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Dedicated to a better Brisbane

17 January 2025

Msl Ventures Pty Ltd
C/- I B Town Planning
PO Box 501
KALLANGUR QLD 4503

ATTENTION: Matt Whalan

Application Reference: A006662187
Address of Site: 80 BARRETT ST BRACKEN RIDGE QLD 4017

Dear Matt

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an assessment of the above application and has identified that further information is required to fully assess the proposal. While the proposed Multiple dwelling could potentially be supported, insufficient detail has been provided in support of the application and the site is covered by a major overland flow path with further flooding and stormwater management information required to complete a full assessment of the development. Upon receipt and assessment of the necessary additional information, further issues may be identified that have not been raised within this Information request.

Flooding and Stormwater Management

1. This site is in the major flow path for the upslope catchment. The development application must be supported by a flood study and significant changes to the proposed development may be required.
    a) A RPEQ flood study must be provided to support the development. This study must model the following scenarios:
        I. Existing – including the constructed development on 153 Denham Street,
        II. Developed – Including the impact of any obstruction of the development,
        III. Ultimate development - including the surrounding development approvals that involve filling to ensure the development will have the appropriate flood planning levels and also ensuring that approved developments are not adversely impacted.
    b) The entire development will need to be suspended at least 1.5m above existing ground level and all private open space must be suspended whilst maintaining a minimum of 35m^2 of private open space per unit. This will require significant changes to the proposal.
    c) Please be advised that an easement will be required over flooded areas of the site in favour of Council.
2. A site-based stormwater management plan (SBSMP) must be provided to demonstrate the lawful point of discharge (LPD) for the site, in compliance with *SC6.16 IDPSP Chapter 7 Stormwater drainage.*

3. As the proposal is within the Overland flow sub-category of the Flood overlay, Building work is made assessable in addition to the Material change of use. Submit amended DA Forms seeking approval for Building work and Material change of use aspects of development.

Earthworks

4. The earthworks plan submitted lacks sufficient information and details and the following information is required:

    a) Provide an engineering concept earthworks plan (reviewed and signed by an RPEQ engineer) and supported by a contour survey plan that shows the existing levels of the land (AHD) Datum, proposed levels of the land (AHD) Datum, levels of the road, the proposed access, existing services, trees; buildings and ancillary to be removed.

    b) If proposing retaining walls, evaluate that those walls are not to obstruct the overland flow path and provide the design with details (i.e. proposed walls location, height, type, subsoil drainage, wall arrangement and setback distances to property boundaries, existing surface levels on the adjoining lands and the drainage regime maintained). The concept earthworks plan is to address the filling and excavation code, stormwater code, and the flood requirements.

Bushfire

5. The proposed development is mapped under the Queensland Government's Natural hazards, risk and resilience mapping triggering the requirement to respond to the relevant state assessment benchmarks. No bushfire management information has been provided to support this application so it is unclear as to what level of bushfire hazard exists and whether the development is appropriately set back from hazard where it exists. It is also unclear as whether the development is designed to accommodate the management of any potential bushfire hazard e.g. appropriate access and egress for emergency vehicles.

    a) To support this application, provide an assessment against the Natural hazards, risk and resilience benchmarks. Note that responding to and complying with Council's Bushfire overlay code is a means of demonstrating compliance against state benchmarks.

Significant Vegetation

6. Vegetation within the site is protected by NALL Significant Native Vegetation (SNV) and Significant Urban Vegetation (SUV) categories. A large Hoop Pine near the entrance appears to meet the criteria of Significant Vegetation as described in Section 2 of the Vegetation planning scheme policy. The large trees along the western boundary should also be retained for their contribution to site amenity and local landscape character.

