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22 June 2026

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BCC DS
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22/06/2026
APPLICATION REF
A006963038

Attention: Dominic Hudson, Senior Urban Planner – Planning Services North

Delivery via email: dominic.hudson@brisbane.qld.gov.au

Dear Dominic,

Response to Information Request for Development Application at 36 Warry Street, Fortitude Valley (Council Ref: A006963038)

In accordance with Section 13.2 of the *Development Assessment Rules* and on behalf of *RG Property Fifteen Pty Ltd* (the '**Applicant**'), please find below a response to the information requested by Brisbane City Council (the '**Council**') on 27 March 2026 for the development application at 36 Warry Street, Fortitude Valley QLD 4006 (Council Ref.: A006963038).

The response is accompanied by the following supporting information:

- **Attachment A** – Amended DA Form 1;
- **Attachment B** – Amended Architectural Plans, prepared by *DAH Architecture*;
- **Attachment C** – Updated Engineering Services Report prepared by *Inertia Engineering*
- **Attachment D** – Waste Memorandum, prepared by *Colliers*;
- **Attachment E** – Irrigation Concept and Water Usage Report, prepared by *DPoV Consultants*;
- **Attachment F** – Updated Traffic Engineering report, prepared by *PTT Traffic & Transport Engineering*;
- **Attachment G** – Updated Air Quality report, prepared by *Trinity Consultants*.

This information request response should be read in conjunction with the common material for the development application, including the material submitted with the development application at the time of lodgement.

1 Response to Information Request

This correspondence includes a response to all items raised by Council, identified below *in italics*, along with the respective comments for each item.

Heritage, Height and Setbacks

Item 1

More information is required to fully understand the potential impacts of the revised proposal upon the local heritage place. Insufficient information has currently been provided, and more information is required to undertake a thorough assessment against the relevant heritage-based assessment benchmarks of the City Plan 2014.

a. *Submit additional information including (but not limited to) street elevations and rendered perspectives providing ample understanding of the revised proposal and how it does/does not have a greater impact upon the heritage place and its contribution to the Warry Street streetscape.*

b. *There are some concerns that the buildings proposed proximity to Warry Street will dominate or block available views to the retained heritage buildings and increased setbacks and an increase in the height of the void space in front of the podium and mezzanine should be explored.*

Item 2

The revised development seeks an increased building height of 20 storeys and reduced setbacks to Warry Street of 2.29m-2.49m on all levels above the mezzanine, which is less than 3m to balcony and 6m to wall setbacks described as acceptable outcomes in the Spring Hill neighbourhood plan. It is acknowledged that surrounding sites are approved or intended for similar or greater building heights and that the adjacent site has an approval with a tower setback to Warry Street of 3m to the balcony. However, Council requires further information to demonstrate compliance with the performance outcomes is achieved.

a. *Demonstrate that the tower form will not dominate over Warry Street and that the building does not impact upon or block views to the retained heritage buildings. Increasing setbacks would assist in this regard.*
b. *Provide shadow diagrams for the proposed development.*
c. *Provide further visualisation (3D Renders) showing the proposed development in the existing and future context of Warry Street and adjacent future developments.*
d. *Provide a virtual Brisbane Model (IFC/BIM)*

Response:

In response to **Item 1** and **Item 2** collectively, updated renders have been provided in the architectural plans in **Attachment B**. The updated renders provided in **Figure 1** and **Figure 2** below demonstrate that while the tower setback has been brought forward toward the Warry Street frontage, the proposal continues to maintain clear views to the primary heritage façade. These views remain available from the opposite side of Warry Street and from vantage points further west along Warry Street toward St Pauls Terrace. The heritage façade therefore remains clearly legible and visually prominent within the streetscape.

***Figure** 1 – Street Elevations*

Source: DAH Architecture

***Figure** 2 – Street Elevations*

1 Approved DA Street Perspective

2 Proposed Street Perspective

Source: DAH Architecture

Importantly, the podium and street building elements remain significantly recessed from Warry Street. The proposal maintains a setback of approximately 9.5 metres at the podium level, which preserves openness at the ground plane and ensures the heritage building continues to be read independently within the streetscape. While the tower setback provisions within the City Plan are expressed as performance outcomes, it is noted that the podium and street building components of the development comply with the corresponding acceptable outcomes. In this regard, the acceptable outcome permits a 0 metre setback to both Warry Street and Kennigo Street for the street building. The proposed 9.5 metre setback to Warry Street significantly exceeds this benchmark and reinforces the continued visibility of the heritage façade from the public realm.

Relevantly, the previously approved development on the site resulted in materially greater impacts on the heritage building, including penetrations through the heritage structure and a tower element that cantilevered over the heritage building. The current proposal removes these impacts entirely, representing a significantly improved outcome for the heritage place. Any views that are potentially reduced by the revised tower setback primarily relate to the side wall of the heritage building, which is not a primary façade and would not ordinarily form part of the intended streetscape experience. The critical heritage view, being the principal façade, remains clearly visible and unobstructed.

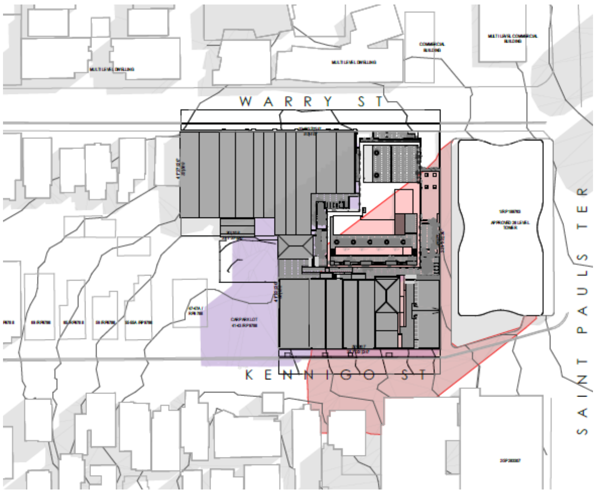
Design refinements have been incorporated to strengthen the relationship with the adjoining heritage building. In particular, materiality has been reintroduced to the columns along the Kennigo Street frontage to provide a more complementary built form response and improve the architectural interface with the heritage place.

