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17 April 2026

Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

**Attention: Ashleigh Coombes, Senior Urban Planner**

Dear Ashleigh,

**RESPONSE TO BRISBANE CITY COUNCIL FURTHER ADVICE – S.35 OF THE DA RULES  
CHANGE APPLICATION (MINOR CHANGE) PURSUANT TO SECTION 81 OF *PLANNING ACT 2016*, OVER LAND AT 208-220 GIVEN TERRACE, PADDINGTON**

**COUNCIL REFERENCE: A006909308**

Mewing Planning Consultants act on behalf of P & MV Construction Pty Ltd (**the Applicant**) in relation to the site at 208 Given Terrace, Paddington (**the site**).

We refer to the correspondence from Brisbane City Council (**Council**) dated 18 February 2026 constituting a Further Advice Letter, pursuant to Section 35 of the *Development Assessment Rules (DA Rules)*.

Please accept this correspondence, on behalf of the Applicant, as a response to the Further Advice Letter, providing additional information in respect of the development application. We advise that Council should proceed with the assessment of the development application on the basis of the new information present in this response.

Changes made to the development, as part of this correspondence, have been made in direct Response to Council’s Further Advice letter, and therefore pursuant to section 26.1 of the DA Rules the changes do not stop the assessment period.

The following attached response extracts each part of Council’s Further Advice Letter and provides a corresponding response. The response includes the following documentation:

- **Attachment A** – Brisbane City Council Further Advice Letter; and
- **Attachment B** – Amended Architectural Plans.

We would welcome the opportunity to discuss any aspect of this Further Advice Response. Should you wish to discuss, please contact either myself on 0403 155 291 or at [nicole.boulton@mewing.com.au](mailto:nicole.boulton@mewing.com.au) or Lucy O’Malley on 0435 234 394 or at [lucy.omalley@mewing.com.au](mailto:lucy.omalley@mewing.com.au).

Yours sincerely,

Nicole Boulton  
Principal Planner  
**Mewing Planning Consultants**

# Further Advice Response

208 Given Terrace, Paddington

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## Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Further Advice Letter dated 18 February 2026. The correspondence has extracted each part of Council's Further Advice Letter in italicised text and provides a corresponding response below.

## Plans and documentation

### Item 1

*It is acknowledged that the submitted town planning assessment identifies where changes are proposed to the setbacks that were previously approved as part of the original application. However, insufficient details are included on the proposed plans to confirm these changes. This is particularly the case for the short-term accommodation component of the development. Provide amended plans that clearly demonstrate all setbacks for the proposal.*

#### Response

Revised plans are provided in **Attachment B**, which include additional setback dimensions, for both portions of the proposal, noting Council's particular request for the short-term accommodation component.

### Item 2

*The previously approved plans indicated the sizes of the balconies for the multiple dwelling component. However, the sizes of the balconies are not included on the proposed plans. This makes it difficult to ascertain if there are any changes proposed to the size of private open spaces. Provide amended plans that clearly demonstrate the balcony sizes for the multiple dwelling.*

#### Response

Revised plans are provided in **Attachment B**, which include the proposed sizes of the multiple dwelling private open space. For ease of Council's assessment, a summary of the proposed minor alterations to the balconies are provided below (**Table 1**).

As demonstrated by the below table and the amended architectural plans, the proposed development results in minor alterations to POS, with a majority of units benefitting from an increase in the amount of POS.

Where there are minor reductions in POS, this is offset by the increase in communal open space as discussed further in response to item 3.

Table 1: Balcony sizes approved vs. proposed		
Unit Number	Approved total private open space (m <sup>2</sup> )	Proposed total private open space (m <sup>2</sup> )
First Floor		
Unit 1	51.23	78.20
Unit 2	30.02	38.18
Unit 3	22.10	23.81
Second Floor		
Unit 4	27.82	30.39
Unit 5	19.43	25.81

Table 1: Balcony sizes approved vs. proposed		
Unit Number	Approved total private open space (m <sup>2</sup> )	Proposed total private open space (m <sup>2</sup> )
Unit 6	21.29	16.99
<b>Third Floor</b>		
Unit 7	27.82	30.39
Unit 8	19.43	25.81
Unit 9	21.29	16.99
<b>Fourth Floor</b>		
Unit 10	27.82	30.39
Unit 11	19.43	25.81
Unit 12	17.84	16.99

### Item 3

*Minor changes are proposed to the rooftop communal space of the Multiple dwelling. However, it is unclear if any changes are proposed to the size of the communal open space. Provide confirmation of the size of the proposed rooftop communal space for the Multiple dwelling (Note: This calculation should include both internal and external areas where relevant).*

#### Response

As confirmed by the Architectural Plans, the total amount of the outdoor communal open space on the rooftop of the multiple dwelling is 216.16m<sup>2</sup>, this represents a 22.16m<sup>2</sup> increase from the previously approved communal open space provision.

