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22 April 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Via Email: DSPlanningSupport@brisbane.qld.gov.au

ATTENTION: ALEXANDRIA WOOD

Dear Alexandria,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST FOR A MULTIPLE DWELLING (4 TOWNHOUSES) UPON LAND LOCATED AT 5 ROSEGLLEN STREET, GREENSLOPES – COUNCIL FILE REFERENCE A006910166.

We write in relation to the abovementioned application and Council's Information Request dated 12 January 2026. Pursuant to section 13.2 of the Development Assessment Rules under the *Planning Act 2016*, we provide the following response to Council's Information Request.

To assist Council with their assessment, and in conjunction with this written response, we attach for your records a copy of the following documents:

- Amended Architectural Plans prepared by *Castleworth Architecture*;
- Traffic Engineering Response Letter prepared by *Q Traffic*;
- Revised Landscape Concept Plan prepared by *LAUD ink*; and
- Revised Civil Engineering Concept Drawings and Response Letter prepared by *Concept Engineers*.

We trust that the information provided is sufficient for your purposes. Should you wish to discuss this matter further, please do not hesitate to contact me at the office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Harrison Cain
TOWN PLANNER

Enc Response to Information Request

Built to boundary wall

1. The height, position and design of the proposed built to boundary wall along the eastern side boundary is not considered to meet AO7.2/PO7 of the Multiple dwelling code. The two storey 5.8m high wall is considered to impact the amenity of the neighbouring property abutting the eastern side boundary. The proposed 'Media' room being setback 2.99m to the rear boundary in lieu of the 6m requirement is also considered to impact the neighbouring property abutting the rear boundary. It is evident that that proposed 'Media' room is not a non-habitable room or space.
 - a. Provide amended plans that depict a revised built to boundary wall design consistent with PO7 of the Multiple dwelling code.

Response:

A revised built to boundary wall is proposed to ensure that the development is consistent with PO7 of the Multiple dwelling code. In lieu of a media room built to the boundary, the open aired alfresco / private open space area has been enlarged and now encompasses the old media room space. To further assist Council with their assessment, the project architects have illustrated the extent of below ground boundary wall on Elevation B (Drawing Number DA6.1). As illustrated, a built to boundary retaining wall is maintained along this section of the boundary to manage the crossfall and natural topography of the site. A comparative perspective is provided below to illustrate the reduction in proposed boundary walls. Based on a compliant 6m rear setback for Townhouse 4 and replacement of built to boundary floor space with private open space, the design satisfies PO7 of the Multiple dwelling code.

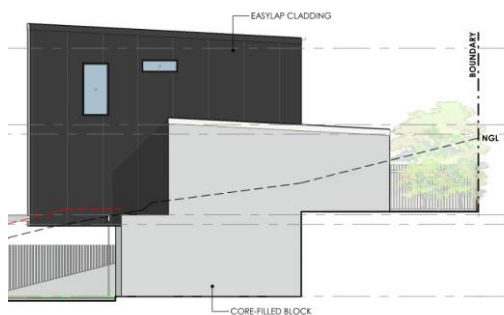


Figure 1: Original Proposal



Figure 2: Proposed revised architectural plans

Setbacks and building separation

2. The proposed development is not contained within the building envelope and the proposed internal building separation and lack of true deep planting are of particular concern. There is a concern that the proposal will be unable to support sufficient access to natural light, air, and privacy for future residents, and that reduced rear setbacks and the absence of true deep planting and landscaping along the side boundaries will not provide a balance between built and soft landscape forms to support privacy and separation with surrounding development.

It is strongly recommended that a consolidated built form (apartment typology) is considered in order to respond to AO3/PO3, AO4.1, AO4.2/PO4, AO7.1/PO7, AO8/PO8, AO14.1/PO14 of the Multiple dwelling code. A consolidated and more efficient car park arrangement and floor plan that responds to access to natural light and air will allow for greater setbacks, true deep planting and will eliminate issues about building separation.

