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19 May 2026

RK Pty Ltd  
C/- VMS Town Planning & Development Consultants Pty Ltd  
Level 1, 6 Overend Street  
EAST BRISBANE QLD 4169

**ATTENTION: Vass Stammes & David Fisk**

**Application Reference:** A007002194  
**Address of Site:** 31 ARNOLD ST MANLY QLD 4179

Dear Vass & David

**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, including amended proposal plans, is required to fully assess the proposal.

**Building Height and Scale**

- 1) The proposed development seeks a performance outcome for the number of storeys, overall height, the transition to the adjoining dwelling houses, site cover, and setbacks. To achieve compliance with AO3/PO3 and AO4.1–AO4.2/PO4 of the Multiple dwelling code and OO3(g) of the Wynnum-Manly neighbourhood plan code, amend the plans to include the following:
  - a) Show 'ground level' as defined in City Plan 2014, 1m above ground level and 11.5m above ground on all elevation and section plans.
  - b) Remove the fourth storey and reduce the overall height to not exceed 11.5m above 'ground level'.
  - c) An improved building height transition to the adjoining dwellings for the building elements above 2-storeys to achieve a sensitive reduction in building height to the adjoining dwelling houses.
  - d) Clearly identify where the proposed building height does not achieve AO4.1–AO4.2. Provide a visual representation of the proposed versus acceptable height transition outcomes on updated elevation plans.
  - e) Amended shadow diagrams showing the shadow cast by a building designed in accordance with all acceptable outcomes versus the shadow cast by the proposed building. Provide the comparison at each time (summer and winter solstice) on the same plan and show the shadows in context with the open space and habitable rooms on adjoining sites.

**Setbacks, Separation, and Site Cover**

- 2) The proposal seeks performance outcomes for front and rear setbacks, adjoining building separation, car parking separation, and site cover under the Multiple dwelling code. Specifically, the proposal does not achieve AO3/PO3, AO6/PO6, AO7.1/PO7 (setbacks),

AO14.1/PO14 (building separation), or Table 9.3.14.3.E (car parking separation). Site coverage of 72% is also proposed, in lieu of 45% as per AO8/PO8. Accordingly, submit amended plans showing the following:

- a) A minimum front setback of 4m to balconies on the upper levels.
- b) A minimum 4.5m rear setback to the unit balconies and a minimum 6m rear setback to the ground level car parking area.
- c) Increase the separation distances to the adjoining dwellings.
- d) Clearly identify where the building height above ground level alters the corresponding side boundary wall setback requirement on each level, to demonstrate compliance with the intended setback outcomes on each level given the sloping nature of the site.
- e) Provide a site context plan showing adjoining and adjacent buildings, including the location of private open space and windows, and demonstrate design responses to address building separation issues, including consideration of measures such as increased setbacks, offset balconies, placement of private open space, screening, and other suitable design treatments.

### **Side Boundary Planting**

- 3) A continuous 1.5m planting width is to be provided along the full length of both side boundaries to support the establishment of shade trees to enhance privacy between adjoining sites, mitigate perceived building bulk, and improve solar shading to the building elevations in accordance with AO28.2/PO28 of the Multiple dwelling code.
  - a) Provide amended drawings demonstrating 1.5m wide planting areas along the entire length of both side boundaries, incorporating appropriate screen and shade tree planting. The revised landscape treatment should improve privacy, enhance residential amenity, and contribute positively to the site's microclimate.
  - b) Relocate the bin store to be clear of the side boundary landscaping.

### **Deep Planting**

- 4) The proposed deep planting outcome is insufficient to balance the scale of the built form in accordance with PO3, PO7, PO8, PO28, and PO29 of the Multiple dwelling code.

City Plan 2014 specifically requires deep planting areas to support large canopy and subtropical shade trees. Therefore, areas lacking adequate soil volume or building setbacks to sustain such trees cannot be considered true deep planting areas under the planning scheme. Deep planting areas are to have a minimum horizontal dimension of 4m x 4m at ground level, with trees positioned centrally to promote balanced root development and long-term structural stability.

