

INFORMATION REQUEST RESPONSE

22 September 2026

Brisbane City Council
Attn: Laura Urbina
GPO Box 1434,
Brisbane QLD 4001

Dear Laura,

RESPONSE TO INFORMATION REQUEST – 35 NUNDAH STREET, NUNDAH (APPLICATION REFERENCE - A007068121)

In accordance with Section 13.2 of the *Development Assessment Rules* and on behalf of *Citimax 7 Pty Ltd* please find below a full response to the information requested by Council on the 7 August 2026 in relation to the above-mentioned development application.

The following detailed response extracts each part of Council's Information Request in *italicised* text and provides a corresponding response below:

Bulk and scale

1) *The proposal relies on performance outcomes in the Toombul-Nundah neighbourhood plan code for building height. While a performance-based outcome for height may be acceptable in principle, any additional height is expected to be accompanied by a high-quality built form and architectural response that appropriately mitigates associated bulk and scale impacts and demonstrated exceptional subtropical design.*

To support further consideration of the proposed height, provide additional information and amended plans demonstrating how the bulk and scale of the development have been addressed through design consistent with PO2 of the Toombul-Nundah neighbourhood plan code and PO24, PO25 and PO26 of the Centre or mixed use code. Accordingly, provide revised plans that demonstrate:

- a) *A podium height to more closely align with the podium height of the adjoining development, whilst maintaining appropriate privacy and residential amenity of both developments.*
- b) *Increased front and side setbacks to levels 4 and 5 to establish a clear, three-storey podium form.*

c) For side setbacks to units on Levels 1 - 5, provide further details of the adjoining buildings to clearly show the location of existing windows to habitable rooms and outdoor spaces.

Elevation plans are to demonstrate whether the proposed habitable rooms are positioned outside the cone of vision of the existing habitable rooms and outdoor spaces of development that is located immediately adjoining the subject site, in accordance with PO14/AO14.1 of the Multiple dwelling code. Additionally - refer to Figure h – Visual privacy considerations and strategies of the Multiple dwelling code.

Note - Amended plans may need to explore increased side boundary setbacks, higher side-facing windowsill heights and/or additional screening to minimise amenity and privacy impacts on existing and future neighbouring residents, to demonstrate that PO26 and PO27 of the Centre or Mixed-use code and PO7 of the Multiple dwelling code have been satisfied.

Response to Item 1a:

It is noted that the ability to reduce the proposed podium height to more closely align with the adjoining development is constrained by the functional servicing requirements of the development. In particular, the podium must provide sufficient vertical clearance to accommodate the required on-site refuse collection vehicle, including a minimum clearance of approximately 4.5m. As demonstrated in Figure 1 below, the adjoining development was not required to accommodate a refuse collection vehicle of this height within the site, which has enabled a comparatively lower podium form.

Notwithstanding the difference in podium heights, the proposal has been designed to appropriately respond to the adjoining development and maintain residential amenity. As discussed in the item below, amendments have been made to the proposed setbacks to increase building separation and improve privacy and amenity between the two developments. Accordingly, the proposed podium height represents an appropriate response that balances the operational servicing requirements of the development with the need to maintain an appropriate interface with the adjoining development.



Figure 1: The adjoining development at 33 Nundah Street.

Response to Item 1b:

The setbacks at Level 5 have been increased through the removal of the previously proposed wrap-around verandahs, resulting in a narrower built form above the podium and providing greater visual separation between the lower and upper levels. The increased setback area has also enabled larger planter areas to be incorporated, providing additional landscaping and further softening the presentation of the upper levels. These amendments provide a clearer distinction between the podium and upper building form and appropriately respond to Council's request for increased setbacks. In addition, the adjoining

Response to Item 1c:

The plans have been revised to include Levels 1–5 of the adjoining development at 33 Nundah Street, clearly identifying the location of existing habitable room windows and outdoor spaces, together with the separation distances between the respective buildings. This additional information demonstrates that the proposed development has been appropriately designed to minimise direct overlooking and maintain a reasonable level of visual privacy between the developments.