- a. Provide amended plans that depict a revised consolidated built form (apartment typology).

3. Alternatively, if the current built form design is pursued, the following is to be addressed on amended plans:

- a. Provide a greater building separation between internal buildings in accordance with AO14.1/PO14 of the Multiple dwelling code (3m minimum required).
- b. Relocate the internal stairs and relocate habitable rooms along the perimeter of the building with no habitable rooms opposing one another internally.
- c. Provide greater setbacks at the rear and to the north-eastern portion of the site where built to boundary components are proposed as mentioned in Item 1.
- d. Provide privacy diagrams indicating the habitable windows of the rear adjoining neighbour and the adjoining neighbour abutting the eastern side boundary. Screening may be required.

Response:

The proposed development will continue to adopt a townhouse typology. Whilst we acknowledge Council's recommended apartment form, the applicant considers the townhouse configuration to be an appropriate response to site characteristics and current construction market conditions. The design amendments demonstrate that a townhouse typology can achieve appropriate outcomes in relation to natural light, ventilation, privacy, and landscaping.

In response to Council's feedback, the architectural plans have been amended to improve setbacks, privacy outcomes and access to natural light and ventilation in response to this Information Request and in accordance with the relevant provisions of the Multiple dwelling code. The following design refinements are proposed:

Building separation and privacy (PO14)

Offset window arrangements and additional privacy screening are proposed on the first and second levels to mitigate direct overlooking between buildings, in lieu of repositioning the townhouse building pads. In addition, the amended floor layout of Townhouses 1 & 2 reduces reliance on rear-facing windows, further improving privacy outcomes. These measures ensure appropriate levels of visual privacy between dwellings while access to natural light and outlooks are maintained.

Internal layout and access to light and ventilation (PO3 & PO4)

Internal stairs and habitable rooms are configured to promote access to natural light and breezes. In response to Council's request for habitable rooms and to ultimately decrease opportunities for overlooking between habitable rooms, internal layout amendments to all Level 1 floor plates are proposed.

Amendments to the Level 1 floor layouts as shown on the revised architectural reduce reliance on internal facing windows to decrease view angles and overlooking opportunities. Habitable bedrooms on level 2 remain positioned along the building perimeter to support natural light and ventilation. To ensure appropriate urban privacy outcomes between townhouses are always maintained, screening elements and high set windows are proposed.

Rear north setbacks (PO7)

The revised development footprint incorporates increased setbacks to the rear and north-eastern boundaries. The rear setback now achieves a compliant 6 metre separation, improving outlook, privacy and access to natural light for both the proposed development and adjoining properties. Furthermore, as detailed in our response to item 1, the previously proposed built to boundary wall is significantly reduced and contains private open space in lieu of a Media Room.