Deep planting areas must be dedicated solely to planting and remain free of any structures above, within, or below, meaning basement, communal open space, and utilities infrastructure is not to encroach into deep planting.

- a) Provide amended plans demonstrating a minimum of 10% of the site is allocated to genuine deep planting areas, each with a minimum 4m dimension, exclusively for the planting of large shade trees, and excluding services.

### **Frontage Planting**

- 5) A 2m wide minimum landscape width is required along the entire frontage for the development as per AO28.1/PO28 of the Multiple dwelling code.
  - a) Submit amended plans demonstrating a minimum 2m wide planting area for at least 50% of frontage length, excluding the driveway crossover and pedestrian access.

### **Access, Visitor Parking, and Private Open Space**

- 6) The proposed pedestrian and vehicular entry points are not separated in accordance with AO12.2/PO12 of the Multiple dwelling code, resulting in an interface where the visitor carpark crosses the pedestrian access path. Submit amended plans showing:
  - a) Safe and clearly separated pedestrian and vehicular access. This is to include relocation of the visitor car park in accordance with AO34.4/PO34 and provision of a minimum 4m x 4m deep landscape area.
- 7) The amenity and functionality of the front patio for Unit 1 is compromised by the location of the visitor car parking bay the building service cabinets that address Arnold Street. As a result, the space does not provide a functional outdoor area that enhances residential amenity or liveability. In accordance with PO5 and AO31.3-AO31.4/PO31 of the Multiple dwelling code provide amended plans showing:
  - a) The relocation of the visitor car park and reorientation of the booster/service cabinets to ensure the front patio functions as a usable and attractive private open space for Unit 1.

### **Driveway Grade**

- 8) The submitted Traffic Engineering Report, prepared by Modus Transport and Traffic Engineering, dated 19 March 2026, states in Table 4.4 that the maximum driveway ramp grade is 1-in-4. The submitted architectural plans show a maximum driveway ramp grade of 1-in-6. Council supports a maximum driveway ramp grade of 1-in-6 in accordance with the Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP). To achieve PO1 and PO15 of the TAPS code:
  - a) Clarify the discrepancy between the submitted Traffic Engineering Report and the submitted architectural plans and confirm that the maximum driveway ramp grade will be 1-in-6.

### **Verge and Footpath**

- 9) The existing verge along Arnold St fronting the site does not comply with the minimum width of 3.75m as per AO1/PO1 and Table 8.2.20.3.B of the Streetscape hierarchy overlay code.
  - a) Submit revised proposal plans that clearly demonstrate a linear dedication along the Arnold St frontage to ensure a minimum verge width of 3.75m is achieved.
- 10) The Streetscape hierarchy overlay mapping identifies the verge fronting the site as Neighbourhood Street Minor, requiring a 1.2m wide footpath. However, the submitted architectural, landscape and engineering plans show a 1.8m wide footpath.
  - a) Provide amended plans demonstrating the provision of a 1.2m wide footpath at minimum 1.3m setback from the kerb with 1-in-10 transitions to existing paths.

### **Refuse Management**

- 11) The proposed development includes a "Screened & Covered Bin Store" of sufficient size to service the number of dwelling units. However, the current design and gradient of the driveway ramp create an unacceptable level of difference between the bin store and the Finished Floor Level (FFL) of the ramp. This arrangement does not achieve compliance with AO32/PO32 of the Multiple dwelling code and AO8.1-AO8.2/PO8 of the Infrastructure design code. Accordingly:
  - a) Provide amended architectural plans, inclusive of sectional plans to:

- i) Ensure a continuous, step-free, and safe pedestrian path is provided between the bin store and the driveway ramp.
- ii) Modify levels and/or gradients to eliminate the step created by the ramp design.
- iii) Demonstrate compliant access for waste collection, including manoeuvrability of bins without the need to traverse level changes.
- iv) Clearly annotate all relevant finished levels and gradients on the plans to confirm compliance with the applicable codes.

### **Refuse Advice - Green Waste Service**

**12)** Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage. Refer to:  
<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007002194.

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

Yours sincerely



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