On this basis, while the revised proposal involves a reduced tower setback to Warry Street, the design maintains the key heritage views, preserves a generous podium setback that exceeds the acceptable outcome of the planning scheme, and reduces the physical and visual impacts on the adjoining heritage place compared to the previously approved development. The proposal therefore satisfies the relevant performance outcomes of the City Plan and appropriately responds to the heritage context of Warry Street.

In response to **item 2** specifically, shadows diagrams have been prepared which provide a comparison between the adjoining 26-storey development and this proposal and any associated amenity impacts caused via the vertical tower extents. These are included in the amended architectural plans in **Attachment A**. The Brisbane Virtual model has also been provided to Council prior to lodgement of this information request response.

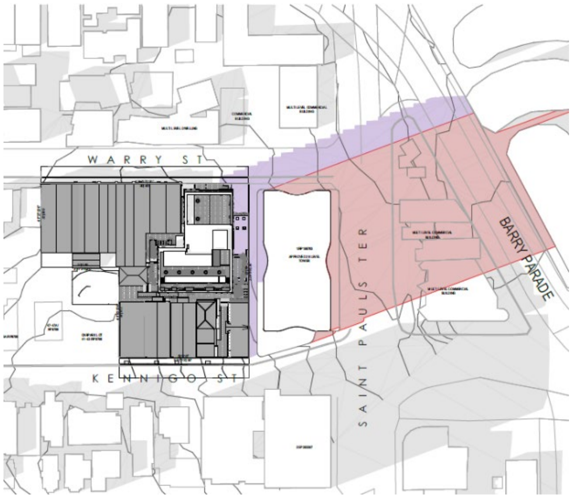
In considering whether the tower form dominates Warry Street, regard should be had to the existing and approved future built form context of the locality. The surrounding streetscape is characterised by emerging high-density development, including the adjoining approved 26-storey development which ultimately establishes the predominant built form presence within the immediate context. In response to the adjoining development and in the interest of protecting the amenity of existing and future residents, this proposal has been designed with substantial articulation through recesses, a refined material palette and a significant 9.5 metre setback to the podium, ensuring a generous sense of openness is retained at the pedestrian level. The renders demonstrate that the tower remains appropriately recessive within the streetscape and does not overwhelm the scale or presentation of Warry Street or the adjoining heritage place. Furthermore, the shadow diagrams provided in **Figure 3** below demonstrate that the proposal does not materially intensify the amenity impacts already established by the surrounding approved built form, with the adjoining taller development remaining the primary contributor to overshadowing within the locality. Therefore, this proposal will not create any further undue amenity impacts to adjoining developments and ultimately achieves the intent of PO1 of the Spring Hill neighbourhood plan code.

__Figure 3__ – Excerpts from Shadow Diagrams



Picture 1 *– Summer Solstice – 9am 22 December*

Source: DAH Architecture



Picture 2 *– Spring Equinox – 3pm 23 September*

Source: DAH Architecture

Building Bulk and Scale

Item 3

The development appears to include breaks and recesses combined with variation in materials to help reduce overall building bulk. Notwithstanding, the development adopts a subtropical brutalist style which is highly reliant on the clear and simple expression of raw materiality and detail punctuated by deep recesses. To ensure the development can be delivered as shown in the renders provided, provide further facade details for the building base, typical levels and roof top components to all varied facade forms as per Council's 'Facade detail on tall buildings fact sheet'.

Response:

The proposed development adopts a subtropical contemporary architectural approach, expressed through a clear structural frame, deep recesses and a varied material palette. The architectural drawings, elevations and rendered perspectives submitted with the application illustrate the key façade components, including the building base, tower articulation and rooftop form, and demonstrate how breaks, recesses and structural expression reduce the perceived building bulk.

In keeping with the Council's "façade detail on tall buildings fact sheet" the level of detail on the plans has been amended toto clearly convey the intended façade design and overall appearance, with generic references to materials and façade treatments. As noted within the fact, sheet further detail will be provided through detailed construction documentation and subsequent design development and the applicant is happy for relevant conditions to be imposed to ensure this occurs.

Notwithstanding the above, the additional annotated elevations and indicative façade diagrams have been provided to further clarify the primary façade elements across the building base, typical tower levels and rooftop components.

On this basis, the Applicant considers that sufficient information has been provided to demonstrate the architectural intent of the façade and enable assessment of the proposal against the relevant outcomes of *Brisbane City Plan 2014*.