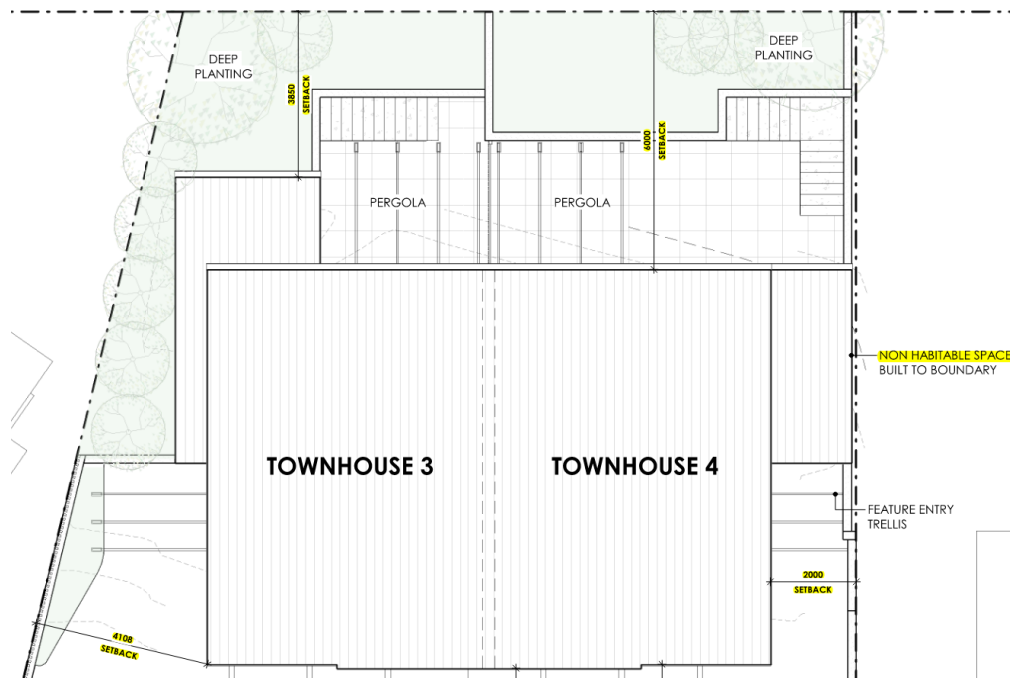


Figure 3: Proposed rear and north-eastern setbacks

Window screening and privacy treatment (PO14)

Side-facing windows have been rationalised to minimise overlooking opportunities while maintaining effective cross-ventilation and natural light. Where required, standard window screening treatments can be conditioned as part of any approval to ensure appropriate privacy outcomes for adjoining properties.

Overall, the amended design enhances the townhouse form by introducing improved setbacks and privacy treatments. The revised proposal therefore achieves the intent of the Multiple dwelling code in relation to amenity, privacy and subtropical design outcomes, while maintaining a built form that is consistent with the surrounding residential character.

Side boundaries

4. The submitted plans do not illustrate how the proposed new built form, carparking and side landscape areas will be able to provide both privacy and amenity to adjoining residences, as stipulated under PO28 (e,f), AO28.2a/b and AO35.2 of the Multiple dwelling code. The following amendments to the drawings are required:
 - a. Demonstrate how the landscape side screening along the boundaries will be able to mitigate the impacts of the built form and to ensure that adequate landscape screening can be achieved to contribute to the local character, amenity and microclimate for the development and adjoining. If this cannot be demonstrated, alternatively increase the side landscape screening to minimum 1.5m width.

Response:

Proposed development outcomes were carefully reviewed in response to Council's comments regarding side boundary screening and landscaping width. Due to the constrained width and irregular configuration of the subject site, opportunities to substantially increase landscape widths along the side boundaries are limited.

Notwithstanding these constraints, the amended design incorporates a combination of targeted landscape planting, building setbacks and architectural screening measures to achieve the intent of PO28 & AO35.2 of the Multiple dwelling code and thereby safeguarding appropriate amenity outcomes for adjoining properties.

Additional planting area is proposed surrounding the visitor park and along the west boundary to provide visual relief, and in turn, soften the built form. The revised west boundary landscaping area also creates a

continuous landscape buffer. In combination with a significant reconfiguration of deep planting at the front of site, the overall development makes a meaningful contribution to the streets overall character and greenery.

In this instance, the combination of targeted landscaping, building setbacks, reduced side-facing openings and privacy treatments ensures the development achieves the intent of PO28 in relation to privacy, amenity and landscape integration.