Importantly, all proposed windows facing 33 Nundah Street incorporate a minimum sill height of 1.50m, which substantially limits direct sightlines from habitable rooms and reduces the potential for overlooking. At Levels 3 and 4, only two windows are oriented towards 33 Nundah Street, both of which have a 1.50m high sill and achieve a separation distance of approximately 7.64m from the windows of the adjoining building. The limited number of openings, increased sill heights and physical separation collectively provide an appropriate privacy outcome.

Similarly, Levels 5–9 contain five habitable rooms with windows oriented towards 33 Nundah Street. These windows also incorporate 1.50m high sill heights and achieve an increased separation distance of approximately 9.14m from the adjoining windows. Accordingly, the combination of substantial building separation and elevated sill heights appropriately restricts direct lines of sight and ensures that additional screening or further increases to the side setback are not considered necessary. The revised design therefore provides an appropriate interface with 33 Nundah Street and maintains the privacy and residential amenity of existing and future residents, consistent with the intent of the relevant performance outcomes.

Rooftop Garden

- 2) *The submitted information does not clearly confirm whether the proposal includes a rooftop garden that meets the Schedule 1 definition under Brisbane City Plan 2014. If the rooftop garden satisfies this definition, it is not counted as an additional storey.*
- a) *Confirm whether the development is to be assessed as 10 or 11 storeys and provide a detailed assessment demonstrating whether the rooftop garden exclusion applies. If this height is exceeded, provide further justification against PO2 of the Toombul-Nundah Neighbourhood Plan Code and PO24 of the Centre or Mixed-use code to demonstrate that the proposed height, including any rooftop garden component, achieves an acceptable built form outcome.*

Response to Item 2a:

A rooftop garden is defined as follows:

A recreation and amenity space on a building rooftop that incorporates a mix of hard and soft landscaping and open space.

For the purpose of Section 1.7.7(3) only, a rooftop garden also means a space that:

- a. is not located on a podium or in a building height transition;
The rooftop garden is not located on a podium or in a building height transition area.
- b. includes communal open space and does not include private open space;
The rooftop is entirely for communal open space; there are no private open space areas.
- c. includes a minimum soft landscaping area of 15% of the rooftop;
The rooftop includes 121m² or 18% of soft landscaping.
- d. may only include the following structures:
 - i. lift shaft and stairway; **There is a lift shaft and stairway.**
 - ii. pool or spa including any elevated deck, platform or floor level; **A pool is included.**
 - iii. roofed structures and fully enclosed structures:
 - A. lobby or foyer; **There is a foyer.**
 - B. shade or shelter structure; **There is a pergola.**
 - C. internal communal recreation space; **Not provided.**
 - D. toilets, bathrooms, showers and change room facilities; **A bathroom is provided.**
 - E. a structure accommodating a Bar or Food and drink outlet if in the Mixed use zone or a zone in the Centre zones category where the premises does not contain accommodation activities; **Not provided.**
 - F. a structure accommodating building plant, equipment or a meter room; **A small services room is provided.**
- e. meets the following parameters for structures mentioned in (d):
 - i. maximum height above the rooftop of:
 - A. 3.5m for a pool, spa and any elevated deck, platform, walkway or floor level (excluding safety barriers up to 1.8m where not tinted); **None of these provided items will exceed 3.5m above the rooftop.**
 - B. 3.5m where setback less than 3m from the outermost projection of the rooftop; **All setbacks are greater than 3.0m to the outermost projection. The minimum setback is 4.0m.**
 - C. 6m where setback a minimum 3m from the outermost projection of the rooftop; **As per above.**
 - ii. maximum combined total footprint of 40% of the rooftop for all roofed structures (excluding lift shaft and stairway); **The total roofed area footprint is 28%.**
 - iii. maximum combined total gross floor area of 20% of the rooftop for all fully enclosed structures (excluding lift shaft and stairway). **The proposal only incorporates 28.4m² of gross floor area, being the foyer and bathroom. As a percentage this is represented as 8%.**

Based on the above, the top level is considered a rooftop garden, therefore, not a storey. As the proposed development is only **10 storeys in height**.

