree species.

Open space, private or communal

7. The proposed development design has not incorporated private open spaces and it is not clear if other open spaces, such as communal open space, have been provided, which does not provide a high level of amenity for occupants and does not respond to Brisbane's subtropical outdoor lifestyle.

a. To demonstrate compliance with AO30.2/PO30 and AO31.1-AO31.5/PO31 of the Multiple dwelling code, provide an outdoor recreation space on the ground floor.

The recreation space is to include:

- i. A 5m x 5m flat paved or grassed area.
- ii. A lightweight shelter.
- iii. Shade trees.

Note: Stairs from Level 1 to the back yard/outdoor recreation space are recommended.

Refuse Collection and Servicing

8. Council's review of the proposed refuse collection arrangements notes that a performance solution is sought for kerbside refuse collection in lieu of on-site servicing. Before the proposed performance solution can be considered, further information is required to demonstrate that compliant on-site servicing cannot be achieved while retaining the pre-1911 building. It is also noted that the unobstructed street frontage is capable of accommodating kerbside refuse collection for a development with a maximum occupancy of 10 residents. However, the proposed room sizes are capable of accommodating up to 20 occupants under the *Residential Services (Accreditation) Act 2002* and associated legislation. As such, additional justification and/or amendments are required to ensure the proposed refuse collection arrangement can be appropriately accommodated.

a. To demonstrate compliance with the Refuse planning scheme policy and the TAPS policy, provide the following:

- i. A servicing assessment prepared by a suitably qualified RPEQ engineer demonstrating that compliant on-site refuse collection cannot be achieved whilst retaining the pre-1911 building. The assessment is to investigate all reasonable design options, including the use of a smaller design vehicle where supported by appropriate technical justification and swept-path analysis.
- ii. Where it is demonstrated that on-site servicing cannot be achieved, provide amended plans and supporting documentation that demonstrate how the development's occupancy will be aligned with the capacity of the proposed kerbside refuse collection arrangement. This should include either:
 - Reducing the room sizes and/or development yield such that the development is limited to a maximum of 10 occupants; or
 - Provide supporting documentation confirming that occupation of the development will be limited to a maximum of 10 occupants

Refuse Storage Area

9. Council's review of the proposed refuse storage arrangements indicates that insufficient information has been provided to demonstrate that the refuse storage area is appropriately sized, designed and screened to accommodate the anticipated waste generation of the development. As the final refuse collection methodology has not yet been established, the refuse storage area must be capable of accommodating the required bin infrastructure associated with either on-site servicing or kerbside collection. Furthermore, details of the enclosure design, dimensions and screening have not been provided to demonstrate that the refuse storage area will be adequately integrated into the development and protect the visual amenity of the surrounding area.

a. To demonstrate compliance with AO9/PO9 of the Rooming accommodation code, provide amended plans and supporting information that:

- i. Identify and dimension the refuse storage area, including the internal width, depth and total area of the enclosure, and demonstrate that it is capable of

- accommodating the required refuse bins associated with the proposed servicing arrangement;
- ii. Where on-site bulk-bin servicing is proposed, demonstrate that the refuse storage area has a minimum internal area of 3.24m² and minimum internal dimensions of 2.7m x 1.2m;
- iii. Where kerbside servicing is proposed, demonstrate that the refuse storage area has a minimum internal area of 5.3m² and minimum internal dimensions of 2.65m x 2.0m;
- iv. Demonstrate that the refuse storage area is located within a building or within a roofed and screened enclosure and is orientated towards the site's driveway or pedestrian access path to facilitate refuse collection and servicing; and
- v. Provide details of all screening associated with the refuse storage area, including elevations and material specifications, demonstrating that any screening:
 - contains no more than 25% openings;
 - has a maximum opening dimension of 50mm;
 - is permanently fixed;
 - is constructed of durable materials; and
 - is capable of being maintained on an ongoing basis.

Fire Safety and Building Classification

10. The proposed change of use from a Dwelling house to Rooming accommodation may result in a change in building classification and trigger additional fire safety requirements. Given the building is a Pre-1911 weatherboard house, further information is required to understand if the existing building is capable of achieving the required fire safety standards, including identifying if any upgrade works are required.
 - a. Provide advice from a suitably qualified building certifier or fire safety engineer confirming:
 - i. the existing and proposed building classification;
 - ii. whether the proposed use requires a change of classification under the National Construction Code;
 - iii. whether any fire safety upgrade works are necessary to facilitate the proposed Rooming accommodation use; and
 - iv. that the existing building is capable of achieving the required fire safety standards, including identifying any upgrade works required.

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 A007057829.

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

Yours sincerely



Alexandria Wood
Urban Planner
Planning Services South
Phone: 31782227
Email: Alexandria.Wood@brisbane.qld.gov.au
Development Services
Brisbane City Council