Landscape amenity and deep planting

5. *It is acknowledged that performance outcomes are being sought for deep planting and general landscape amenity measures for the development. To further meet the requirements for the provision of 'large subtropical shade trees' and to ensure that the subtropical character, amenity, and microclimate can be achieved for development the follow amendments are required on amended plans:*
 - a. *The proposed retaining wall along the property frontage does not comply with AO37.3/PO37 and AO29.1-4/PO29 of the Multiple dwelling code. It is advised that the new retaining wall is to be setback approximately 0.75m-1m from the front boundary line and landscape amenity planting in natural ground is to be provided to the front of this wall, noting the wall is to be no higher than 1m;*
 - b. *Provide 3m wide deep planting zone after the retaining wall along the entire frontage of the site to facilitate large subtropical shade tree planting and dense landscape screening and then provide the required terracing after the deep planting zone area;*
 - c. *Remove the proposed front pergola area, to facilitate subtropical shade tree planting along the frontage;*
 - d. *Provide cross sections to demonstrate the extent of retaining walls and their footings and drainage to determine the extent of unconstrained landscape areas.*
 - e. *Clarify how large subtropical shade trees will be achievable if the retaining wall footings encroach into the deep planting zone; and*
 - f. *Include details of the proposed underground services required to facilitate the development including stormwater and sewage, ensuring they do not conflict with proposed areas of deep planting.*

Response:

The proposed landscaping and retaining wall design has been revised to strengthen planting opportunities along the frontage. Key amendments in response to Council's comments are summarised below:

Front retaining wall setback:

- The proposed front retaining wall is now setback 0.8 metre from the boundary, enabling landscape planting forward of the retaining structure. This first retaining wall is limited to 1m in height to ensure consistency with AO37.3.

Consolidated deep planting zone:

- Deep planting along the site frontage is consolidated to provide approximately 33m² of deep planting area, including a primary 10m x 2.5m planting zone. This dimension is sufficient to support establishment and long-term growth of large subtropical shade trees, consistent with the landscape intent of the Multiple dwelling code.

Removal of pergola structure:

- The previously proposed covered entry pergola is removed to maximise sunlight on the planting area and allows for the vegetation to dominate the frontage.

Retaining wall sections:

- Cross-sections illustrating the retaining wall configuration, including footings and drainage, are provided in the enclosed civil drawings prepared by Concept Engineers and below in figure 4 to clearly demonstrate the extent of retaining infrastructure along the frontage.

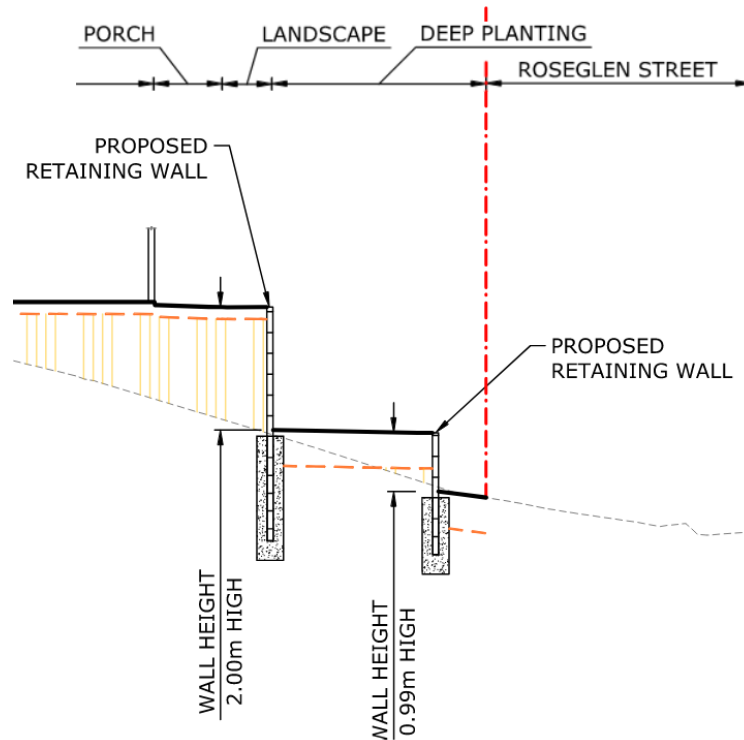


Figure 4: Frontage retaining wall section drawing

Underground services and tree growth:

- Minor encroachment from retaining wall footings, stormwater discharge pipe and an existing sewer main occurs within the frontage landscape zone. Importantly, the stormwater and retaining wall infrastructure does not significantly encroach into the deep planting zone. These obstructions do not limit root growth or compromise large shade trees.