Subtropical building design

3) Refine the design to better address subtropical building design principles, including:

- Demonstrate how adequate natural light and ventilation are provided to all habitable rooms, particularly bedrooms, in accordance with Performance outcome PO26 of the Multiple dwelling code. Units 3, 4, 13, 14, 26 and 33 appear to rely on a single opening through sliding balcony doors, rather than providing a minimum of two dual-aspect windows or openings. Given the depth and layout of these units, natural ventilation may not extend sufficiently into these rooms and may rely on balcony doors remaining open.
- Demonstrate that windows to habitable rooms include adequate weather protection to manage sun and rain exposure, particularly for units facing west, north-west and southwest as per Performance outcome PO26 of the Multiple dwelling code.

Response to Item 3a:

The table below demonstrates that the proposed rooms comply with the relevant National Construction Code (NCC) requirements for natural light and ventilation. Accordingly, the proposal achieves the applicable minimum building design and performance standards.

NCC22 V1 - F6D4 Natural light borrowed from adjoining room								
	Living Room	Bedroom	Glazed Opening Needed from Balcony (m2)	Glazed Opening Provided (m2)	% of Minimum Light	Glazed Opening Needed to Bedroom	Glazed Opening Provided to Bedroom	% of Minimum Light
Unit 3	25.3m2	11.68m2	3.698	7.82	211.47%	1.168	7.8	667.81%
Unit 4	25.3m2	11.68m2	3.698	7.82	211.47%	1.168	7.8	667.81%
Unit 13	25.3m2	11.68m2	3.698	7.82	211.47%	1.168	7.8	667.81%
Unit 14	25.3m2	11.68m2	3.698	7.82	211.47%	1.168	7.8	667.81%
Unit 26	28.75m2	10.24m2	3.899	7.82	200.56%	1.024	7.8	761.72%
Unit 33	28.75m2	10.24m2	3.899	7.82	200.56%	1.024	7.8	761.72%

NCC22 V1 - F6D8 Natural Ventilation borrowed from adjoining room								
	Living Room	Bedroom	Clear Opening Needed from Balcony (m2)	Clear Opening Provided (m2)	% Of Minimum Ventilation	Clear Opening Needed to Bedroom	Clear Opening Provided to Bedroom	% Of Minimum Ventilation
Unit 3	25.3m2	11.68m2	1.849	5.34	288.80%	0.584	1.95	333.90%
Unit 4	25.3m2	11.68m2	1.849	5.34	288.80%	0.584	1.95	333.90%
Unit 13	25.3m2	11.68m2	1.849	5.34	288.80%	0.584	1.95	333.90%
Unit 14	25.3m2	11.68m2	1.849	5.34	288.80%	0.584	1.95	333.90%
Unit 26	28.75m2	10.24m2	1.949	5.34	273.99%	0.512	1.95	380.86%
Unit 33	28.75m2	10.24m2	1.949	5.34	273.99%	0.512	1.95	380.86%

Notwithstanding this compliance, the proposal does not seek to rely solely on minimum standards. The outlook and openings provided to Units 3, 4, 13, 14, 26 and 33 are considered sufficient to provide appropriate access to natural light and ventilation, having regard to the high-density residential context. The proposed arrangement is not uncommon within higher-density multiple dwelling developments and provides an appropriate level of residential amenity. On this basis, the proposal is considered to satisfy the intent of PO26 of the Multiple Dwelling Code.

