

28 August 2026

Urbicus Ref: URB26-032
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Applicant response to an information request under Section 13 of the DAS

Council reference: A007059364

Property details: 47 Primrose Street, Sherwood QLD 4075

We refer to Councils "Information Request" dated 4th August 2026, relating to the above site (the Site) and application (the Application), and advise that we are providing all the information requested in accordance with Section 13.2 of the Development Assessment Rules.

In support of our response the following documents are provided:

1. Architectural Plans prepared by NMDS Architecture
2. Landscape Design Report prepared by AS Design
3. Irrigation Water Usage, Catchment & Irrigation Strategy prepared by IDA
4. Traffic engineering response prepared by BMC Traffic
5. Civil Engineering Response prepared by CDS
6. Balustrade Plan

We address the specific items raised in Councils "Information Request" as follows:

- Items 1-4 addressed in the Traffic Engineering Response, Civil Engineering Response and Architectural Plans.
- Items 5 & 11 addressed in the Civil Engineering Response.

- Item 8 refer to Landscape Design Report prepared by AS Design and Irrigation Water Usage, Catchment & Irrigation Strategy prepared by IDA.

Items 6-8, 10 and 12-13 are addressed below.

Item	Landscaping, site cover, and open space
6	It is acknowledged the proposal includes performance outcomes for building height and site cover. While performance outcomes for these attributes of the development are supported in principle, further improvements to the landscaping outcomes are to be provided. The development proposes areas of site frontage landscape planting that includes a deep planting area for a large subtropical tree in response to PO3, PO6, PO8 and PO28 Multiple dwelling code. The development provides less than 50% of the site frontage for landscape areas with a minimum dimension of 2m and features only one area to establish shade or rounded canopy tree for streetscape amenity and to moderate the building's built form. In accordance with PO3, PO6, PO8 and PO28 Multiple dwelling code, PO4, PO12 and PO13 of the Landscape work code and the Landscape design planning scheme policy (LDPSP) submit revised plans that provide: - A containerised planter adjoining Terrace 20 with a minimum width of 2m and soil volumes in accordance with the LDPSP to provide two small or one medium height shade or canopy tree/s. Include dimensions and soil volumes. - Provide landscape planting between the Terrace 20 private open space and mailbox to provide privacy and amenity to future residents. - Updated architectural and landscape concept plans showing enhanced and expanded landscaping outcomes throughout the development and compliance with PO3(f) and PO8 (d, e, f) of the Multiple dwelling code.

Response

Refer to architectural and landscape plans.

Terrace 20 (now Terrace 18) is provided with 2m wide containerised planting along the eastern boundary (fronting Primrose Street) and a new containerised planting area adjacent to the mailboxes to provide privacy. Refer to image below.



We note that total:

- Landscape area has increased from 360m² to 369m².
- Deep planting has increased from 175m² to 177m².

Refer to Drawing 2517-SD-c Rev 2 prepared by AS Design.

Item	
7	The development proposes two ground level communal spaces in the form of an internal library/boardroom and resident lounge and alfresco area in the south-western corner at the rear of the site in response to PO8 and PO30 Multiple dwelling code. The primary communal space in the south-western corner at the rear of the site is mostly below the building and provides limited access to open sky. Furthermore, the communal spaces appear to offer no active recreation opportunities for future residents. Amendments are required to provide communal open space/s to ensure a minimum 50% of the area is open to sky and offer both passive and active recreation opportunities for future residents. Consider relocating the primary communal open space to the rear of Level 5 to provide indoor and open to the sky spaces which overlook Sherwood Park. In accordance with PO3, PO8 and PO30 Multiple dwelling code, PO4, PO12 and PO13 of the Landscape work code and the LDPSP, submit revised plans to provide

	communal open space/s that
	a. Are a minimum 50% open to the sky and offer residents with passive and active recreation opportunities.
	b. Create a pleasant outlook for residents and maximise opportunities for shared views.
	c. Provide a minimum 25% of the total area as landscaping including opportunities for shade trees (if required, containerised planters provide dimensions and soil volumes in accordance with the LDPSP).
	d. Allow opportunities for a range of uses and flexible uses by illustrating and identifying the recreational facilities to be provided.

Response

Refer to architectural and landscape plans. Common recreational spaces are now provided as follows:

- Ground level – resident lounge and dining area
- Level 5 – resident gym and outdoor area

The introduction of common areas on level 5 provides residents with active recreational opportunities (gym) and outdoor areas open to the sky.

A range of uses are provided for residents including a lounge, dining area, outdoor BBQ, gym and outdoor terrace that can be used for a variety of recreational activities.

The ground level common areas are located adjacent to the deep planting area along the western boundary and landscaping to the south. The level 5 common areas are provided with containerised planting along its eastern perimeter.

Item	Noise and Air Quality
9	The proposed glass balconies require clarification as to their compliance with AO1/PO1 of the Transport noise corridor overlay code. a. Advise the thickness of the glass and whether the construction is completely solid to achieve a level of adequate outdoor amenity.

Response

Refer to Architectural Plans and Balustrade Plan detailing the design and proposed materials for the glass balconies. The architectural plans have been updated to state:

NOTE:

Balustrade system to be solid, gap-free and continuous for their complete length other than gaps required for drainage purposes in accordance with the Building Code of Australia. Glass to be 12mm Clear Toughened Heat Soaked Glass.

Item	
10	Air emissions for the proposed basement car parks 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. a. Demonstrate that an adequate level of air quality as per AO20 of the Multiple Dwelling Code can be provided at the on-site sensitive uses and adjoining sensitive zonings. Where compliance cannot be achieved, submit an Air Quality Report in accordance with PO20 of the Code. Further guidance can be found in the Air quality planning scheme policy.

Response

We note that the acceptable outcomes (Multiple Dwelling Code):

- AO20.1 relate to the Centre Zones and Mixed Use Zone and is therefore not applicable as the site is included in the Medium Density Residential Zone.
- AO20.2 is complied with as the site is not located within 150m of a spray painting booth.

Compliance with the Acceptable Outcomes and the corresponding Performance Outcome (PO20) of the Multiple Dwelling Code has therefore been achieved.

Item	Drawings and documents
12	The proposed plans currently submitted do not indicate the RLs to AHD of the overall building height, only noting that the Level 5 RL is 36.00. a. For the amended proposal, submit updated elevations and sections which include notation of the overall height of the building in RLs to AHD.

Response

Refer to architectural sections and elevations that confirm the overall height of the roof (RL 39.60m) and lift overrun (RL 42.40).

Item	
13	For the amended proposal, provide an updated site cover calculation and response to PO8 of the Multiple dwelling code.

Response

Refer to Architectural Plans Drawing DA-000 Rev 1 confirming site cover for Levels 1-4 is 68%. We note that:

- 10.8% of site area is provided as deep planting
- 23.1% site area is provided as landscaping
- Communal open space is well located and functional
- Private open space complies or exceeds minimum dimensions and areas for all apartments
- The built form is well articulated and consistent with existing and approved multiple dwellings in Primrose Street

Accordingly, the balance between open space, landscaping and built form is appropriate and compliant with PO8 of the Multiple Dwelling Code.

In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with Public Notification.

Should you have any queries please contact our office.

Kind regards



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