The sewer main is located at approximately 20.74m AHD, which is approximately 2m below the finished surface level of the deep planting zone. At this depth, the infrastructure will not materially impede root growth of the proposed subtropical shade trees. Tree planting will be positioned to maintain appropriate offsets from services while still enabling adequate soil volume for healthy tree growth.

Overall, the revised frontage landscape design provides a meaningful deep planting zone capable of supporting large subtropical shade trees, improving the streetscape presentation and ensuring the development achieves the landscape and microclimate outcomes sought by the Multiple dwelling code.

Retaining walls

6. It is noted that the submitted proposed bulk earthworks plans, show retaining walls exceeding 1m in height, retaining fill and presenting outwards on the external property boundaries of the subject site. For retaining walls retaining fill and presenting outwards, the Acceptable outcome AO2.1 of the Filling and excavation code specifies that retaining walls retaining fill at the property boundary are to be no greater in height than 1m above the ground level. All further required retaining of fill from the 1m high boundary retaining wall is to be set back a minimum of 1m and stepped / terraced by one horizontal unit to one vertical unit; and, the distance

between each successive retaining wall (back of lower wall to face of higher wall) is to be no less than 1m horizontally to incorporate planting areas.

- a. Demonstrate on the revised plans that the maximum retaining wall retaining fill on the property boundaries presenting outwards is 1m in height and any further retaining of fill is to be stepped / terraced in one horizontal metre and one vertical metre steps in accordance with AO1/PO1 and AO2.1/PO2 of the Filling and excavation code.

Response:

Please refer to Revised Civil Engineering Concept Drawings prepared by *Concept Engineers* for retaining walls and proposed fill details. The revised drawings show boundary retaining walls for fill are a maximum of 1m in height. Where additional retaining is required to accommodate site level changes, the design has been stepped/terraced behind the boundary retaining wall, with each successive retaining wall set back a minimum of 1m.

Subtropical building design

7. *The proposed development exhibits floor to ceiling heights less than 2.7m, does not include dual aspect windows and includes a 1.8m building separation. There is a concern that the building design and layout does not meet PO26 of the Multiple dwelling code and AO3.1 and AO3.2/PO3 of the Coorparoo and districts neighbourhood plan code as the development does not attempt to reduce mechanical heating and cooling or ensure sufficient access to sunlight, or natural ventilation.*
 - a. *Provide amended plans that show either a consolidated apartment building design, or greater building separation between buildings to allow for access to natural light and ventilation to habitable rooms, as discussed in Item 2;*
 - b. *Provide amended plans that achieve floor to ceiling heights that are more closely aligned with 2.7m;*
 - c. *Demonstrate that fans will be installed; and*
 - d. *Provide louvre windows to rooms with single access windows to increase natural ventilation capability.*

Response:

As outlined in our response to Item 2, building separation between Townhouses 1 & 2 and 3 & 4 is maintained at 1.8m. Privacy concerns have been addressed via offset windows, varying sill heights and screening elements. Bedrooms on Level 2 will achieve appropriate sunlight and ventilation given their elevation, while living areas on Level 1 benefits from 3-sided windows for access to sunlight and breezes.

Please refer to enclosed architectural plans which include the following amendments as requested:

- Floor to ceiling heights for all habitable space are a minimum of 2.7m;
- Indicative ceiling fan illustrated on proposed plans; and
- Additional operable windows to ensure cross ventilation.

Pedestrian movement and safety

8. *It is acknowledged that the proposed development is located on a steeply sloping site, however, in its current state, the proposed design is unable to provide direct access from the street to the front door of each dwelling, or provide equitable access in accordance with AO12.1/PO12 of the Multiple dwelling code. There is also a concern that people will be unable to navigate the driveway safely to access the letterboxes, bins or visitors on the street.*
 - a. *Provide amended plans that depict a consolidated apartment building with a pedestrian access from the street that is accessible, smooth and safe; or*
 - b. *Provide advice from a building certifier that the proposed will not conflict with the requirements of the National Construction Code.*

Response:

In response to Council's concerns, a consolidated pedestrian entry point for Townhouses 1 & 2 is proposed. Furthermore, a distinguished pedestrian pathway leading to the rear units is proposed to assist with way finding. The proposed pedestrian pathway will be clearly distinguished from the driveway and painted with a non-slip coating to elevate safety concerns.