    Further information is required to determine the locations and values of existing vegetation within or adjoining the site.

    a) Provide an Arborist Report prepared by a min AQF Level 5 Arborist to identify and report on existing trees protected by NALL within the development site. The Arborist Report must include:

        i) A Tree Survey, surveyed in location, showing tree locations and canopies, cross-referenced to a Tree Schedule containing specifications (species name, height, canopy diameter, DBH, SRZ, TPZ), and information on tree health and form for assessment.

        ii) Clear photos as supporting evidence of reported findings;

        iii) An assessment of trees meeting the criteria of Significant Vegetation as described in Section 2 of the Vegetation PSP.

        iv) The Report must include:

1. On-site trees with a dbh of 250mm or greater, where located within 6m of the site frontage, 6m of the western side boundary, or within the identified Ecological corridor along the rear boundary;
2. Trees on adjoining sites with a dbh of 250mm or greater, where located within 10m of a site boundary.

b) Provide a revised proposal that allows for the healthy retention of on-site trees meeting the criteria of Significant Vegetation as per Section 2 of the Vegetation PSP. Retention of the existing Hoop Pine and large canopy trees along the western boundary should be prioritised to comply with PO27 / AO27.1 and AO27.2 of the Multiple dwelling code. Other Significant Vegetation identified within the site frontage and along the rear boundary should also be identified and retained to comply with AO28.1 and Overall outcome 8(a) of the Bracken Ridge and district neighbourhood plan.

Landscape Concept Plan

7. A Landscape concept plan is required to demonstrate that landscape outcomes for the site comply with the relevant benchmarks including the Landscape work code and Multiple dwelling code – PO27, PO28, PO29, PO30.

a) Provide a Landscape concept plan prepared by a suitably qualified Landscape Architect that addresses the following specific requirements:

i) Retention of Significant Vegetation in deep planting areas.

ii) Landscaping including adequately sized deep planting along the site frontage to retain significant vegetation or establish shade canopy trees.

iii) Useable private open space in accordance with PO31 with adequate dimensions to integrate side boundary buffer planting in min 1.5m wide garden beds.

iv) A Planting Palette with details of proposed trees, shrub, and groundcover species.

v) Details of proposed landscaping materials and specifications.

vi) Where retaining walls are proposed within or adjacent to landscaped or tree retention areas, provide existing and proposed finished levels, together with detailed sections to indicate the location of walls, footings and underground services, wall heights and materials.

vii) The landscaping proposed will need to accord with any flood requirements affecting the site and development.

b) It is noted the deep planting to the frontage is limited to the northern and southern corners of the site whilst the overall deep planting calculations are bolstered by the ecological corridor at the rear of the site. While the ecological corridor is supported, it is considered the there is sufficient space in the site to provide greater deep planting outside of this corridor which will improve the development outcome and amenity of the proposal. The submitted plans show substantial green/open space at the front of the development and in the areas between the buildings north and south of the visitor parking. It is unclear what uses these areas are proposed to be use for and amended proposal plans and landscape plans should provide for additional deep planting in these areas.

Access

8. The proposed location and type of the access crossover requires review as it conflicts with the existing traffic control device (speed restriction device) at the frontage of the site. Access to the development is not supported through the traffic control device.

a) The location of the access crossover to the site, width and type needs to be reviewed by an RPEQ engineer and repositioned to provide for an optimal access location, without conflicting and/or impacting existing traffic devices or any other road infrastructure or creating an adverse impact on the road.

b) The access crossover and driveway needs to cater for service vehicles being an LRV (occasional access) for furniture removalist and RCV for regular access for refuse bin collection (*refer to refuse item below*). If proposing a performance solution, it must be supported by an RPEQ prepared traffic statement.

9. Provide RPEQ endorsed swept path manoeuvring drawings for the following design vehicles; being an LRV and RCV (as specified in BSD 3008-2) demonstrating that safe and efficient service is achieved within the site.

Parking Layout and Dimensions

10. Provide a revised and dimensioned layout plan that shows:

a) The proposed garages and visitor parking bay dimensions (length and width), parking aisle free of any obstructions. The aisle width needs to be demonstrated as able to cater for a service vehicle and to achieve the require clearances (horizontal and vertical)

b) The amended design is to make provision for bicycle spaces for visitors (minimum 4 bicycles spaces) in common areas and also demonstrate a minimum of 1 resident bicycle space per unit.