Response to Item 3b:

The following weather protection measures have been incorporated within the design:

North Elevation:

Overhead sunhoods on all habitable room windows, for where the overhanging planter is, as this acts as a sunhood (only overhead as the western sun does not hit this side of the building)

South Elevation:

L Shape sunhoods are located on Habitable Rooms (although, not under the planter beds).

Western Elevation:

L Shape sunhoods are located on Habitable Rooms on Levels 5-9 on the South Western corner. The rest of the rooms are all setback at least 0.6m to 3.0m.

Ground Floor activation

4) While the proposal incorporates a tenancy at ground level, further refinement is requested to better demonstrate an active and attractive street frontage and to soften the presentation of the built form, particularly in the vicinity of the car park entry. Given the frontage is identified as an active frontage under AO16 of the Centre or mixed use code, the amended proposal should seek to demonstrate:

- a) A clearly identifiable street-facing shopfront and pedestrian entry to the ground floor tenancy.
- b) A weather-protective awning integrated with the tenancy frontage to support pedestrian comfort and activity (AO33.4/PO33, AO35.2/PO35, AO52.1/PO52, Centre or mixed use code).
- c) A more human-scaled and fine-grained streetscape through the reduction in the dominance of car parking along the frontage to provide greater opportunities for pedestrian activity and interaction (AO52.1/PO52 AO53.1/PO53 Centre or mixed use code).
- d) Increased landscaping and deep planting to enhance the subtropical character of the streetscape and contribute positively to the amenity and appearance of the development (AO55/PO55, AO56.1, AO56.2, AO56.3, AO56.4, AO56.5/PO56 Centre or mixed use code).

Response to Item 4a:

The proposal has been refined within the updated development plans to provide an improved street-facing shopfront and pedestrian entry (refer to Appendix 1).

Response to Item 4b:

A weather-protective awning has been provided in the location of the tenancy frontage.



Response to Item 4c:

The proposed development incorporates planter boxes, trellis elements and trees along the frontage to soften and lessen the visual dominance of vehicle access and car parking areas. These landscaping and architectural treatments provide visual screening, break up the presentation of parking areas and establish a more attractive and pedestrian-oriented interface with the streetscape. Accordingly, the proposed vehicle access and parking arrangement does not unreasonably detract from the active frontage or the intended character and amenity of the centres and mixed-use area.

Response to Item 4d:

The proposal has incorporated 0.6 high planter box and trellis to the front of the carparking area. In addition, two trees are located where the pedestrian entry is to the building.

Stormwater

5) The proposal is generally acceptable from a stormwater perspective. However, the nominated discharge points should be amended, where practicable, so they connect to the lawful point of discharge at a right angle, consistent with BSD-8114. Accordingly:

a) Provide amended plans demonstrating the revised discharge arrangement.

Response to Item 5a:

The Stormwater Plans have been revised to ensure the lawful point of discharge is at a right angle (refer to Appendix 2).

Refuse

6) The proposed 'Residential Bin Store' is only sufficient in size if an under-chute compactor with a 3:1 compaction ratio is provided, instead of the nominated bin press. The plans also show an incorrect number of bins, do not nominate the room dimensions, and do not demonstrate segregation of the chute and compactor bins. Furthermore, the proposed reduced recycling rate of 120L is not supported. Insufficient justification is provided to support an alternative rate.

In accordance with PO32 of the Multiple dwelling code and PO8 of the Infrastructure design code, provide amended plans demonstrating the following:

- a) Remove the indicative bin press and clearly annotate an under-chute compactor and state the compaction ratio of 3:1. If the bin press is preferred, the Residential Bin Store will need to be increased in size.*
- b) Demonstrate the bins under the chute and compactor are completely segregated.*
- c) Demonstrate the length and width of the 'Residential Bin Store'.*
- d) Remove the indicative bins from the amended plans.*

Response to Item 6a:

A full response is provided within Appendix 3.