Refer to the development summary in **Attachment B** for additional information.

For clarity the following breakdown is provided:

#### Multiple Dwelling:

- Outdoor communal open space (includes: Foyer, Communal recreation and pool area): 198.64m<sup>2</sup>
- Indoor communal open space (includes: Shower and Sauna): 17.52m<sup>2</sup>
  - Total communal open space: 216.16m<sup>2</sup>

#### Short term accommodation:

- Communal open space (Lobby + Bar on Ground Level and Roof): 373.22m<sup>2</sup>

### Item 4

*The submitted town planning assessment indicates proposed deep planting of 31m<sup>2</sup> (or 2.4%). However, 31m<sup>2</sup> of the total site area (2,830m<sup>2</sup>) equates to 1.09% of the site area, or alternatively, if relating to only the development area (1,530m<sup>2</sup>) equates to 2.02% of the site area. Provide confirmation of the deep planting that is to be provided as part of the proposal.*

#### Response

For clarification the 'development area' refers to the portion of the site which this application is subject to, meaning the short-term accommodation and multiple dwelling. The 'total site area' refers to the short-term accommodation, multiple dwelling and childcare.

A breakdown of the deep planting and landscaping components across the development area and site area is provided in **Table 2**.

Table 2: Deep planting and landscaping calculations	
Component	Detail
Development area	1,553.89m <sup>2</sup>
Total site area	2,830m <sup>2</sup>
Deep planting to development area	31m <sup>2</sup>
Total landscaping to the development area	444.61m <sup>2</sup>
Deep planting over total site area	147m <sup>2</sup> (= 31m <sup>2</sup> + childcare deep planting (30.22 m <sup>2</sup> +85.71 m <sup>2</sup> ))
Landscaping over total site area	612.10m <sup>2</sup>

For further clarity, DAH Architecture have confirmed the area of the deep planting as per the approval for the childcare centre plans. An extract of the approved plans with the confirmed areas are provided in **Figure 1**.

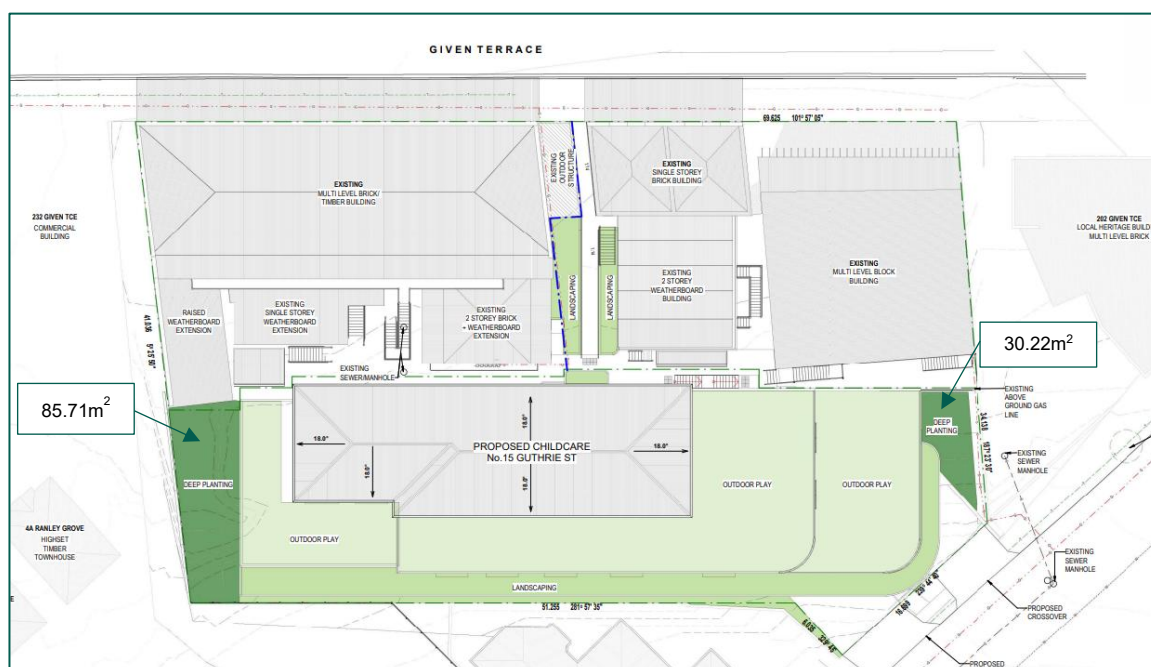


Figure 1: Extract of Approved Site Plan (A006476461) (Source: MAS, 2023)