Front Service Infrastructure

9. *The proposed development does not currently indicate any services which may be required for the development and there is a concern that the required services will impact the streetscape and landscaping.*
 - a. *In order to address AO5/PO5 of the Multiple dwelling code, incorporate any proposed front service infrastructure such as water meters, hydrant boosters, electrical metres on the revised plans as required. Ensure that the elements are integrated into the development and soften with landscaping where possible.*
 - b. *In addition, provide a letter from the service provider/s (and/or Electrical Contractor) of which states that there are no requirements for any future service infrastructure (i.e. fire hydrants/boosters/transformers) for the development (as per AO5/PO5 of the Multiple dwelling code).*

Response:

To help demonstrate to Council that the proposed layout can accommodate service infrastructure, a spatial allocation is notated within the communal bin store on the revised architectural plans for water and electrical meters. If it is determined during detailed design that a fire booster is required as part of the next stage of the development process, sufficient area is available to accommodate the infrastructure and won't require the removal of any significant on-site landscaping.

Revised Landscape concept plan

10. *Provide a revised Landscape concept plan addressing the issues concerning landscape amenity and deep planting, side boundaries and the following items:*
 - a. *Provide revised deep planting zones with both dimensions and calculations for the percentage of total site area being met, noting that there are to be no obstructions, including built form, pathways and engineering infrastructure within the deep planting zones.*
 - b. *The layout of the private open space areas for each unit, is to meet both the functionality and landscape requirements under the Multiple dwelling code. Indicate the structure of the private open space layout/s with a legend – showing the extent of surface treatments (paved/turf areas), clothes lines, bins, water tanks, hot water systems, air conditioning units and the location of shade tree planting, proposed garden beds, screen planting and mulched deep planting zones etc.*
 - c. *Clarify what proposed measures will be used to achieve large subtropical shade trees with underground engineering infrastructure. Clearly nominate the tree species for these areas.*
 - d. *All deep planting areas and landscape areas are to be provided with safe maintenance access. Clarify how the landscape area to the rear can be safely maintained.*

Response:

A revised Landscape Concept Plan has been prepared by LAUD ink is enclosed within the response material. As requested, additional detail regarding species and planting layouts to overcome underground service infrastructure obstacles is notated on the landscape plan.

Additional detail regarding POS surface treatments and proposed planting outcomes are also included on the revised LCP. It is noted that sufficient external and internal space is available for equipment such as hot water systems and air conditioning units without impacting the usability of private outdoor spaces. The exact location of plant equipment will be determined during detailed design. To circumvent potential delays at the plan sealing stage, the location of elements such as clothes lines, water tanks, hot water systems and air conditioning units are omitted from the plan set.

Refuse storage

11. In order to address AO8/PO8 of the Infrastructure design code, clearly demonstrate on the revised plans that the refuse bin enclosures are both roofed and screened on the amended plans and sections.

Response:

The proposed refuse storage arrangement is rationalised and consolidated to better align with the infrastructure design code. The storage area is clearly notated as 'roofed and screened' and is conveniently located adjacent to the kerb side for collection. Further compliance can be appropriately conditioned by Council.

Car parking and access

12. The proposed 'Study' rooms within Unit 3 and 4, may be easily converted into bedrooms which increases the car parking space requirement within Table 14 of the Transport, access, parking and servicing planning scheme policy.

- a. Provide a performance outcome against PO13 of the Transport, access, parking and servicing code, for the car parking supply.