In short, the amended residential refuse arrangement:

- Adopts Council's nominated 240L per dwelling per week generation rate for both general waste and recycling;
- Provides sufficient calculated residential refuse storage capacity based on twice-weekly collection;
- Incorporates a general waste compaction system achieving a 3:1 compaction ratio;
- Provides separate general waste and recycling storage and handling arrangements;
- Identifies and dimensions the Residential Bin Store;
- Provides a minimum 1.2m clear bin transfer path between the refuse storage area and RCV servicing position; and
- Provides a short and direct refuse collection arrangement adjacent to the nominated RCV servicing area.

7) The non-residential (shop) bin store has not been identified, and the dimensions of the room have not been demonstrated.

a) In accordance with Performance Outcome PO63 of the Centre or mixed-use code and Performance outcome PO8 of the Infrastructure design code, demonstrate on amended plans the length, width and name of the non-residential bin store (e.g. Retail Bin Store 2.5m x 1.60m).

Response to Item 7a:

The amended development plans identify a dedicated non-residential refuse storage area labelled "Commercial Bins", with internal dimensions of approximately 2.51 m x 1.64 m.

The Commercial Bins enclosure is physically separate from the Residential Bin Store and is located immediately adjacent to the nominated RCV servicing area. This arrangement provides a short and direct transfer path between the commercial refuse storage area and the rear of the RCV during collection.

Accordingly, the amended plans identify the location, function and dimensions of the non-residential refuse storage area requested by Council. On this basis, the amended arrangement is considered to address Item 7 with respect to the requirements of PO63 of the Centre or mixed-use code and PO8 of the Infrastructure design code (refer to Appendix 3).

8) The Refuse Collection Vehicle (RCV) swept path analysis does not show parked vehicles up to the kerb taper.

a) In accordance with PO1 and PO19 of the Transport, access, parking and servicing code, provide an updated RPEQ-endorsed swept path analysis demonstrating that a refuse collection vehicle, designed in accordance with BSD-3008 Sheet 2 of 2, can safely and efficiently service the development with vehicles parked up to the kerb tapers.

Note: Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins.

Response to Item 8a:

An updated RCV swept path assessment has been provided in Appendix 3.

The assessment has been undertaken using the rear-loading RCV design vehicle nominated by Council, in accordance with BSD-3008. The swept path also shows the existing marked on-street parking bays extended to the kerb tapers on both sides of the access, consistent with Council's request.

The swept path assessment confirms that the RCV can reverse into the site, stand within the loading area, complete collection and exit the site in a forward gear without conflict with the theoretical on-street parked vehicles, kerb tapers, crossover or internal obstructions.

The RCV utilises the full available crossover width when entering and exiting the site. This is consistent with BCC TAPS and AS2890.2, which allow service vehicles to use the full crossover width for access manoeuvres. The swept path confirms that the manoeuvre remains safe and effective under this arrangement.

On this basis, the updated swept path assessment demonstrates that the RCV can safely and efficiently service the development with vehicles parked up to the kerb tapers. The proposal satisfies PO1 and PO19 of the TAPS code with respect to refuse vehicle access and manoeuvring.

Landscape Concept Plan and Irrigation Report

- 9) *The architectural plans identify the indicative location of a water tank and show general landscaped areas. However, a Landscape Concept Plan has not been provided, and the proposed tank capacity is not supported by an irrigation report. Further information is required to demonstrate that the proposed planting can be adequately irrigated, maintained and sustained over the long term.*
- a) *Provide a Landscape concept plan with level of detail sufficient for self-certification conditioning.*
 - b) *Provide amended Architectural plans and a Landscape concept plan which demonstrates:*
 - i) *Detailed estimates of required weekly water consumption for irrigation for each calendar month by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation.*
 - ii) *Proposed size and location of rainwater catchment and storage tanks for irrigation, sufficient to supply at least 95% of irrigation needs.*
 - iii) *A maintenance access plan which demonstrates both access for regular maintenance and access for future replacement of planter systems including plants, soil media and irrigation and waterproofing to address Landscape works code Performance outcome PO13.*

Response to Item 9:

A Landscape Concept Plan and Irrigation Report has been provided addressing the above items (refer to Appendix 4).