Private Open Space

Item 4

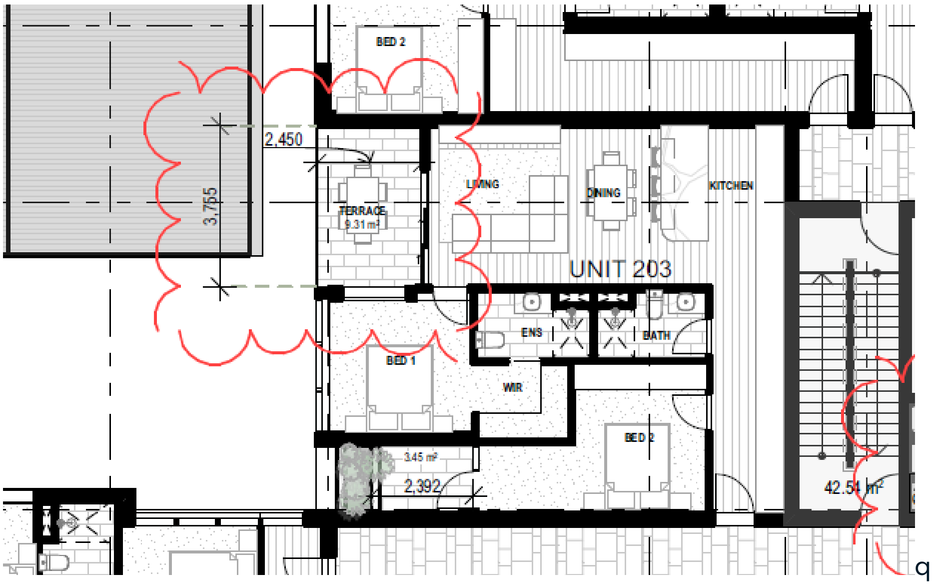
The proposal appears to include a number of units with balconies less than 12m² and 3m minimum dimension, although the plans do not indicate balcony size or dimensions. Provide amended plans which clearly indicate all balcony sizes and dimensions achieve the prescribed 12m² and 3m minimums.

Response:

In response to **Item 4**, the proposed plans have been amended to provide dimensions on all balconies. Where a balcony does not achieve 12m², the unit has been provided with a secondary balcony to supplement any amenity impact. An example of this outcome has been demonstrated through **Figure 4** below.

Further, where the balcony does not achieve a 3m dimension, the proposed balconies prioritise usability over excess area, ensuring sufficient depth and width to allow furniture placement, circulation, and safe access from internal living spaces. The architectural plans clearly demonstrate this through the inclusion of tables and chairs within each balcony, confirming that the spaces can comfortably accommodate passive recreation, casual dining, and outlook.

Figure 4 *– Example of POS*



Source: DAH Architecture

In addition to access to adequate private open space, resident will have access to a well-designed communal roof top space with a variety of passive and active recreational options.

Centre Activities and Noise

Item 5

It is noted this change application and submitted DA forms refer to the approved land uses as Multiple dwelling and Centre activities, without identifying which Centre activities are being applied for. However, the existing approval (ref: A006020142) limited Centre activities to Shop and Food and drink outlet.

Whilst the planning report lists the definition of all land uses within the Centre activities group, it is not clear whether the change application actually seeks approval for all these uses. It is noted that some Centre activity uses may not be compatible with the restrictions of the developments-built form or the existing conditions of approval. The current approval has a condition not allowing any amplified sound or music which will need to apply to any changed approval, unless a noise impact assessment is provided demonstrating compliance with the relevant noise criteria with consideration for amplified sound.

The proposal also now includes a wellness gym on the mezzanine level, however it is not clear whether this will be only for the use of residents or will be open to the public. Regardless, the potential for impacts of this gym need to be addressed through the submission of a noise impact assessment.

Further information is required to address the following:

a. *Clarify which Centre activities are being applied for and provided amended DA forms clearly noting these uses.*
b. *Where additional uses beyond Shop and Food and drink outlet are being applied for, additional information including a noise impact assessment will need to be provided to demonstrate compliance with the relevant assessment benchmarks of City Plan 2014, potentially including the Centre or mixed use code, Community facilities codes, Commercial character (building) activities overlay code and Indoor sport and recreation code.*
c. *The potential for amplified sound or dropping of weights are involved from the wellness gym needs to be addressed through the submission of a noise impact assessment addressing: PO2 of the Indoor sport and recreation code, AO20/PO20 of the Centre or mixed use code and AO3-4/PO3-4 of the Commercial character building (activities) overlay code. Consideration must be given to noise impacts from structure-borne vibration.*

Note: Where a noise impact assessment is not provided, the existing conditions set to limit hours of operation between 6am to 10pm and no amplified sound or music will remain. Additional conditions such as no outdoor activities, and all activities to be undertaken in an enclosed building, and no activities that generate structure-born vibration such as dropping of weights may also need to be added.

Response:

In response to **Item 5**, the Applicant confirms all tenancies will be classified as Food and drink outlet. DA Form 1 has been amended accordingly and is provided as **Attachment A**. Notwithstanding, the Applicant is willing to accept relevant and reasonable conditions, consistent with the existing approval, which relate to centre activity land uses over the site.

Bicycle Parking and Parking

Item 6

Whilst the existing approval provides compliant bicycle parking, the change application now seeks a shortfall of resident bicycle parking (28% shortfall from TAPS PSP) and visitor bicycle parking (36% shortfall from TAPS PSP) has been requested, noting an oversupply of resident car parking of 12 spaces (approximately 10% above TAPS PSP) has also been requested. This is considered contrary to the intent of TAPS code PO12 to discourage private vehicle use and encourage cycling.

Provide amended plans demonstrating that resident and visitor bicycle parking is provided in accordance with TAPS PSP table 21, which could be achieved through repurposing some of the resident car parking spaces.

Response:

In response to **Item 6**, the plans have now been amended to provide a totally of 126 bicycle parks, resulting in compliance with the TAPS PSP. Specifically, the bicycle parking has been provided as follows:

- Resident – 110
- Visitor – 16

Resident bicycle parking has been located on podium level 1 and the ground level. Visitor bicycle parking is situated over two areas on the podium level. Further details are provided in the amended architectural plans in **Attachment B** and amended traffic report in **Attachment F**.

