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9 April 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Liam Prentice

Dear Liam,

RESPONSE TO BRISBANE CITY COUNCIL INFORMATION REQUEST: S.13 OF THE *DEVELOPMENT ASSESSMENT RULES*

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING OVER LAND AT 14 BOW STREET, YEERONGPILLY (LOT 7 ON RP438281).

COUNCIL REFERENCE: A006958827

Mewing Planning Consultants act on behalf of Blue Leaf Development Pty Ltd (**the Applicant**) in relation to the site at 14 Bow Street, Yeerongpilly (**the site**).

We refer to the correspondence from Brisbane City Council (**Council**) dated 11 March 2026 constituting an Information Request, pursuant to Section 13 of the *Development Assessment Rules* (**DA Rules**).

In accordance with Section 13.2(b) of the DA Rules, please accept this correspondence, on behalf of the Applicant, as a response to the Information request, providing part of the requested information. We advise that Council should progress with the assessment of the Development Application in accordance with Section 13.3 of the DA Rules.

The following attached response extracts each part of Council's Information Request and provides a corresponding response. The response includes the following documentation:

- **Attachment A –** Brisbane City Council Information Request;
- **Attachment B –** Revised Architectural Package;
- **Attachment C –** Revised Landscape Concept Plan;
- **Attachment D –** Traffic Response; and
- **Attachment E** – Revised Civil Engineering Report.

We would welcome the opportunity to discuss any aspect of this Development Application.

Should you have any queries regarding this correspondence, please contact me on 0403 155 291 or at nicole.boulton@mewing.com.au.

Yours sincerely,

Nicole Boulton
Principal Planner
Mewing Planning Consultants

Information Request Response

14 Bow Street, Yeerongpilly

MEWING PLANNING CONSULTANTS

Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Information Request dated 11 March 2026. The correspondence has extracted each part of Council's Information Request in italicised text and provides a corresponding response below.

Building Envelope

The proposed building envelope and performance justification against PO3, PO7 and PO14 of the Multiple dwelling code are noted. However, the proposed rear setback of 1.5m to the deck and 2m to the wall and side boundary setback of 1.5m results in a built form that does not minimise the potential impact of the development on the amenity and privacy of the existing adjoining dwellings and their private open space. The proposed design outcome is not considered to reflect the intended form and character of the local area.

Further, the proposed side facing balconies for the central units are located close to the side boundary with the inclusion of screening elements. However, this arrangement does not demonstrate that the development maintains the privacy and amenity of adjoining dwelling houses and their private open space and is contrary to the Multiple dwelling code, which anticipates side facing balconies only where for services.

In order to demonstrate compliance with the assessment benchmarks of the Multiple dwelling code, address the following:

a) Submit amended plans increasing the rear boundary setback to both the balcony and wall to be commensurate to the requirements of the assessment benchmarks.

b) Increase the side boundary setbacks commensurate to the requirements of the assessment benchmarks.

c) Increase the side boundary setbacks to the side facing balconies or alter the floor plate to orientate any side facing balconies over the internal driveway to facilitate a greater side boundary setback and building separation.

d) Provide plans detailing the separation distances between the proposal and adjoining buildings with specific identification of separation between balconies and habitable rooms/openings on each property.

Item 1 Response

Amended plans are provided in **Attachment B**, which confirm that the proposed layout of the development has been amended to address Council's information request items. In particular, the setbacks to the northern boundary have been amended to provide increased visual interest, increased setbacks to habitable rooms and balconies and as a result, increased privacy and amenity protection for the adjoining neighbouring property. The change in the side boundary setbacks is provided in **Table 1**.