Fuel Burning

10) *The proposed development may involve an additional planning use associated with equipment such as fire pumps and lifts. Review the proposed equipment against Table SC1.1.3.A—Industry thresholds to determine whether a Fuel Burning use is proposed. Provide supporting documentation and details of the proposed equipment. If an industrial use is proposed, provide a response to Performance outcome PO1 of the Industry code and submit an Air Quality report where PO1 applies.*

Response to Item 10:

The proposed development does not include any fuel burning equipment that would constitute a Fuel Burning use under the applicable industry thresholds. Any diesel-fired fire pump equipment proposed for emergency fire protection purposes is not intended for power generation and will operate only as required for fire protection. Details of the proposed mechanical and fire services equipment will be confirmed as part of the detailed design.

The detailed design and documentation will address all applicable government, regulatory and statutory requirements, including relevant planning, building, fire safety, environmental and air quality requirements (refer to Appendix 6).

Basement Exhausts

- 11) *The centre activity component may include cooking, with exhaust emissions that could affect on-site and nearby residents. Furthermore, air emissions from adjoining existing uses and proposed on-site uses must be identified and assessed against the relevant outcomes.*
- a) *Assess exhaust emissions from the proposed basement car park, based on the submitted drawings, against AO3/PO3 of the Centre or mixed-use code.*
 - b) *Assess potential impacts on the proposed residential components from exhaust emissions generated by surrounding uses, including on-site commercial activities and basement areas, against AO20/PO20 of the Multiple dwelling code.*

Response to Item 11:

The proposed development does not include any on-site commercial kitchens. The proposed basement car park mechanical exhaust system will be designed and located to appropriately manage vehicle exhaust emissions and minimise impacts on the proposed residential uses and surrounding sensitive receivers.

The detailed mechanical design will identify the location and configuration of all basement exhaust discharge points and assess their relationship to proposed residential areas, outdoor air intakes, openings and other sensitive uses against the applicable requirements of the Centre or Mixed Use Code.

Any existing or proposed exhaust sources associated with neighbouring or adjoining properties will also be considered as part of the detailed design to assess and appropriately manage potential impacts on the proposed residential components. The detailed design and documentation will address all applicable government, regulatory and statutory requirements, including relevant planning, building, fire safety, environmental and air quality requirements (refer to Appendix 6).

Tanks

12) Provide further clarification regarding the potential tank on Floor G and the proposed storage/s in this tank.

Response to Item 12:

The 'potential tank' is an area allocated for fire fighting purposes. This has been updated on the plans for clarity.

Acid Sulphate Soils

13) The site is located within the Potential and Actual Acid Sulfate Soils Overlay. The applicant must demonstrate that the site is not affected by actual or potential acid sulfate soils, or that the development will not disturb these soils.

a) Submit information on whether the development includes soil disturbance at or below 5m AHD and involving:

i) excavating or removing equal to or greater than 100m³ of soil; or

ii) soil disturbance (including filling) greater than 500m³; or

iii) filling equal to or greater than 0.5m average depth.

b) Where the above soil disturbance is involved, provide an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person, and prepared in accordance with relevant policies/guidance materials and technical guidelines/manuals such as:

- State Planning Policy and SPP Guidance Materials;

- Queensland Acid Sulfate Soil Guidelines: sampling guidelines; laboratory methods guidelines/manuals; and

- Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

Response to Item 13:

An Acid Sulphate Management Plan has been provided in Appendix 5.

Plan Revisions General

14) Nominate a location for the residential letterboxes. The future location of this element should be integrated with the active frontage requirements as noted AO12.2 Multiple dwelling code.

a) Provide amended plans to indicate letterbox location.