Lawful Point of Discharge

Item 7

Whilst the existing approval provides compliant bicycle parking, the change application now seeks a shortfall of resident bicycle parking (28% shortfall from TAPS PSP) and visitor bicycle parking (36% shortfall from TAPS PSP) has been requested, noting an oversupply of resident car parking of 12 spaces (approximately 10% above TAPS PSP) has also been requested. This is considered contrary to the intent of TAPS code PO12 to discourage private vehicle use and encourage cycling.

Provide amended plans demonstrating that resident and visitor bicycle parking is provided in accordance with TAPS PSP table 21, which could be achieved through repurposing some of the resident car parking spaces.

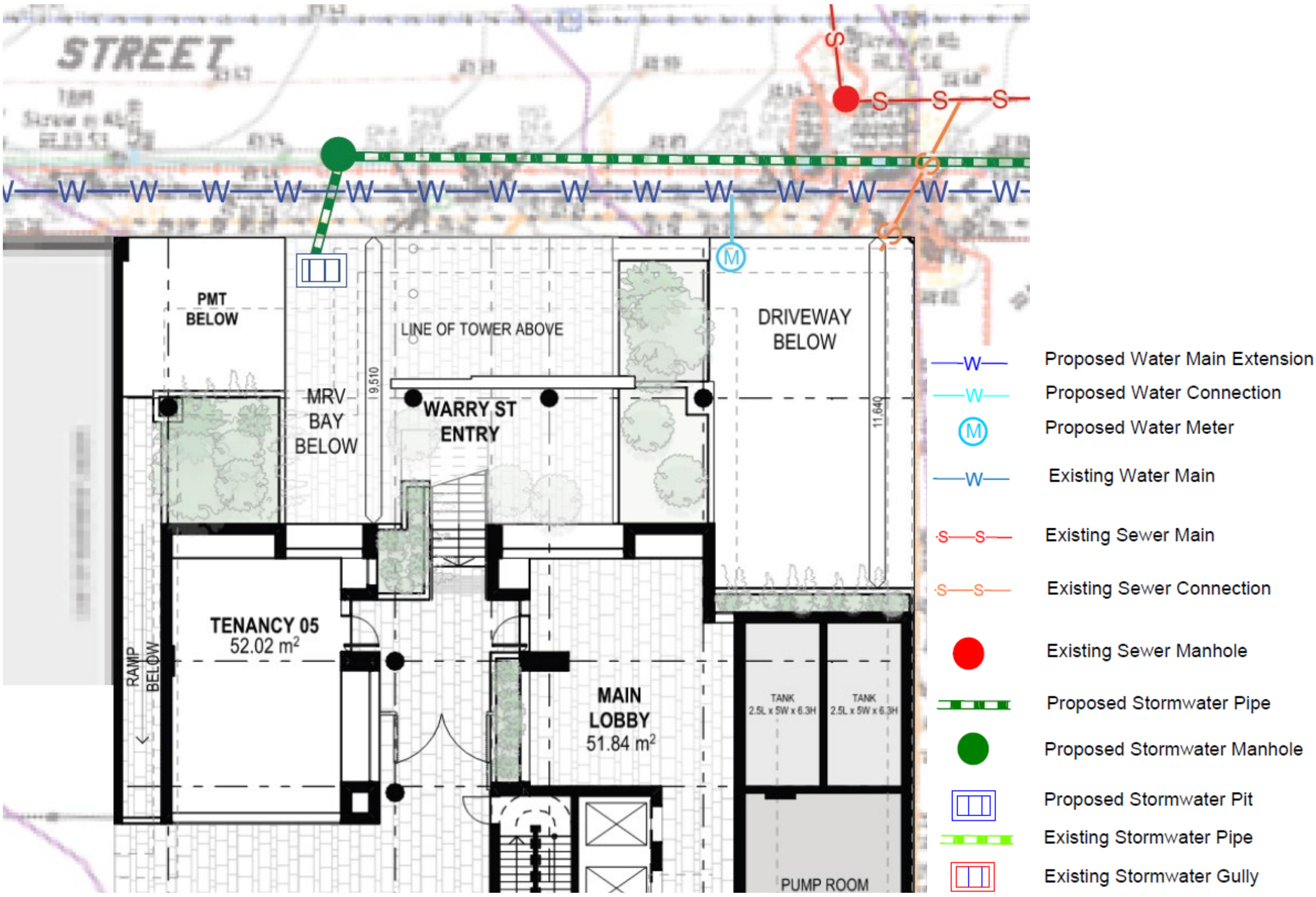
Response:

In response to **Item 7**, an updated Engineering Services Report has been prepared by *Inertia Engineering*. The updated report and associated engineering drawings confirm that the proposed lawful point of discharge remains unchanged from the previously approved stormwater management solution. Specifically, the development will continue to discharge to the existing stormwater infrastructure located within Warry Street.

The updated engineering design confirms that, to facilitate the approved discharge arrangement, the existing 375mm stormwater line is proposed to be extended from the intersection of Warry Street and St Pauls Terrace to a new manhole located directly adjacent the site frontage. The accompanying Civil Services Plan, as included within Appendix A of the updated Engineering Services Report, has also been updated to include the relevant RPEQ certification, confirming the suitability of the proposed arrangement.

The above confirms that the lawful point of discharge remains consistent with the previously approved stormwater management solution, with discharge continuing to the existing stormwater infrastructure within Warry Street. The updated Engineering Services Report prepared by *Inertia Engineering*, provided as **Attachment C**, demonstrates that the proposed stormwater infrastructure can be safely and efficiently delivered in accordance with the approved drainage strategy.