Response:

The 'study' rooms are not proposed as a future bedroom. To remove councils concerns and uncertainties, the floor layout is amended to show an open rumpus space intended as multipurpose space for residents. The internal stairwell providing access to all upper-level bedrooms is located within this rumpus space. As such, the room forms part of the primary circulation path within the dwelling. The proposal therefore provides sufficient car parking in accordance with the TAPS PSP. Please refer to the enclosed traffic engineering response letter prepared by Q Traffic for additional details.

13. In order to address PO1, PO3, PO9, PO13 and PO15 of the Transport, access, parking and servicing code, clearly demonstrate on the revised plans and sections, that there will be a clear height clearance of a minimum of 2.3 metres above the internal driveway, vehicle manoeuvring areas and garages, clear of all intrusions and attachments to the building.

Response:

All vehicle manoeuvring and parking areas achieve minimum height clearance requirements. Section diagrams within the revised architectural plans clearly notate a minimum clearance of 2.4m to internal driveway areas.

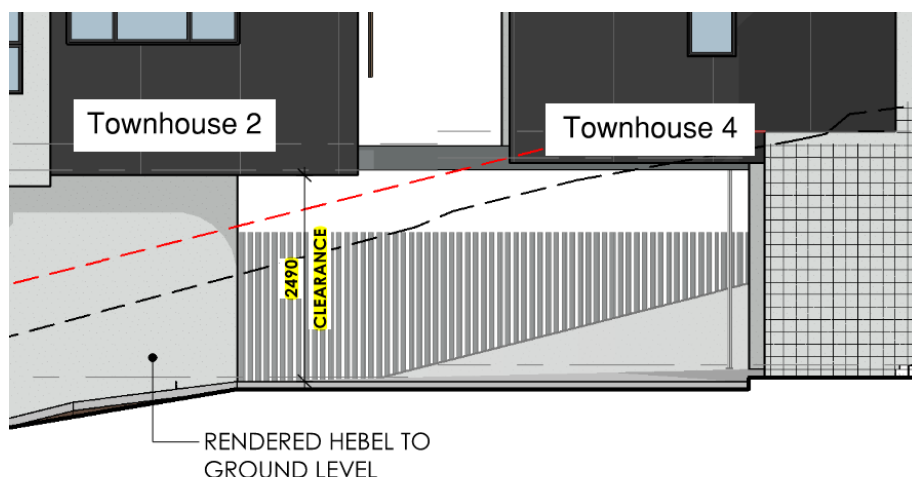


Figure 5: Side Elevation B internal height clearance notation.

14. Clearly demonstrate on the plans and sections that the driveway grades across the road verge will not exceed with the maximum grades permitted in Council's Standard Drawing Number BSD-2024.

Response:

The driveway and crossover profile at the verge have been amended to ensure compliance with the maximum grades permitted under Council Standard Drawing BSD-2024. The proposed gradients are shown on the Revised Civil Engineering Concept Drawings prepared by *Concept Engineers*.

Stormwater connection

15. In order to address PO11 of the Stormwater code provide an upslope stormwater connection to service the future redevelopment of the upslope property Lot 2 on RP186333 (21 Jordan Street, Greenslopes), sized for the ultimate development scenario. The upslope stormwater connection is to be a minimum 225 mm diameter and secured by a minimum 0.9 metre wide easement in favour of Council.

Response:

As requested, an upslope stormwater connection has been incorporated into the amended civil drawings to service the upslope property of Lot 2 on RP186333 (i.e. 21 Jordan Street, Greenslopes). The connection is proposed as a 225mm diameter stormwater pipe and is generally secured within a 0.9m wide easement in favour of Council.

A minor variation to Council's standard 0.9m easement is required due to building constraints at the north-west corner of the site. The easement width is locally reduced to approximately 0.5m minimum width over approximately 0.8m of pipe, before returning to the required 0.9m width for the remainder of the alignment. The stormwater pipe remains structurally protected and accessible for maintenance, with no pits located within the constrained section.

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We have now fully responded to Council Information Request in accordance with section 13.2 of the Development Assessment Rules under the *Planning Act 2016* and request that Council proceed with the assessment of the application.