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09 August 2017

Tricare (Pt Vernon) Pty Ltd
c/- Town Planning Alliance
PO Box 5329
WEST END QLD 4101

Attention: Vu Nguyen / Jessica Robson
Application Reference: A004685563
Address of Site: 52 SEVEN OAKS ST TARINGA QLD 4068

Dear Vu,

RE: Information request under section 276 of the *Sustainable Planning Act 2009*

Council has carried out an initial review of the above application. The proposed use of the site for a residential care facility is a supported use where complying with the planning scheme, however the development proposal in its current form is not supported. The significant number of public submissions already received for the application aligns with Council's view that the scale, height and bulk of the proposed development has not been designed to be compatible with the character of the area. The proposal has not been designed to transition sensitively to surrounding existing residential uses, nor does it retain or enhance the landscape character and visual amenity of the locality. Council also has concerns about the transport, access, parking and servicing aspects of the proposed development, noting that a Traffic Impact Assessment was not submitted with the application.

Council advises that a substantial reduction of the height, bulk and scale of the development is required to be considered acceptable against the planning scheme. Council identifies the following further information that is required to fully assess the proposal.

1. Building design

It is noted that a Need and Supply analysis (dated June 2017) by Marketability has been provided, demonstrating a demand for aged care accommodation in the catchment. However the proposed development is considerably greater in terms of scale, bulk and height than surrounding development, and is not consistent with reasonable community expectations in terms of scale, bulk, height, built form, site layout and landscape design.

The proposed development would impose significant amenity impacts on surrounding sensitive uses. Of particular concern is the impact to the multiple dwellings located to the south of the site, which would experience overshadowing and a loss of daylight and breezes.

Whilst it is acknowledged that there are some historical examples of taller development in the area, such as the multiple dwellings located to the south of the site, the majority of nearby development is one-to-three storeys.

It is further noted that the proposed building lengths, particularly that of the stage 1 building, are significantly greater in length than other nearby buildings and, when coupled with the overall building height, will result in development which is overbearing for adjoining properties.

- (a) Reduce the overall bulk, scale and height of the development to be compatible with the low-medium and medium density development in proximity to the site. Council considers that the reasonable expectation for development on this site would transition between the taller multiple dwellings to the south and the low-medium density development to the north; and
- (b) Reduce building length to be commensurate with the expectation for low-medium to medium density building forms.

2. Streetscape interface / amenity

It is acknowledged that there are topographical constraints on the site, however a high quality streetscape interface is still required. The proposed development results in a significant portion of the development lacking activation and a suitable ground level interface with Seven Oaks Street. The inclusion of landscape retaining walls, podium parking and blank walls above ground and fronting Seven Oaks Street creates an adverse interface and amenity impacts to the streetscape and nearby dwelling houses and multiple dwellings.

- (a) Provide amended plans, significantly reducing the extent of retaining and blank walls to the Seven Oaks Street frontage in accordance with AO34.3 / PO34 of the *Multiple dwelling code* and the *Filling and excavation code*;
- (b) Provide an active frontage to the ground level of Seven Oaks Street so as to allow for more appropriate interface to the street;
- (c) Redesign the proposal, ensuring that the development presents an integrated streetscape character to Seven Oaks Street and also provides casual surveillance of the street as required by the codes; and
- (d) Provide amended plans, demonstrating the provision of large subtropical shade trees and deep planting area(s) within the frontage. The minimum horizontal dimension at ground level for the deep planting area must be 4m and trees must be located centrally in deep planting areas to allow for balanced root growth and long-term structural stability. This may require setting back the building, retaining structures and reconfiguring the vehicle manoeuvring areas.
- (e) Provide amended plans, demonstrating a linear land dedication (m) to both street frontages to achieve minimum 3.75m wide verge (measured from back of kerb to property boundary) as per the *Streetscape hierarchy overlay code*;
- (f) Provide amended plans, demonstrating the location, retention and protection measures of all street trees located along the frontage(s) of the site; and
- (g) Clarify and confirm if transformer, booster and pump rooms are required for the proposal. Note: Basements and utilities must not prejudice landscaping areas and any future verge widening requirements.