Figure 5 *- Civil Services Plan (Snippet)*



Source: Inertia Engineering

Servicing and Waste Collection

Item 8

Confirm on amended plans that minimum height clearances of 3.6m for a RCV and 4.5m height clearance for a MRV and SRV can be achieved over the respective access and service areas in accordance with TAPS PSP Table 12.

Response:

The Applicant notes that an Operational Waste Management Plan (**OWMP**) was prepared and lodged as **Appendix I** of the Development Application on 17 February 2026. It's understood this was not internally referred due to a Council technical error. Council engineers now have a copy of the OWMP.

In response to this item, Appendix A of the OWMP includes a detailed compliance checklist against the relevant provisions of Council's *Refuse Planning Scheme Policy*, including confirmation that the required minimum vertical clearances for the nominated service vehicles can be achieved within the proposed access and servicing areas.

Accordingly, the Applicant respectfully directs Council to Appendix A of the Operational Waste Management Plan (**Appendix I**), which demonstrates compliance with the required clearance provisions.

Item 9

The proposed plans show the 'Residential Waste' room and the 'Commercial Waste' room are greater than 5m from the Refuse Collection Vehicle (RCV), whilst it is unclear how bins will be moved from the Commercial Waste room to the RCV zone. In accordance with PO63/AO63.1 & AO63.2 of the Centre or mixed use code, PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, demonstrate the following:

a. *Demonstrate on amended plans a refuse storage/collection point for both commercial and residential bins that is within 5m of the RCV. The residential bins must be stored and collected separately from the commercial bins.*
b. *Demonstrate the transfer path for bulk bins from the storage/collection point to the RCV does not include gradients greater than 1:20.*
c. *If proposed to collect commercial bins from the MRV and SRV bay, it will need to be demonstrated how this is intended to function and it is anticipated that collection would need to be completed by a private contractor with a smaller vehicle (i.e. 8.0m-8.8m long)*

Response:

The Applicant notes that an OWMP was prepared and lodged as **Appendix I** of the Development Application on 17 February 2026. It's understood this was not internally referred due to a Council technical error. Council engineers now have a copy of the OWMP.

Notwithstanding, Colliers have prepared a supplementary response to assess the suitability, from a refuse management perspective, of the proposed design changes made in response to the RFI in its entirety. This response has been provided in Attachment D and detailed below.

Of note, the refuse strategy detailed for the non-residential uses is unchanged from the strategy outlined in the submitted OWMP additionally, the overall residential refuse strategy is generally consistent with the original proposal, with this letter detailing the changes to the residential refuse storage arrangement.

Architectural drawings have been amended to reflect changes to the residential refuse storage areas that result in improved efficiency in the servicing of residential refuse. While the overall storage area sizing is consistent with the original submission, the layout has been refined:

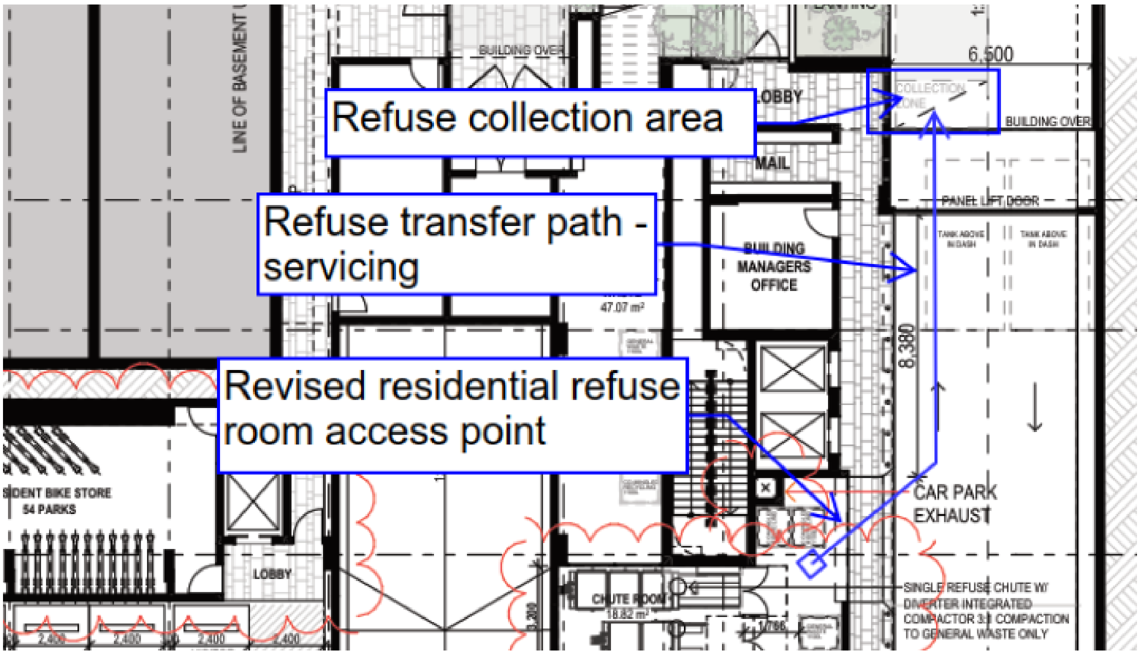
The refuse chute and hoppers on each residential level have been relocated within the services rooms on each level with the chute offsetting from the mezzanine level to discharge in a new location within the residential refuse room on Lower Ground level. The revised chute discharge location enables the repositioning of the bin rotation equipment and surrounding safety partition.

