



Dedicated to a better Brisbane

18 June 2026

The Church Of Jesus Christ Of Latter-Day Saints
C/- Therefor Group Pty Ltd
PO Box 436
NEW FARM QLD 4005

ATTENTION: Toby Heap
Application Reference: A007017224
Address of Site: 178 RIVER TCE KANGAROO POINT QLD 4169

Dear Toby

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.

Ancillary uses

- 1) Insufficient information has been provided to demonstrate that the non-residential spaces on the ground floor first floor are ancillary to the proposed use of the premises for Rooming accommodation.
 - a) Provide a breakdown the use of each space and how it directly relates to the use of the premises for residential accommodation.

Design

- 2) The desire for the proposed building to complement the architectural vernacular of the adjoining temple is acknowledged, however, there are concerns that the building does not appropriately provide for useable and functional private open space, provide for sufficient treatment to each elevation to respond to orientation, or provide sufficient articulation to break down building bulk to meet Performance outcome (PO) PO6 of the Kangaroo Point South neighbourhood plan code and PO16 and PO26 of the Multiple dwelling code.
 - a) Submit amended plans that provide vertical screening elements to the upper-level private open space balconies to ensure the space is functional as a private open space area to meet PO6 of the Kangaroo Point South neighbourhood plan code and PO16 and PO26 of the Multiple dwelling code.

Note: Consider operable, permeable, moveable, or drop down screening options to manage hard low hot western sun and facilitate air movement.
 - b) Submit amended plans that provide extended window reveals, awnings, or picture frame mouldings to allow for approx. 600mm overhang from the face of the window to the edge of the 'awning' to better respond to Brisbane's subtropical vernacular, and to allow for window operation in all weather conditions to comply with PO6 of the Kangaroo Point South neighbourhood plan code and PO26 of the Multiple dwelling code.
- 3) While it is considered that terraced landscaping along the secondary frontage may be appropriate, the proposed built form along Llewelyn St exhibits a 0m boundary alignment at the new post dedication boundary and is 3.8-5.5m tall and considered to be overbearing development which is detrimental to the streetscape and does not meet PO6 and PO7 of the Kangaroo Point South neighbourhood plan code and PO6 of the Multiple dwelling code.

The upper landscaping beds will limit the viability of the lower planting area by blocking access to light and rainfall.

a) Submit amended drawings with the following adjustments:

- i) relocate the 'ground floor' planters fronting Llewelyn St to be setback in line with the 'basement' wall below.
- ii) recess the planter into the garage
- iii) setback any handrails required along the ground floor to behind the planter and also be permeable to break down visual bulk.

Note: The floor to ceiling height in the car park significantly exceeds requirements and can accommodate a recessed planter.

Access, pedestrian movement, and safety

4) The proposed new pathway connecting the 'basement' car parking along the rear of the building and to the street is considered to represent a crime prevention through environmental design concern for compliance with PO23 of the Multiple dwelling code. While a separated pedestrian pathway in the car park is generally supported, the proposed configuration facilitates concealed spaces that could be used for entrapment and also diminishes the ability to establish buffer landscaping along the side boundary where there are side facing balconies in the adjoining Multiple dwelling.

a) Submit amended drawings that remove the pathway from the car park to the street that wraps around the 'back' of the building and allow for additional planting along the side boundary upon removal of the pathway.

Note: If needed, relocate the pedestrian connection to the street to the location of the 'visitor 23 space adjoining the driveway.

Consider providing access via lift and stair from the car park into the building. Careful consideration of combining the ground floor entry lobby public areas needs to be undertaken at the same time to resolve this matter.

Verge widening

5) The submitted plans and code assessment document show a 1.6m wide linear land dedication to Llewellyn St to achieve a verge width of 3.61m. The submitted plans and documents have not identified the existing verge width to River Terrace. River Terrace and Llewellyn Street are both mapped as the Neighbourhood Street Major typology under the Streetscape hierarchy overlay and the minimum verge width to be achieved for this streetscape typology is 3.75m. In addition to requiring a 3.75m minimum verge, the Neighbourhood Street Major typology requires a 1.8m footpath. Council is concerned that the existing verge width to River Terrace has not been determined and that the proposed 3.61m verge is not sufficient to effectively support high volumes of pedestrian movement, the establishment of large subtropical street trees and services.

a) Submit revised drawings in accordance with PO1 of the Streetscape hierarchy overlay code which show:

- i) A linear land dedication to achieve a minimum 3.75m verge width to Llewellyn Street.
- ii) The existing verge width to River Terrace. Where the existing verge width is narrower than 3.75m, a linear land dedication to achieve a minimum 3.75m verge width is required.

