



Dedicated to a better Brisbane

19 June 2026

Relax Inn Nsw Pty Ltd
C/- Town Planning Strategies
PO Box 800
HAMILTON CENTRAL QLD 4007

ATTENTION: Marcus Brooks

Application Reference: A007016321
Address of Site: 77 DENVER RD CARSELDINE QLD 4034

Dear Marcus

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. While it is acknowledged that the use is existing and there is an approval (A006608872) over the site for its extension, further opportunities exist to refine how this is delivered and that additional detail is required to achieve compliance with the relevant assessment benchmarks of the City Plan. While Council has outlined these opportunities and suggested changes to the development below, it is important to note this application is impact assessable which will require public notification. Council's assessment of this application will take into consideration submissions received during the public notification period.

It is further noted the proposal due to its close proximity to Gympie Road (a State-controlled road) is also subject to the assessment of the State Assessment and Referral Agency (SARA). There may be requirements from SARA requiring change(s) to the proposal layout.

Built Form

- 1) While there has been an attempt to address the low-density nature of the site, particularly along the north and east boundaries where the buildings have been designed to be two-storey in height, further variation in the screening element, articulation in building form and reduction in its overall bulk and scale is required to allow the building form to present more appropriately to its context as required in the Low density residential zone code and the Multiple dwelling code.
 - a) Provide amended drawings and design which:
 - i) Maintains maximum two storey (9.5m) building forms where adjoining low density residential;
 - ii) Show finished floor levels, roof levels and natural ground levels on all elevations and sections;
 - iii) Demonstrates a reduction of screening elements to the extent of balconies and windows;
 - iv) Break up overall building lengths to smaller forms commensurate with single dwelling houses along with individual roof forms.

Private Open Space

- 2) It is understood that not all units are provided with private open space. According to PO31 of the Multiple dwelling code, provision of private open space is required to enhance the amenity and usability of the units and also provide functional use such as private clothes drying opportunities and encourage an appropriate level of subtropical living standards.
- a) Provide amended plans that indicate a screened private open space area of minimum 2m width.

Site amenity and landscaping

- 3) Provide amended proposal plans (including revised landscaping plans) to show the following. The amended proposal is required to demonstrate adequate landscape buffering, and landscaping that contributes the streetscape character and reinforce the subtropical living environment intended under the Multiple dwelling code, the Short-term accommodation code, the low-density residential zone code and the Landscape works code.
- a) Increase setbacks and/or articulate the built form along the Denver Rd frontage to allow for the establishment and long-term viability of medium-height subtropical shade trees (ie 6-8m high with a 6-8m diameter canopy within 5 years) to reduce the appearance of building bulk and soften the built form, and contribute to shade and streetscape amenity in the public realm;
- b) Reduce the extent of columnar tree or buffer planting along the Denver Rd frontage and replace with shade trees as detailed above for improved CPTED outcomes;
- c) Articulate the built form alongside boundaries and integrate areas of deep planting at various locations, to establish and maintain a mix of small- to medium-height shade trees (ie 4-6m high with a 4-6m diameter canopy within 5 years) to complement the proposed buffer planting, create variation in the landscape, and improve shade, privacy and separation for on-site and adjoining residents;
- d) Include additional shade tree planting areas within car parking areas to reduce heat and glare within the site, reduce the appearance of bulk and soften the built form, and improve visual amenity within the site;
- e) Integrate medium-height shade feature trees at building entries of Type 1 building on the north and south faces to improve wayfinding and visual amenity;
- f) Remove Ficus, Plumeria, and palm-like species (including Archontophoenix, Cyathea, Livistona, Ravenala) from the Tree Species Palette in the Landscape concept plan and replace with a variety of evergreen shade canopy tree forms of appropriate sizes to suit the built form scale and site locations. Australian native species that complement the local landscape character and have non-invasive root systems are recommended to avoid future conflict with buildings and infrastructure;
- g) Remove references to Rooftop planting and removal of street trees from the Landscape concept plan.

Pedestrian movement

- 4) The pedestrian movement within the site appears poor and needs clarification. It appears pedestrian will be utilized the internal driveway space for movement within the site. Provide RPEQ comment on the pedestrian movement within the site, ensuring pedestrians are provided with safe travel paths that avoid unnecessary conflict with vehicles in accordance with PO7 of the Transport, access, parking and servicing (TAPS) code.

Refuse

- 5) It is noted the refuse area is not shown within a roofed and screened enclosure on the 'Proposed Site Plan', does not state the dimensions of the enclosure and denotes a compactor without the compaction ratio. In accordance with PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate the following on amended plans.

- a) A roofed and wholly screened refuse enclosure with a minimum internal area of 12m x 6m (72m²).
- b) The doors and sides of the enclosure must be shown.
- c) Denote the dimensions of the enclosure.
- d) If the intent is to use reduction technology include the compaction ratio on the proposed plans.

Stormwater code

- 6) The Stormwater code has not been addressed by the submitted supporting documents. Provide a site-based stormwater management plan prepared by a RPEQ demonstrating the requirements of the Stormwater code are met. Demonstrate all surface/roof water is directed/connected to a lawful point of discharge and includes any required onsite detention.

Erosion and sediment control

- 7) Provide a completed and signed Erosion Hazard Assessment (EHA) form as part of the development application as required by Council's Infrastructure Design PSP Chapter 7, Table 7.11.2.1.A.

Earthworks

- 8) The provided architectural plans show limited level details and are unclear in demonstrating if filling/excavation is proposed. Please address the Filling and excavation code. Where filling/excavation is proposed/required, provide RPEQ prepared filling and excavation plans demonstrating compliance to the filling and excavation code.

Staging plan

- 9) A 'Staging Plan' (Drawing number AA03 Issue D, dated 05/05/2026) was submitted with the application, showing new buildings are to be provided through 7 stages. However, it is unclear if the development is proposed as a staged development.
 - a) Please confirm whether this is a staged development. If a staged development is proposed, amended DA form (and applicable application fee) and amended application report are required and that the assessment process will need to be restarted.

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 A007016321.

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 'DH', with a stylized flourish at the end.

Dominic Hudson
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