Response to Item 14a:

Letterboxes have been incorporated at the entrance of the foyer, as shown in Figure 2 below:

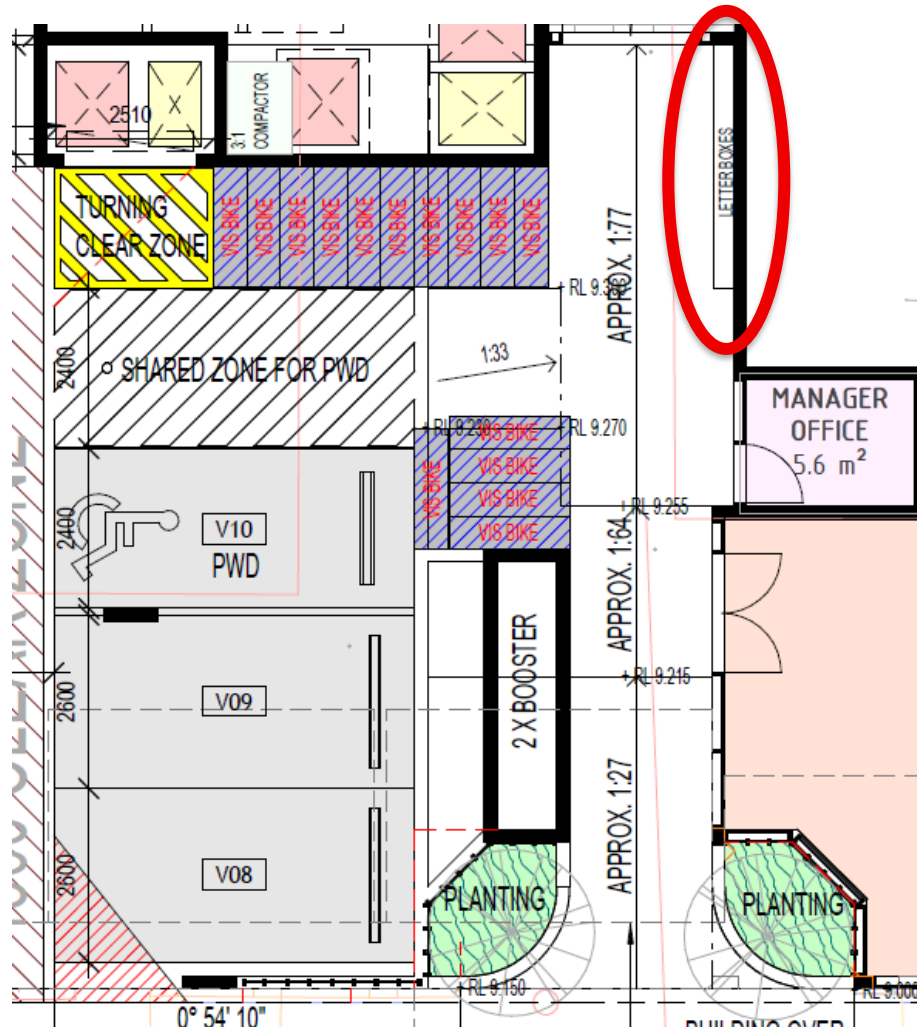


Figure 2: The letterbox location below.

The information contained herein and attached provides a response to the matters raised in Council's Information Request. On behalf of the Applicant, we request that Council proceed with its assessment of the development application. We will commence public notification shortly.

If you have any further queries, please do not hesitate to contact the undersigned on 0435 812 611.

Kind Regards,



Zoc Pankaluic

Aspect Town Planning Pty Ltd

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p. 0435 812 611

Enc. Appendix 1 – Proposed Plans
 Appendix 2 – Stormwater Management Plan
 Appendix 3 – Traffic Response
 Appendix 4 – Landscape Concept Plan & Irrigation Report
 Appendix 5 – Acid Sulphate Management Plan
 Appendix 6 – Basement Exhausts & Fuel Burning