Landscape details

6) While it is acknowledged that the application material has included a landscape concept plan, Council is concerned that key information is missing from the submitted landscape concept plan to demonstrate that the development design can support the long-term growth of the proposed landscaping. Of specific concern is the lack of information regarding containerised planter media depths, a proposed irrigation and stormwater harvesting strategy.

a) Submit revised drawings and documents in accordance with PO12, PO13 and PO15 of the Landscape work code which include:

- i) Planter media depths in accordance with Table 1 of the Landscape design planning scheme policy.
 - ii) Details of a proposed stormwater harvesting and irrigation strategy including a water tank.
 - iii) Details of maintenance access to all planting areas.
- 7) Submit amended plans with annotations with further details on the proposed fences to assist assessment of AO37.1 of the Multiple dwelling code.

Transport, access, parking and servicing

- 8) A traffic report certified by a Registered Professional Engineer of Queensland (RPEQ) was not provided in support of the development application to demonstrate compliance with the outcomes of the Transport, access, parking and servicing code (TAPS Code) or endorse any proposed performance outcomes for Council consideration.
- a) Submit a traffic report that demonstrates the development complies with all applicable outcomes of the TAPS code. Specifically,
 - i) car parking, site access, servicing, manoeuvring
 - ii) any performance outcomes and swept path diagrams must be endorsed by the RPEQ for Council to consider.
 - iii) RPEQ endorsed swept paths for a Refuse Collection Vehicle (RCV) (see Item 10 further below)
 - iv) the proposed site access impacts on existing street parking. No net loss of existing street parking needs to be demonstrated.
- 9) It is noted only one 'Bin Enclosure' has been shown on the proposed plans for the residential use (multiple dwelling) and the non-residential use (rooming accommodation). Separate bin enclosures with separate access to each bin enclosure must be provided to comply with PO32/AO32 of the Multiple dwelling code, PO9/AO9 of the Rooming accommodation code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, demonstrate the following.
- a) Submit amended architectural plans which clearly demonstrate a separate refuse storage enclosure for the developments non-residential use, that is either within a building or a roofed and wholly screened enclosure that has a minimum area of 15.05m² (internal dimension of 4.3m x 3.5m). Ensure to denote 'Non-residential roofed and screened refuse enclosure' and provide the dimensions.
 - b) Provide amended architectural plans which clearly demonstrate a separate refuse storage location for the developments residential use, that is either within a building or a roofed and wholly screened enclosure that has a minimum area of 6.88m² (internal dimension of 4.3m x 1.6m). Ensure to denote 'Residential roofed and screened refuse enclosure' and provide the dimensions.
- Note: The above two refuse enclosures fit within the same space as the proposed bin enclosure shown on the proposed plans.
- 10) Kerbside collection for the non-residential use is not supported. On-site refuse collection by a rear load RCV will need to be demonstrated.
- a) Provide an RPEQ certified swept path analysis for a 10.24m rear loading RCV (As per BSD-3008 sheet 2 of 2) demonstrating safe and efficient on-site servicing. Ensure the swept path analysis includes the vehicle specifications (i.e., length, width, track, operational height, 6s lock-to-lock, 9.757m kerb-to-kerb radius etc).
 - b) Ensure the swept path analysis demonstrates RCV manoeuvring is not impacted by on-street parking along Llewellyn St.
 - c) Demonstrate the top heavy RCV will not topple during the reverse manoeuvre due to the changing gradients from the road to the development.

Note: 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 for the required number of 240L green waste mobile garbage bins. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>.

Corner truncation

11) A revised 6m x 3 chord corner truncation is required to suit the lineal dedication on Llewellyn Street as above to meet PO4 and PO6 of the Infrastructure design code and PO3 of the Road hierarchy overlay code.

- a) Submit amended plans showing a 6m x 3 chord corner truncation that is free of all obstructions.

Erosion and sediment control

12) Submit a signed and completed Erosion Hazard Assessment form to confirm what level of erosion and sediment control management is required for the development in accordance with AO7 of the Filling and excavation code.

Noise emissions

13) It is difficult to demonstrate the communal areas of the development will not create noise that is clearly audible and disturbing within a nearby sensitive use without the submission of a noise report.

- a) Submit a noise report that demonstrate the noise complies with AO8.1 and PO8 of the Rooming accommodation code.

Pollutant dispersion

14) Further justification from an appropriately qualified air quality consultant is required to demonstrate the building design and layout of the development is complies with PO3 of the Transport, air quality corridor overlay code.

- a) Submit a letter from a qualified air quality consultant that demonstrates how the design achieves compliance with PO3 of the Transport air quality corridor overlay code.

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 A007017224.

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

Yours sincerely



Beau Morris
Senior Urban Planner
Planning Services South
Phone: 07 3178 7342
Email: beau.morris@brisbane.qld.gov.au
Development Services
Brisbane City Council