Subsequently, these refinements enable the relocation of bins within the room as well as a repositioning of the room access door, now located approximately 15m closer to the RCV standing position. While Colliers acknowledge that a performance solution in relation to bin transfer distance is still proposed, the distance between the refuse room has been significantly reduced and now measures approximately 11m.

The areas accessed by the residential refuse collection contractor feature a ramp grade of 1:21 at the steepest point and while greater than 1:20 is considered appropriate as the ramp is of a gentler gradient.

No changes are proposed to the chute type or chute discharge equipment (including compaction and bin rotation equipment) – the resident disposal and disposal transfer arrangements are unchanged from the submitted OWMP.

Figure 6 *– Revised residential refuse storage area in context of the refuse servicing area*



Source: Colliers

Item 10

It is noted the access driveway to the development has changed location and as such the internal width of the aisle has been reduced to 6.35m, although an updated RPEQ certified swept path analysis has not been provided.

In accordance with PO63/AO63.1 & AO63.2 of the Centre or mixed use code, PO32/AO32 of the Multiple dwelling code, PO19/ AO19.2 & AO19.3 of the Transport, access, parking and servicing code, demonstrate the following:

a. *Provide amended architectural plans which demonstrate a minimum 6.5m wide internal aisle where trafficked by the RCV.*
b. *Provide an RPEQ certified swept path analysis for a RCV as per BSD-3008-2, which demonstrates safe and efficient on-site servicing. The swept path must utilise a 6s lock-to-lock and a 9.757m kerb-to-kerb turning radius.*

Response:

In response to **Item 10**, the Applicant notes that a Traffic Engineering Report prepared by *Pekol Traffic & Transport (PTT) Engineering* was lodged as part of the Development Application on 17 February 2026, including RPEQ-certified swept path analysis associated with the proposed residential and non-residential servicing arrangements.

Further to Council's Information Request, supplementary RPEQ-certified swept path analysis has now been prepared by PTT Engineering specifically addressing the nominated Brisbane City Council's rear-lift Refuse Collection Vehicle (RCV) in accordance with Brisbane City Council Standard Drawing BSD-3008-2, adopting the required 9.757m kerb-to-kerb turning radius and six-second lock-to-lock turning parameters.

The revised swept path analysis confirms that the proposed access arrangement, including the 6.35m internal driveway width, is capable of safely accommodating RCV access, on-site manoeuvring and egress in a forward direction, with all servicing activities occurring wholly within the site. The assessment confirms that the proposed access and servicing arrangements achieve safe and efficient operational outcomes in accordance with the relevant performance outcomes of the *Transport, Access, Parking and Servicing Code*.

Accordingly, the supplementary RPEQ-certified swept path analysis prepared by *Pekol Traffic & Transport (PTT) Engineering*, provided at **Appendix G**, demonstrates that the proposed 6.35m internal aisle width is sufficient to accommodate the nominated RCV, and as such, no further amendments to the approved access design are considered necessary.

Rooftop Garden

Item 11

Further information needs to be provided to determine if the proposed rooftop garden will meet all requirements under City Plan 2014.

a. *Provide additional detailed plans which demonstrate that the proposed rooftop garden meets the definition of City Plan 2014 and Multiple dwelling code AO10.3 requirements.*

b. *Revised plans are to show dimensioned set outs, total areas of planting, total footprints of roofed structures and demonstrate minimum 15% of the rooftop is being geared for landscape measures.*

c. *Address the requirements for rooftop gardens as per the Landscape works code PO16/AO16.1 – AO16.2 and Landscape design planning scheme policy, noting both minimum planter depths of 1200mm and minimum media volume is required for both small trees and trees over 5m in height (refer to Table 1 of the policy)*

d. *Replace the proposed palm tree species with shade trees that can provide 25% natural shade cover for the rooftop area, as per the Landscape works code AO16. c.*

Response:

In response to this item, the architectural documentation has been updated to provide further detail regarding the proposed rooftop level, including dimensioned set outs, total landscape areas and the footprints of roofed and enclosed structures. This information is shown on the revised architectural plans provided as part of this Information Request response.

The Applicant acknowledges Council's comments regarding the definition of a rooftop garden under *City Plan 2014*. Having regard to the extent and function of the proposed rooftop recreational areas, including the resident lounge/dining area and library/wine room, the Applicant accepts that these components constitute an additional storey for the purposes of assessment. Accordingly, the rooftop level is not relied upon as fully satisfying the City Plan definition of a "rooftop garden". Consequently, the overall building height for the proposal is 21 storeys.

Notwithstanding this, the revised architectural plans demonstrate that the rooftop level has been designed to incorporate meaningful landscape and recreation outcomes as an integrated component of the building. The updated plans identify:

- the dimensioned layout of the rooftop level;
- the total area of landscape treatment provided;
- the location and extent of planted areas;
- the total footprints of roofed and enclosed structures; and
- the relationship between hardstand, communal recreation areas and landscape treatments.

This additional detail confirms that the rooftop level continues to provide a high-quality communal recreation and amenity outcome for residents, supported by substantial landscape measures and a considered arrangement of outdoor and indoor recreation areas.

In relation to Council's comments regarding planter depths and soil media volumes, the Applicant is agreeable to an appropriately worded condition requiring planter depths and minimum media volumes to be provided in accordance with the relevant requirements of the Landscape design planning scheme policy, including the requirements applicable to the proposed planting typologies.

In relation to Item 11(d), the Applicant does not propose to replace the nominated palm species. The proposed planting palette has been developed as part of the overall landscape design response for the rooftop level and is considered appropriate having regard to the intended character, function and amenity of the space. Any detailed planter design and landscape specification requirements can be further managed through conditions of approval, including requirements relating to soil depth, media volume and establishment.