Refuse

11. It is noted the development proposes kerbside collection for 14 dwellings. Kerbside collection is supported under the Planning scheme where there are a maximum of 10 units and therefore onsite collection is prescribed for this proposal. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, provide the following information and demonstrate on amended plans:

a) Demonstrate a minimum 6.5m wide Type B2 crossover and minimum 6.5m wide internal aisle where trafficked by the Refuse Collection Vehicle (RCV). Ensure the minimum 6.5m wide clearance also includes the upper levels of the townhouses and any other built form.

b) Demonstrate a roofed and wholly screened refuse enclosure with minimum internal dimensions of 8.6m x 1.5m (12.9m^2) to accommodate bulk bins. Ensure the dimensions are included on the amended plans.

Secondary Codes

12. Some of the secondary code responses state the assessment benchmarks will be addressed with the future phase of the project at the Operational works (OPW) applications. However, insufficient detail has been provided to carry out a full assessment against the Planning scheme at this time, and a review by a suitably qualified professional engineer and concept engineering plans, must be provided in support of the proposal.

a) Provide conceptual engineering plans addressing the Filling and excavation code, Flood overlay Code, Stormwater Code, the Infrastructure Design Code and the TAPS Code, supported by an engineer statement against each of the secondary codes, demonstrating how the development site achieves compliance.

Water and Sewer (SAN Notice)

9. It is noted the submitted assessment report states that the site has access to all services (including water and sewer). However, the proposal has not been accompanied with a SAN from Urban Utilities to demonstrate that it can be serviced from water and sewer perspective. In accordance with PO9 of the Infrastructure design code submit a Services Advice Notice (SAN) from Urban Utilities to demonstrate that the proposed development can be serviced adequately from a water and wastewater perspective.

Balconies to the Street

10. The proposal does not incorporate appropriate balconies to Barrett Street to create visual interest, modulation and articulation in the facade. In its current form, the proposal does not reinforce the street edge and desired character of the area or contribute to the form and detail of the building. This does not adequately address AO9.3, AO9.4 / PO9 or AO11.3 / PO11 of the Multiple dwelling code. Therefore, revise the layout to incorporate balcony elements to the front townhouses facing the street.

Side Facing Balconies

11. Each of the units provide private open space in the form of courtyards oriented to the side boundaries. Noting the need to suspend these spaces above a minimum 1.5m undercroft to address site flooding it is anticipated that these spaces will become balconies located higher than potential side boundary fences. In revising the proposed development it will be necessary to demonstrate that these spaces will not result in overlooking and privacy impacts to adjoining properties and it may be necessary to increase side setbacks to these spaces to avoid raised balconies built directly to the boundaries.

Communal Open Space

12. It is unclear as to the uses and facilities provided in the nominated communal open space which does not adequately address AO30.1 / PO30 of the Multiple dwelling code. Additional information and plan detail is required to clarify that the communal open space will provide a range of recreational facilities as an appropriate response in its use to the future residents.

Pedestrian Access

13. The site layout does not demonstrate an appropriate prioritized pedestrian pathway from the street to the individual units. Provide amended plans incorporating a pathway demarcation to address the concerns of the shared pedestrian / vehicle driveway. This pedestrian pathway is to be of a different material and finish annotated on the drawings that is adjacent to the ground floor entrances to each townhouse (painting is not acceptable).

Services to the Street Frontage

14. It is unclear as to the location of any required services such as a pad-mount transformer and other services including fire boosters along the street frontage. Clarify whether any such services are required and where they are, demonstrate there location on amended proposal plans.

Internal Elevations

15. Elevations viewing the proposal from within the driveway have not been provided and these must be submitted for Council's assessment and to understand the overall appearance of the development.

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 A006662187.

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

Yours sincerely

Dominic Hudson
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Development Services
Brisbane City Council