Table 1: Side boundary setbacks		
Acceptable Solution for side setbacks	**Proposed setbacks for original design**	**Setbacks in response to Council's information request**
Ground floor:		
1.5m	1.5m	1.5m (no change)
Above ground floor:		
2 storeys: • 1.5m up to 4.5m building height • 2.0m up to 7.5m building height then 2.0m plus 0.5m/3m above 7.5m building height	• 1.5m to two decks and living space along northern boundary (for a length of approx. 16m, with no breaks) • 4.8m to southern boundary	• 1.5m to two decks and living space along northern boundary (for a length of approx. 6m and 5m, with increased breaks) • 4.8m to southern boundary

As shown on the height diagram within the revised Architectural Package (refer to **Figure 1**), there some minor encroachments into the Acceptable Solution requirements under the Multiple Dwelling Code. However, these are limited to blank walls, walls with high windows or decks which have been provided with screening / walls. As such, the revised Architectural Package complies with the Performance Outcome PO3 as the revised design will not impact on the adjoining neighbours' amenity, privacy or overshadowing. Both the setbacks of the subject development and the adjoining neighbouring house will allow natural light and breezes to be maintained.

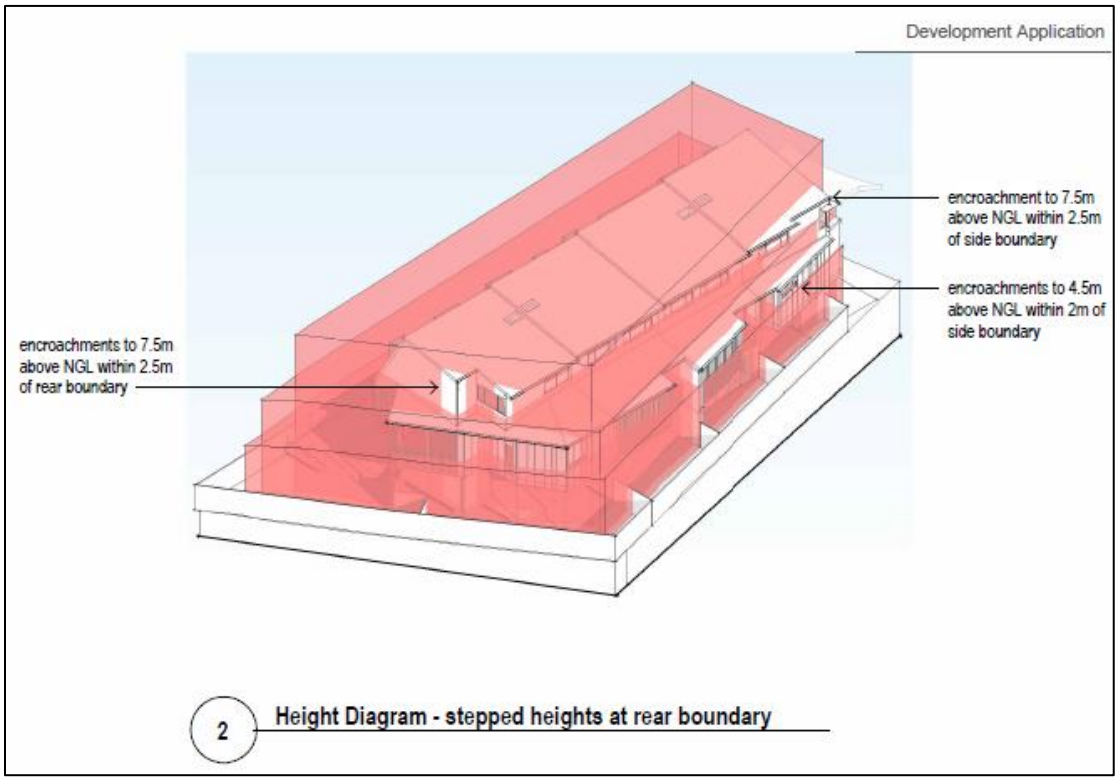

Figure 1: Setback diagram which shows minor encroachments to the Acceptable Outcomes (Graham Nottle Architects, 2026)

Furthermore, the proposed units meet the minimum building separation requirements under Table 9.3.14.3.F – Building separation requirements as Unit 1 (closest to Bow Street) has been provided with either blank walls or high windows and is setback a minimum of 6m from the windows of the adjoining neighbouring house (which for this assessment have been assumed to be habitable rooms) (refer to **Figure 2**).