Accordingly, while the Applicant acknowledges that the rooftop level does not fully constitute a rooftop garden for the purposes of the City Plan definition, the revised architectural documentation (**Attachment B**) provides the additional information requested by Council and demonstrates that the proposed rooftop level will deliver an appropriate and high-quality landscaped communal recreation outcome.

Revised Irrigation Strategy

Item 12

The proposal does not clearly demonstrate that adequate onsite water storage/non-potable water measures for the revised artificial growing environment/container planters can still be achieved for the development (e.g. location of storage tanks). It is noted that the previous approval did include an Irrigation Strategy Report and the 30,000L tank was approved to meet the non-potable irrigation requirement.

Provide updated reporting and plans to reflect the proposed changes to the landscape design, outlining any changes to the proposed stormwater harvesting and water storage methods, as per the Landscape works code (PO12/AO's, PO13/AO's and PO15/AO's) and the Landscape design planning scheme policy.

a. *The proposed revised irrigation application rates for the onsite landscape areas within the development which is calculated using the methodology within Section 6.1 – Table 3 of the Landscape design planning scheme policy.*
b. *Any revised stormwater harvesting capacity and water tank storage requirements to effectively irrigate the onsite landscape areas which is calculated using the methodology within Section 6.3 – Table 5 of the Landscape design planning scheme policy.*
c. *The proposed size, capacity and location of the water storage tank devices to service the irrigation requirements of this development.*

Response:

In response to this **Item 12**, an Irrigation Concept and Water Usage Report has now been prepared by *DPoV Consultants* and provided as **Appendix F**. The report has been prepared having regard to the relevant provisions of the *Landscape works code* and *Landscape design planning scheme policy*, and assesses the irrigation demand, stormwater harvesting opportunities and water storage requirements associated with the proposed landscape design.

The report confirms that adequate non-potable water infrastructure can be accommodated within the development and that the proposed landscape areas can be effectively serviced in accordance with Council's policy requirements.

In summary, the report confirms the following:

(a) Proposed irrigation application rates
The report includes an assessment of the irrigation demand associated with the proposed landscape areas,

including ground level planting, elevated planters, façade planting and rooftop landscape areas. This assessment has been undertaken in accordance with the methodology prescribed within Section 6.1 – Table 3 of the *Landscape design planning scheme policy (PSP)*.

Based on this assessment, the report identifies a peak monthly irrigation demand of approximately 30,336L, with irrigation zoning proposed throughout the building to respond to differing planter depths, solar orientation, wind exposure and planting typologies.

(b) Stormwater harvesting capacity and water storage requirements

The report confirms that the primary irrigation source will be harvested rainwater collected from rooftop catchment areas, with runoff directed through the site's stormwater drainage network for reuse within the irrigation system.

Applying the methodology prescribed within Section 6.3 – Table 5 of the *Landscape design PSP*, the assessment confirms that a minimum four-week storage capacity is required during peak watering periods. On this basis, a 34,000L storage capacity is recommended to service the proposed landscape areas.

The report further confirms that the available rooftop catchment area of approximately 95m², equating to an estimated usable catchment area of approximately 85.5m², is capable of supporting the proposed harvesting strategy.

(c) Water storage tank size, capacity and location

The report confirms that a 34,000L rainwater storage tank is proposed to service the irrigation requirements of the development.

Harvested water will be collected via the site's stormwater network, with collection proposed within the basement level *(subject to detailed hydraulic coordination)* before being transferred to the nominated irrigation/rainwater holding tank located at rooftop level.

To ensure long-term landscape resilience during periods of low rainfall, the system will also incorporate a potable water backup source, including an automated switch-over valve and tank level monitoring system, ensuring continuity of irrigation where harvested water volumes are insufficient.

Accordingly, the Irrigation Concept and Water Usage Report (**Attachment F**) demonstrates that the proposed landscape design can achieve Council's non-potable irrigation requirements and confirms that adequate stormwater harvesting, storage capacity and backup water supply infrastructure can be accommodated within the development.

Air Quality – Car Park & Cooking Emissions

Item 13

Air emissions for the proposed car park and the presence of Food and drink outlet/s and their location to on-site and adjacent sensitive uses, have the potential to impact on the air quality amenity of such sensitive land uses/zoning. Therefore, an adequate level of air quality must be demonstrated as per the Centre or mixed use code can be provided at the on-site sensitive uses and adjoining sensitive zonings.