## Item 5

The original development application provided 577m<sup>2</sup> of landscaping over the development area, with the total landscaping over the site (including the childcare centre) being 840.64m<sup>2</sup>. Based on these calculations 263.64m<sup>2</sup> of the landscaping over the site was for the childcare centre. The town planning assessment submitted with this minor change application indicates 466.26m<sup>2</sup> of landscaping over the development area and a total of 477.70m<sup>2</sup> over the site area. This would mean that only 11.44m<sup>2</sup> of landscaping is proposed for the childcare centre.

Provide confirmation of the landscaping area proposed for the development area and the site.

### Response

As outlined above, the architectural plans have provided an updated development summary demonstrating the landscaping provided over the development area and the total site. For ease of reference see the below **Table 3**.

**Table 3: Landscaping calculations**

Component	Detail
Development area	1,553.89m <sup>2</sup>
Total site area	2,830m <sup>2</sup>
Total landscaping to the development area	444.61m <sup>2</sup>
Landscaping over total site area	612.10m <sup>2</sup>

## Side boundary setback

### Item 6

*It is noted the proposal seeks to reduce the side boundary setback of the Multiple dwelling to 2.5m. The existing building on the adjoining property at 202 Given Terrace is a local heritage place. However, this adjoining property could still be redeveloped in the future. Provide justification that demonstrates the proposal complies with PO26 of the Centre or mixed use code, including PO26(d) that requires side boundary setbacks consider future development (Note: As part of the response please confirm if any changes are proposed to the wall setback).*

#### Response

Justification has been provided as per Council's request, in response to PO26 of the Centre or mixed use code.

#### PO26

*Development ensures that the side boundary setbacks:*

- a. minimise the impact of development on the amenity and privacy of adjoining existing residents;*
- b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;*
- c. provide for breezes and sunlight where a residential use is included on upper levels above podium levels;*
- d. consider future development.*

The proposal seeks a 2.5m setback to the eastern side boundary of the site. The alternative outcome satisfies PO26 for the following reasons:

- The eastern side boundary does not adjoin a residential land use, and the proposal will therefore have no impact on residents;
  - The adjoining heritage listed building currently operates as the Paddington Child Health Clinic operated by Children's Health Queensland and does not provide for a residential land use.
- The proposed setback ensures the proposal is in keeping with the distinct streetscape character of the Paddington centre.
  - Given Terrace and the Paddington centre more broadly, is characterised by terrace style buildings, which feature built to boundary walls or minimal side setbacks. These siting details create a fine grain streetscape conducive to the creation of Paddington's distinctive levels of social interaction and pedestrian activity.
  - The proposed 2.5m setback is reflective of the siting and design of the Paddington centre and clearly supports the intended 'rhythm and pattern' of the neighbourhood character, while balancing the need for residential privacy and amenity.
  - Several examples of the characteristic side setback are provided below in **Figure 2**.



**Figure 2: Aerial demonstrating characteristic side setbacks of Given Terrace (Source: Nearthmap, 2026, annotated by Mewing Planning Consultants)**

- The proposal is of a scale and height that does not require a podium and tower form, notwithstanding, the proposed side setback allows for the eastern apartments to benefit from breezes and sunlight.
  - The 2.5m setback is to the balcony of the eastern apartments. The minimum eastern setback to the wall is 4.86m. Therefore, the habitable rooms adjoining the private open space are provided with appropriate access to sunlight and breezes.
- The proposal has provided an eastern setback greater than what is currently provided on site, accounting for the existing heritage building and potential redevelopment of the adjoining site.
  - The adjoining heritage site operates as the Paddington Child Health Clinic operated by Children’s Health Queensland and has operated as a maternal and child health care clinic since the 1950’s.
  - Given this extensive history and ongoing use of the health clinic site, a redevelopment for purely residential uses is not anticipated in the near future.
    - A review of Council’s public scrutiny file confirms that no approvals or recent applications exist over the site. Notwithstanding, the proposal has provided an adequate side setback which accounts for and balances the current heritage interface, potential redevelopment and prevailing character of the Paddington area.
  - Furthermore, the proposed eastern side setback provides a greater setback than that currently provided by the existing commercial building on site. The current setback is a built boundary wall, which is largely blank, with some windows and openings.