3. Significant Landscape Tree retention

The proposal to remove the two Significant Landscape Trees (SLT) located within the site is not supported. The application report stated that the removal of the significant landscape trees is unavoidable and the proposal will undertake replacement planting. However, this justification is not considered satisfactory as the proposal has not maximised the opportunity to retain and incorporate the significant vegetation on site as required under the *Community facilities zone code* and the *Significant landscape tree overlay code*.

- (a) Amend the proposal layout and reduce the scale of the development footprint to ensure the retention and protection of the two significant landscape trees in compliance with AO1 of the *Significant landscape tree overlay code*.

4. Traffic and vehicle access

A performance outcome has been sought for the location of the vehicular crossover. It is noted that one of the vehicular crossovers is proposed at Whitmore Street which is a district road (defined in City Plan as a 'Major road'); however information has not been provided to demonstrate that the vehicle access gained from a major road will not pose adverse impacts, particularly on efficiency, function, convenience of use and capacity of the surrounding road network in compliance with PO2 of the *Transport, Access, Parking and Servicing (TAPS) code* and PO1 of the *Road hierarchy overlay code*.

It is also noted that the proposed eastern crossover to Seven Oaks Street is located in close proximity to the intersection of Brasted Street and the proposed crossover to Whitmore Street is located in close proximity to the existing bus zone where there is less than 10m of separation between the splay of the proposed crossover and the bus stop marker (J-Pole). Council is concerned that the crossover location and the vehicle movements from Whitmore Street may potentially have adverse impacts on the external transport system.

- (a) Provide a Traffic Impact Assessment (TIA) prepared by an experienced traffic engineer who is a Registered Professional Engineer Queensland (RPEQ) in accordance with Section 2.2 (Transport Impact Assessment) in the *TAPS Planning Scheme Policy (PSP)*, addressing the traffic impacts of the development; and
- (b) Demonstrate how the vehicular crossovers are located and designed to have no adverse traffic impact and will not inhibit transport system operation as required under the *TAPS code* and the *Road hierarchy overlay code*.

5. Car parking numbers

Sufficient justification has not been provided for a reduction in car parking for the Building 2 retirement facility in Stage 2A.

- (a) Amend the proposal demonstrating a minimum car parking number is provided in accordance with AO14.1 of *TAPS code* and the parking rates in Table 14 (Car parking standards in all other cases) in *TAPS PSP*.

Note: Reducing the scale of development as required in item 1 above will reduce demand for car parking numbers across the site.

6. Car parking layout

Provide amended plans clearly demonstrating the following in accordance with the requirements of *TAPS PSP* and *Refuse PSP*:

- (a) The location of the visitor and staff parking bays;
- (b) Visitor parking bays are to be clearly defined with unrestricted access;
- (c) The dimension(s) of car parking bays;
- (d) Parking aisle of a minimum 6.2m wide;
- (e) Gradient of the proposed vehicular crossovers to Seven Oaks Street; and
- (f) A minimum vertical clearance of 4.5m on the loading dock and the manoeuvring area of the service vehicle.

7. Landscaping

This application was submitted without a Landscape Concept Plan (LCP) and the proposal does not include sufficient information to allow Council to undertake a comprehensive landscape assessment. Although some landscaping areas are proposed at the rear of the site, they appear to be encroached upon by retaining walls leaving insufficient size and dimension to cater for large subtropical shade trees.

- (a) Submit a Landscape Concept Plan (LCP) prepared by a suitably qualified Landscape Architect to demonstrate that the landscaping and deep planting are provided in

accordance with the *Landscape work code*, the *Residential care facilities code*, the *Community facilities code* and the *Multiple dwelling code*. The Landscape Concept Plan must include at a minimum but not limited to the following:

- (i) Areas (including key dimensions) of soft landscape works that are located in-ground;
- (ii) Include indicative planting palette and typical sections, materials etc.;
- (iii) The two Significant Landscape Trees (SLT) and mature vegetation on site to be retained and utilised to meet deep planting and buffering requirements as per the codes;
- (iv) Water sensitive design including water storage for irrigation, with reference to the *Landscape work code* and the Landscape design guidelines for water conservation planning scheme policy;
- (v) The additional finished surface levels from the private component to the footpath to ensure compliance with the Australian Standards (AS) for Access and Mobility (i.e. maximum cross-fall 1:50); and
- (vi) A bar scale on the LCP or a dimensioned area to allow for electronic assessment.