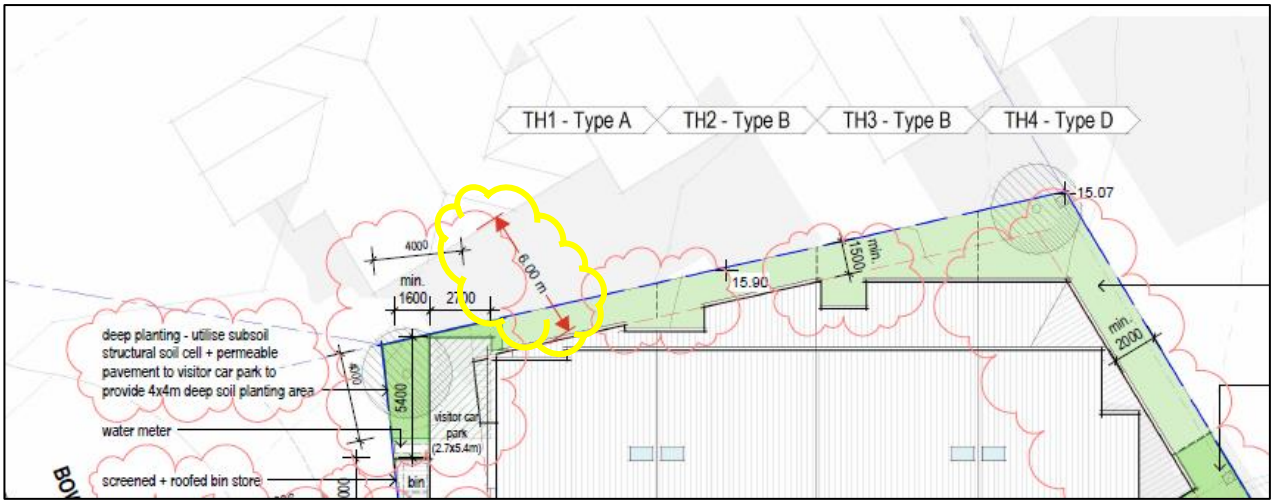

Figure 2: Building separation between Unit 1 and adjoining neighbouring dwelling house (Graham Nottle Architects, with measure by Mewing Planning Consultants, 2026)

Building Height

Item 2

The proposed South-East elevation plan demonstrates a building height exceeding 11.5m above Natural Ground Level (NGL) at line of building façade and the submitted information indicates that building height is no greater than 11.5m, which is also supported through the side elevations and sections. Provide amended plans demonstrating on all elevations and sections the development does not exceed 11.5m above NGL at any point on the site. The elevations and sections are to include a line of natural ground and a parallel line of 11.5m above this ground level line.

Item 2 Response

Amended plans, elevations and sections are provided in **Attachment B** which confirm that the development is below 11.5m in all areas (also refer to **Figure 3**).