**Figure 3: Streetview of interface between site and adjoining health clinic (Source: Google Maps, 2026)**

- If the proposed development was not realised on site and the existing built form was to be maintained, any redevelopment of the Paddington Child Health Clinic, would be required to contend with the existing blank wall. The comparison of the proposal and the existing built form demonstrates the proposal provides a more sympathetic outcome to the adjoining site than what is currently provided.
- The proposed 2.5m side setback provides a superior design outcome than the current built form and effectively balances the competing policy interests including the heritage interface, potential (not proposed) future development and the prevailing character of Paddington.

Therefore, the proposal clearly complies with each component of Performance Outcome 26 of the Centre or mixed use code and effectively balances the use code requirements and character established by the Latrobe and Given Terraces Neighbourhood Plan.

## Screening

### Item 7

*The existing development approval included screening to the windows of the multiple dwelling where it had an interface with the childcare centre approved and constructed on the site. The proposal appears to include changes to the façade design that remove this screening. Provide justification to demonstrate the proposal will not impact on the privacy of the childcare centre, particularly noting some windows of the multiple dwelling overlook outdoor play areas. Where screening is proposed to these windows please ensure they are shown on proposed plans.*

#### Response

The proposed amended plans have been updated to demonstrate the screening which is located along the elevations which front the childcare centre.

Refer to the updated sections provided in **Attachment B** for the updated finishes legend and labelling designating the various screening devices.

# Height

## Item 8

No changes are proposed to the approved height of the multiple dwelling component, while the relative level (RL) height of the short term accommodation is proposed to increase by 0.84m. However, the proposed plans indicate Tenancy 6 is located more than 1m above ground, and thus would be considered a storey per the Brisbane City Plan 2014 (City Plan) definition. Provide confirmation of the maximum building height in storeys for both the short-term accommodation and multiple dwelling components of the proposal per the City Plan definition.

### Response

Tenancy 6 within the short-term accommodation has undergone design improvements which ensure it does not increase the proposed number of storeys per the City Plan definition. As per Section 4, of **Attachment B**, Tenancy 6 provides a double height ceiling or 'void' space, to ensure that no additional storey is created.

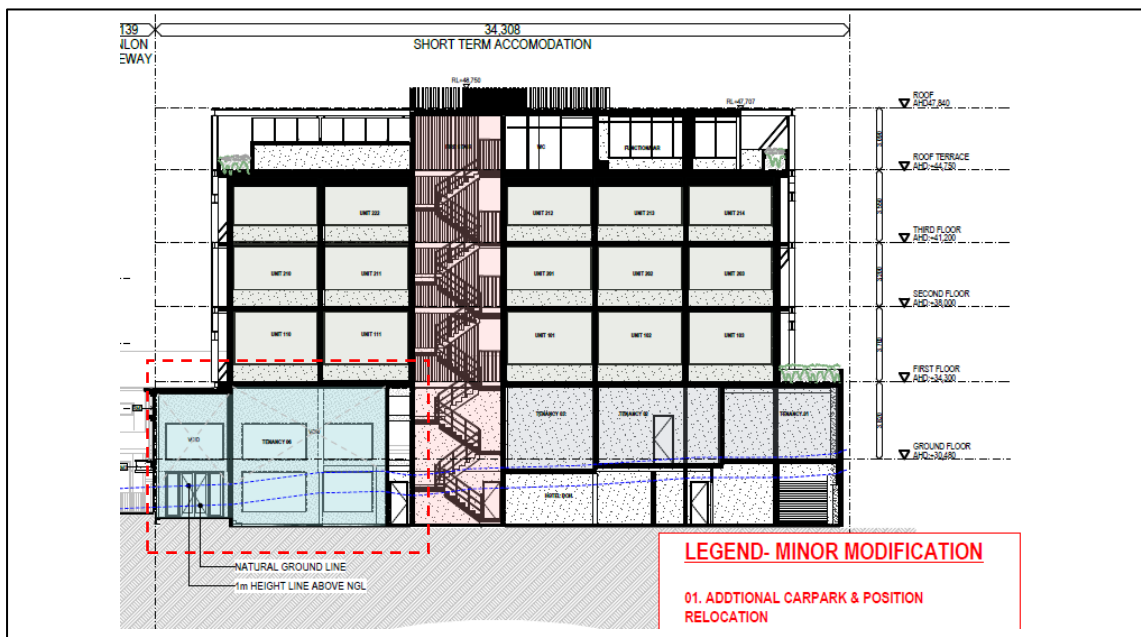


Figure 4: Extract of sections (Source: DAH Architecture, 2026)

Due to the reconfiguration of the ground floor tenancies, an additional storey has been technically created due to the basement ceiling now exceeding 1m above NGL. However, this additional storey does not have any perceptible impact on the scale of the multiple dwelling as it is the result of basement ceilings being amended. Refer to **Figure 5** and **Figure 6**, which compares the approved and proposed sections demonstrating the negligible impact of this technical increase in storeys.