8. Podium planters and planter box

It is noted that podium planters and planter box are proposed; however it is unclear how they are irrigated and where water storage or maintenance access is provided as per the requirements stipulated under the *Landscape work code*.

- (a) Provide details and amended plans demonstrating how the planters will be permanently irrigated via water storage / irrigation systems and can be successfully maintained in long term in accordance with the *Landscape work code* and the *Multiple dwelling code*.

9. Stormwater drainage

Council's stormwater drainage records indicate that there is an existing drainage pipe through the site connecting the up-slope catchment at 180 Swann Road to the stormwater drainage infrastructure along Seven Oaks Street. The Stormwater Management Plan (reference no: 6819 Issue A, dated 4 July 2017) prepared by MPN Consulting also identifies this existing pipe from the up-slope catchment through the site, however the existing pipe was not shown on the stormwater drainage concept plan, drawing number (6819) DA.02 revision A prepared by MPN Consulting.

The *Stormwater code* requires development with up-slope external catchment areas to provide a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.

- (a) Revise the stormwater drainage concept plans with reference to the bio-retention basin checklist and show the following details at a minimum:
 - (i) The location of the existing pipe through the site from its up-slope catchment based on site surveys and any proposed measures to protect this pipe from any conflict with the basement carparks of the development;
 - (ii) The details for bio-retention basin 2 in drawing number (6819) DA.02 revision A with cross sections of the basin, the proposed levels of the basin, its retaining wall and the level of the existing footpath; and
 - (iii) Any proposed pipe connecting the basin and the gully pit should cross the footpath as close as possible to 90 degree.

10. Noise – Community facility

The proposed residential care facility is located near sensitive land uses have the potential to impact on the noise amenity of such uses.

- (a) Submit further information demonstrating that the proposed use(s) can comply with AO2.1 and AO2.2 of the *Community facilities code*;
- (b) Clarify the use of amplified music in any proposed resident function room;
- (c) Outline potential hours of operation and intention of use of the function rooms to further demonstrate the compliance of AO2.1 and AO2.2 of the code;
- (d) Clarify whether all delivery vehicles will be limited within the hours as per AO1.1 of the code; and
- (e) Where compliance cannot be achieved, submit for approval a Noise Impact Assessment Report in accordance with PO2 of the Code. Further guidance can be found in the *Noise Impact Assessment Planning Scheme Policy*.

11. Documentation

- (a) Numerous drawings lack suitable scale references or dimensions. Provide scale bars and key dimensions (setbacks, overall lengths and heights) to all drawings;
- (b) Elevations lack sufficient detail with regards to the proposed materials and finishes. Provide sufficient annotations to all elevations, outlining the intended material and finishes. General annotation is not sufficient; and
- (c) The proposed development lacks detail with regards to key design elements. Provide further detail at 1:20 or 1:50 scale of all key design elements as per the 'Façade Detail on Tall Buildings' fact sheet available on the Brisbane City Council's website.

12. Proposal plans

- (a) Provide amended plans (including elevations, sections) to show the Relative Level (R.L.) at Australian Height Datum (AHD) to each proposed floor. The application report suggests that '*Floor to ceiling heights exceeding 2.4m*' in accordance with AO20.1 of the *Multiple dwelling code*'; however the compliance should be demonstrated by notating the RL to each floor;
- (b) Clarify if the basement carparks and the vehicular crossovers are to be built in stages. If they are, provide separate staging plans demonstrating basement carparks will allow sufficient car parking number to be provided for each stage and vehicular crossovers and any temporary internal roads will allow access to the basement carparks for each stage.

Queensland Urban Utilities (QUU)

Council does not undertake water and sewer assessment of any planning applications. Contact QUU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to QUU for assessment.

Responding to this request

As a result of the above issues, the proposal must be substantially redesigned. 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.

Unless a response is provided within the prescribed response period of 6 months, this application will lapse.

Email your response to edacitywest@brisbane.qld.gov.au quoting the application reference number outlined above.

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

Yours sincerely



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