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18 June 2026

Pandey Developments Pty Ltd
C/- Willowtree Planning (Qld) Pty Ltd
Level 4, 260 Queen St
BRISBANE CITY QLD 4000

ATTENTION: Darcy Thynne

Application Reference: A006923355
Address of Site: 76 QUEENS RD EVERTON PARK QLD 4053

Dear Darcy

RE: Further advice

Council has reviewed the response to the information request and acknowledges that whilst some items have been resolved, there are a number of items that require further amendment or clarification before the application is able to progress to a decision.

Private Open Space

1. The revised proposal provides a number of smaller private open space (POS) areas in lieu of the prescribed requirement of 35m² for ground floor units in AO31.1 of the Multiple dwelling code. It is understood that these areas were altered through the response to the information request in order to provide side boundary landscaping. Whilst balconies have been provided to the western side boundary on the ground and first floor, they are not appropriately setback and sized to enhance the amenity and liveability for residents and adjoining properties, is not functional for the use of the possible number of residents in each dwelling and does not contribute to the form and detail of the building in accordance with PO31 of the Multiple dwelling code.
 - a. Provide amended plans which clearly show private open space that is of an appropriate size, have adequate separation distance that minimise potential amenity impacts to existing and future residents of adjoining site(s) and is functional in accordance with PO31 of the Multiple dwelling code.
 - b. It is recommended to review the private open space proposed in conjunction with the communal open space items;
 - c. Where private open space is unable to be provided in accordance with PO31 of the Multiple dwelling code, the site may be overdeveloped and may need to reduce yield in order to provide sufficient private open space.

Communal open space

2. The updated plans show a communal open space within the area nominated for rehabilitation and is also located within the Notional Root Zone (NRZ) of Tree 3. The communal open space must be located outside the rehabilitation area and the NRZ of trees to be retained. Additionally, a third parking bay has been proposed which reduces the rehabilitation area further and encroaches into the NRZ of Tree 2. Any proposed

parking bays must not encroach into the NRZ of trees to be retained within the rehabilitation area.

- a. Provide an updated plan showing the communal open space and third car space removed from the rehabilitation area.
3. Whilst the response to the information request provided communal open space, the space in its current size and design does not appear to provide residents with passive and active recreation opportunities or provide opportunity for a range of uses and flexible use in accordance with PO30 of the Multiple dwelling code. As well as this, the area is below the 5% minimum requirement stated in AO30.1 and is only accessible via a steep pedestrian walkway, which does not appear to align with Australian standards or expectations for accessibility for residents and visitors. Where communal open space is provided to justify a reduction in useable private open space, the communal area is to be of a sufficient size and provide functional area that is flexible in its uses.
- b. It is recommended to review the communal open space proposed in conjunction with the private open space items;
 - c. Where communal open space is unable to be provided in accordance with PO30 of the Multiple dwelling code, the site may be overdeveloped and may need to reduce yield in order to provide sufficient private open space.

Side Setbacks & Side Boundary Landscaping

4. It is acknowledged that the development has provided elements of side boundary landscaping amongst the verandahs provided to the western boundary. Despite this, the landscaping along the western side boundary does not soften the extent of built form and hardstand along the boundaries and does not sufficiently screen the proposal from adjoining sites in accordance with PO28 of the Multiple dwelling code.
- a. Remove the verandah on the western elevation in order to provide a continuous landscape buffer along the side boundary.
 - b. Provide amended Landscape Concept Plans addressing the above item. Previously included sections and elevations should be resubmitted with the amended LCP.
 - c. Ensure access is provided to the landscape buffer area for maintenance.

Built Form - articulation

5. It is acknowledged that the development has attempted to resolve previously raised articulation concerns. These alterations however have resulted in further encroachment of side boundary setbacks and introduces new concerns with privacy due to there being side facing balconies less than 4.5m from the boundary. The proposal would require 1.5m high privacy screening to avoid detrimentally impacting development opportunities of the adjoining lot.
- a. It is recommended to remove the side facing balconies on the first level and consider incorporating vertical screening to a living room window to address built form outcomes and maintain setbacks desired.

Arborist reporting

6. Updated engineering plans show further stormwater and sewer works within the Notional Root Zones of trees shown for retention. Tree 2 shows the stormwater swale within the NRZ and trees 2 and 3 show sewer works within the NRZ which requires arborist assessment. To ensure the vegetation proposed for retention can be retained an Arboricultural report from a qualified AQF Level 5 arborist is required.

- a. Provide an Arboricultural assessment by a qualified AQF level 5 arborist outlining the impacts proposed including detailed construction methodology for works within the NRZ's of trees being retained, this must include all services and proposed works including stormwater outlets, swales, etc.
 - i. The report must also address the height of the counter levered area and how this interacts with the trees proposed for retention and any associated impacts.

Concept Rehabilitation Plan

7. Where on-site mitigation measures proposed include rehabilitation:
 - a. Provide a Concept Rehabilitation Plan. Development must enhance biodiversity, native habitat and fauna movement. This plan is to be in the form of scaled plans and supporting documentation that includes at least the following information:
 - ii. Description of proposed rehabilitation, including earthworks, methods, objectives.
 - iii. Stabilisation methods for all areas of exposed soil surface and where any earthworks are proposed.

Pedestrian Pathway

8. Whilst it is acknowledged the response to the information request has included the provision of a pedestrian pathway, the gradients on the pathway do not appear to comply with requirements in the Australian standards in order to allow equitable access by visitors to each unit. In order to avoid future change applications, it is recommended to review requirements and amend the gradients where needed.
 - a. Provide amended earthworks and civil plans where required.

Koala Mapping

9. The exemption (o) proposed for clearing of Koala habitat for boundary fencing states under item (iii) the vegetation is regulated regrowth vegetation or at least concern regional ecosystem in a Category B area. As the vegetation is classified as Category X and not regulated regrowth or at least concern regional ecosystem in a Category B area, further confirmation from the State is required to confirm if exemption (o) is applicable.
 - a. Provide written advice from the State confirming that clearing is exempted development.
 - b. Where exemption is not achieved, the application may require referral to SARA.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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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Development Services
Brisbane City Council