



Dedicated to a better Brisbane

11 March 2026

Blue Leaf Development Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Nicole Boulton

Application Reference: A006958827
Address of Site: 14 BOW ST YEERONGPILLY QLD 4105

Dear Nicole

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application and has identified that further information is required to fully assess the proposal.

Building envelope

1. The proposed building envelope and performance justification against PO3, PO7 and PO14 of the Multiple dwelling code are noted. However, the proposed rear setback of 1.5m to the deck and 2m to the wall and side boundary setback of 1.5m results in a built form that does not minimise the potential impact of the development on the amenity and privacy of the existing adjoining dwellings and their private open space. The proposed design outcome is not considered to reflect the intended form and character of the local area.

Further, the proposed side facing balconies for the central units are located close to the side boundary with the inclusion of screening elements. However, this arrangement does not demonstrate that the development maintains the privacy and amenity of adjoining dwelling houses and their private open space and is contrary to the Multiple dwelling code, which anticipates side facing balconies only where for services.

In order to demonstrate compliance with the assessment benchmarks of the Multiple dwelling code, address the following:

- a) Submit amended plans increasing the rear boundary setback to both the balcony and wall to be commensurate to the requirements of the assessment benchmarks.
- b) Increase the side boundary setbacks commensurate to the requirements of the assessment benchmarks.
- c) Increase the side boundary setbacks to the side facing balconies or alter the floor plate to orientate any side facing balconies over the internal driveway to facilitate a greater side boundary setback and building separation.
- d) Provide plans detailing the separation distances between the proposal and adjoining buildings with specific identification of separation between balconies and habitable rooms/openings on each property.

Building height

2. The proposed South-East elevation plan demonstrates a building height exceeding 11.5m above Natural Ground Level (NGL) at line of building façade and the submitted information indicates that building height is no greater than 11.5m, which is also supported through the side elevations and sections. Provide amended plans demonstrating on all elevations and sections the development does not exceed 11.5m above NGL at any point on the site. The elevations and sections are to include a line of natural ground and a parallel line of 11.5m above this ground level line.

Side boundary landscaping

3. The proposed landscape design does not adequately address PO28, PO29 and PO35 of the Multiple dwelling code. The proposed planting areas along the side and rear boundaries have widths ranging from 0.8m to 1.0m, which is insufficient to accommodate effective screening vegetation.
 - a) To ensure adequate privacy between residences and reduce perceived building bulk, provide a minimum width of 1.5m to all boundary planting zones—including those adjacent to the driveway.

Deep planting

4. The deep planting areas must have minimum 4m dimensions to support large subtropical trees. Further, the deep planting areas must be wholly within the subject site, as the plans have demonstrated a 4m dimension inclusive of the verge, and must be kept completely free of underground and above-ground services.
 - a) Provide increased deep planting within the site noting the deep planting provided does not meet the requirements based on the dimensions and inclusion of services.
 - b) Provide amended plans demonstrating deep planting areas achieve a minimum dimensions of 4m x 4m to accommodate large subtropical trees.
 - c) Ensure the identified deep planting areas remain free of services and improvement.

Pedestrian pathway

5. The proposed plans do not show a prioritised pedestrian pathway that allows for safe and functional movement through the development, including to all front doors and visitor parking in accordance with PO12 of the Multiple dwelling code.
 - a) Provide amended plans demonstrating functional and safe pedestrian access through the site separate from the vehicle manoeuvring aisle, to and from the front doors of the proposed units and visitor parking. A specific plan detailing pedestrian movement may be beneficial to demonstrate this.

Waste management

6. It is noted that the developments proposed 'Bin Store' provides appears to provide sufficient storage, capacity and source separation for the developments proposed four units. However, the 'Bin Store' has not been denoted as roofed and wholly screened, nor has the GFA and internal dimensions been demonstrated on the plans. In accordance with PO32 of the Multiple dwelling code. Provide amended architectural plans which address the following.
 - a) Demonstrate the 'Bin Store' has been roof and wholly screened.
 - b) Clearly show the GFA (m²) and internal dimensions of the 'Bin Store'.

7. The two-way aisle/carriageway trafficked by 10.24m rear loading refuse collection vehicle (RCV) is only 5.9 wide in lieu of the required 6.5m. In addition, the driveway crossover is required to be a Type B2, whilst the proposed is 5.6m wide Type B1 crossover. Furthermore, it is noted that level 2 overhangs the two-way aisle/carriageway trafficked by the RCV and as a result the RCV is not provided a minimum operational clearance of 3.6m across the entire aisle. In accordance with PO32 and of the Multiple dwelling code, PO8 of the Infrastructure design code and PO1 and PO19 of the Transport, access, parking and servicing code, demonstrate the following.
 - a) Provide amended plans which demonstrates a minimum 6.5m wide two-way aisle carriageway trafficked by the RCV in accordance with Table 12 of the TAPS PSP.
 - b) Provide amended plans demonstrating a 6.5m wide Type B2 crossover.
 - c) Provide amended plans which clearly demonstrates the RCV standing/loading area have been provided with a minimum vertical operation clearance of 3.6m between the Ground FFL and lowest projection above, for the entire 6.5m wide aisle/carriageway for a length of 11.5m
8. Council core services include general reduce, 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 garage bins. Refer to:
<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes1.pdf.coredownload.pdf>

Stormwater

9. The proposed earthworks plan shows filling located on the site's boundaries. This placement may alter the natural surface flow paths in a major storm event and create a concentration of sheet flow onto adjoining properties, contrary to PO2 of the Stormwater code which requires development to ensure that site works do not adversely impact flooding or drainage characteristics of adjacent premises.
 - a) Amend the earthworks plan to show all filling along the northern and eastern boundary set back a minimum of 500mm from the boundary to ensure sheet flow remains contained within the site and does not concentrate onto neighbouring properties.
10. The proposed development provides an upstream stormwater connection for Lot 8 on RP43281. However, a further connection should also be provided for Lot 6 on RP43281. Provide amended plans detailing this additional upstream connection.

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 A006958827.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Liam Prentice', with a long horizontal flourish extending to the right.

Liam Prentice
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Development Services
Brisbane City Council