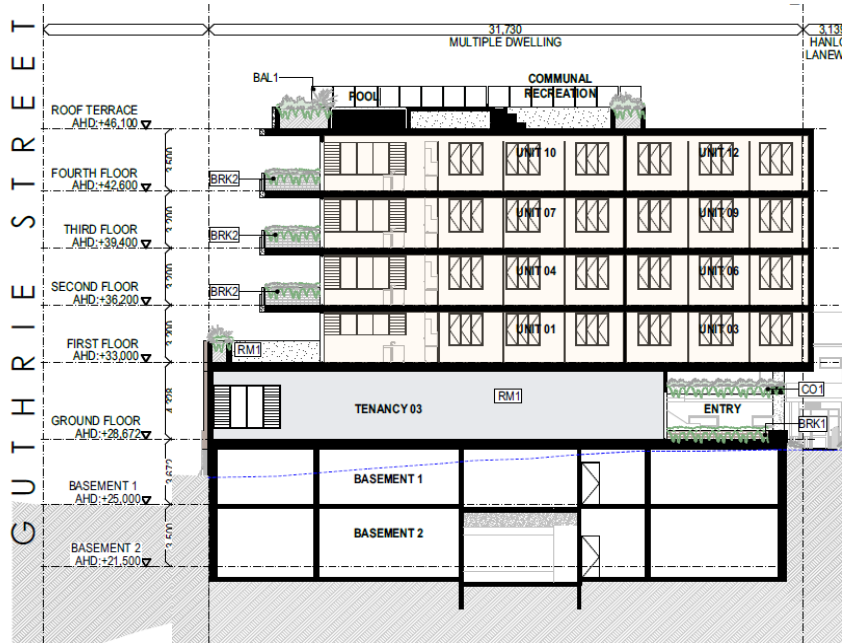


Figure 5: Approved Section 4 (Drawing Ref: SD403) (Source: DAH Architecture, 2024)

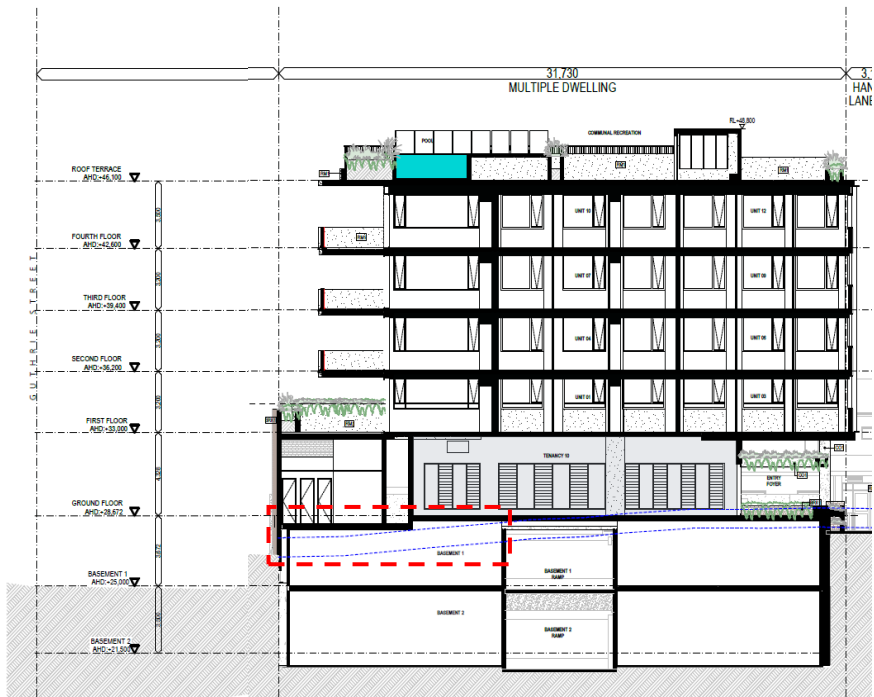


Figure 6: Proposed Section 4 (Drawing Ref: SD403) (Source: DAH Architecture, 2026)

As mentioned in the response to Item 3 the amount of communal open space is being increased across the rooftop of the multiple dwelling. Due to this the height of multiple dwelling has increased by 1.5m. The approved roof top RL (approx. 47.3 AHD) and the proposed roof top RL (48.8 AHD). However, as clearly demonstrated by the sections provided in **Attachment B**, the proposed change has no perceptible impact on the scale of the development.