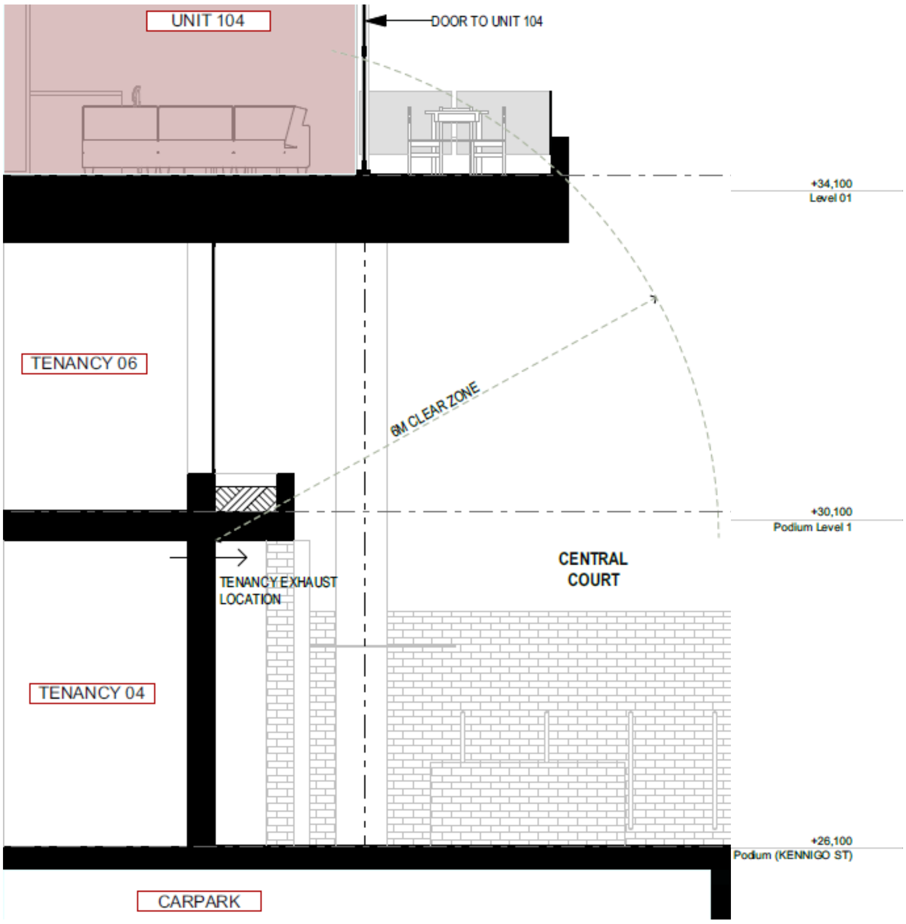
a. *It has been indicated that the exhaust room is located on level one toward Warry Street and is well separated from sensitive receptors. Level one has residential uses and the development* may not achieve the separation distances as prescribed in AO3.1 – AO3.3 of the Centre or Mixed Code. Where compliance cannot be achieved and clearly demonstrated on the plans, submit for approval an Air Quality Report in accordance with PO3 of the Code. Further guidance can be found in the Air Quality Planning Scheme Policy.

Response:

In response to **Item 13**, the architectural plans have been updated to include a detailed sectional analysis (**Figure 7**) demonstrating the separation between the proposed Food and drink outlet exhaust vent, car park exhaust vents and the nearest on-site sensitive use interfaces at Level 1.

The updated sections confirm that a 6 meter linear separation distance is maintained from the proposed Food and drink outlet exhaust vent to the relevant residential interfaces and openings, including balcony and window elements associated with the Level 1 dwellings. This demonstrates that the proposed arrangement achieves the relevant separation outcome sought by AO3.2 of the Centre or Mixed Use Code for food and cooking odour exhaust outlets.

Figure 7 *- Tenancy Exhaust Distance (Section)*



Source: DAH Architecture

The section also illustrates the spatial relationship between the exhaust vent, the Level 1 dwelling and the associated balcony interface. While a minor portion of the balcony edge sits proximate to the separation threshold, the 6.0m linear distance from the retail exhaust vent is maintained. This edge condition is not considered to compromise the air quality outcome. Ultimately, the integration of Food and drink uses at ground level with residential uses above is consistent with the intended mixed-use character of the development and the surrounding inner-city context.

Further to the above, an updated Air Quality Report is provided in **Attachment G** and provides further justification for the location of the car park exhaust vents. The modelling adopts conservative assumptions and demonstrates that emissions from the car park exhaust vents will not result in adverse impacts to future or neighbouring residents, noting the following:

- the exhaust vent is not located directly adjacent to the primary internal living area of the dwelling;
- the separation is maintained to the relevant sensitive use interface;
- the exhaust arrangement is capable of being vertically discharged and directed away from sensitive receptors; and
- the balcony condition is open and limited in extent, rather than a confined or enclosed receiving environment.

On this basis, the updated architectural plans demonstrate that an appropriate separation has been provided between the Food and drink outlet exhaust vent, car parking exhaust vent and the nearest on-site sensitive use. The arrangement is consistent with the intent of PO3 of the Centre or Mixed Use Code, ensuring air emissions, including cooking odours, can be appropriately managed without causing unreasonable amenity impacts to on-site or adjoining sensitive uses. For further details, refer to the amended Architectural Plans, provided as **Attachment B** and the updated Air Quality Report is provided in **Attachment G**

Fuel Burning

Item 14

The proposed development may include the use of fuel burning (e.g. back-up/emergency power generator, fire pumps, etc.). Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds.

a. *Submit further information outlining whether fuel burning is proposed and where it will be located. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine.*
a. *Where an industry use is triggered, provide an Air Quality Report, Acoustic Report, Fuel Storage and Spill Delivery Assessment to address the requirements in PO1 to PO3, and AO9.1 to AO11 or PO9 to PO11 of the Industry Code.*

Response:

The development does not include any fuel burning uses as defined under Schedule 1 – Definitions (Industry Thresholds) of the planning scheme. In particular, the proposal does not involve fuel burning equipment that has an installed capacity of 0.1MW or greater, operates for more than 100 hours per year, or involves coal combustion.

Accordingly, no assessable fuel burning use is triggered, and no amendment to the development application DA form is required. On this basis, further information in relation to fuel burning and associated matters is not applicable. The Applicant notes Council's advice on the requirement of a future application where fuel burning is identified.

We trust this response full addresses and resolve this item of the information request.

2 Summary

This correspondence constitutes the entirety of our response to the Information Request made by Council on 27 March 2026. We trust the above and attached information assists with the ongoing assessment of the application.

If you have any questions regarding the above or attached material, please do not hesitate to contact the undersigned, **Sarah Davies** (**Associate Director**) or **Beth Foley** (**Senior Consultant**) on (07) 3007 3800.

Kind regards,

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