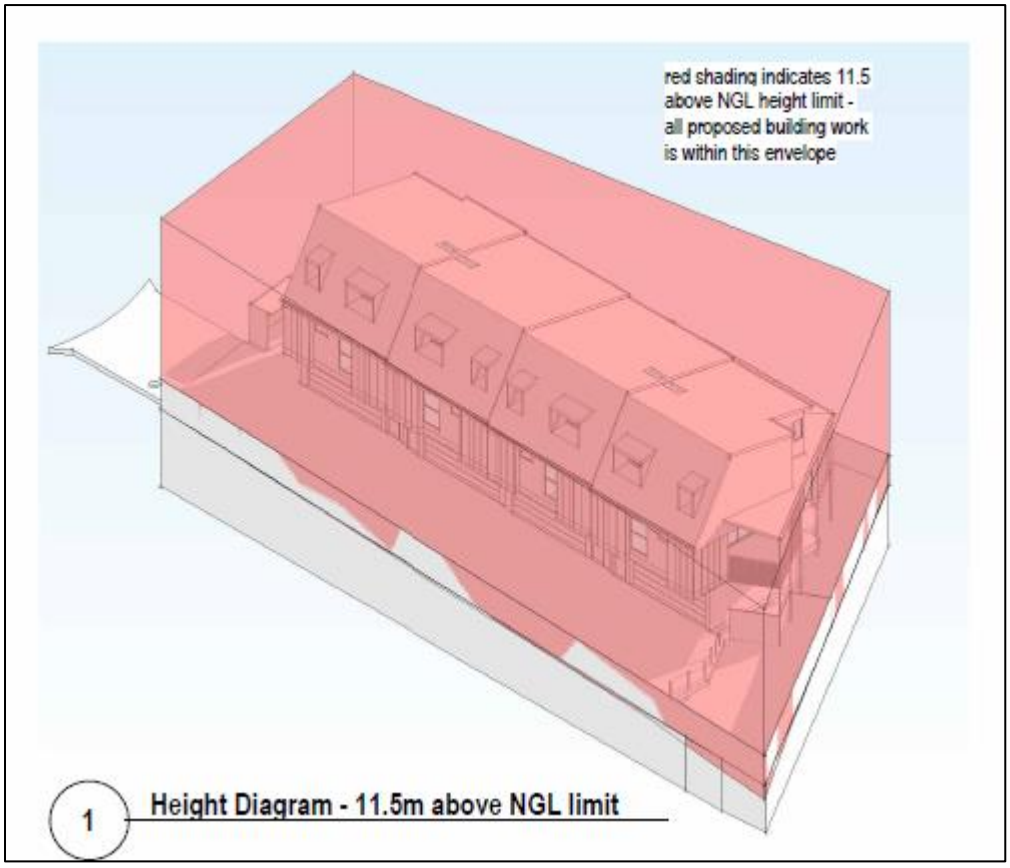

Figure 3: Setback diagram which shows no encroachment to 11.5 metre height (Graham Nottle Architects, 2026)

Side Boundary Landscaping

Item 3

The proposed landscape design does not adequately address PO28, PO29 and PO35 of the Multiple dwelling code. The proposed planting areas along the side and rear boundaries have widths ranging from 0.8m to 1.0m, which is insufficient to accommodate effective screening vegetation.

a) To ensure adequate privacy between residences and reduce perceived building bulk, provide a minimum width of 1.5m to all boundary planting zones—including those adjacent to the driveway.

Item 3 Response

A revised Landscaping Concept Plan is provided in **Attachment C**. The boundary landscaping beds have been increased to 1.5m along the rear of the site in accordance with Council's information request.

The side boundary immediately adjoining the driveway will be landscaped with sub-tropical species including climbers, including star jasmine and / or funky bells, both of which are included in Council's Planting species planning scheme policy. The landscaping plan acknowledges that there are several large trees on the neighbouring property which provide shading and screening along this boundary. The proposed landscaping along this same boundary will complement rather than compete with these existing trees.

Along the northern side boundary, the private open space is proposed to comprise screening shrubs, green covers and turf. Over time, residents may also choose to include different species, such as climbers (as on

the southern boundary). The shrubs included in the planting palette are able to grow to significant height, including the following species:

- Giant Bird of Paradise, which can grow 6 to 10 metres in height;
- Big Red, which can grow 3 to 4 metres in height;
- Dense Fence, which can grow 2.5 to 3.5 metres in height; and
- Pink Diamond, which can grow up to 2.5 metres in height.

As such, the vegetation along the northern boundary will provide for excellent screening to the dwelling to the north and will be able to be grown within the proposed garden beds.

As such, the development complies with the Performance Outcomes PO28, PO29 and PO35 of the Multiple Dwelling Code as these areas will:

- Provide shade;
- Contribute positively to the amenity of the neighbourhood;
- Reduce the appearance of hardstand areas;
- Contribute natural shade;
- Be open to the sky, with access to light and rainfall;
- Soften the development, in particular hardstand areas; and
- Be located to retain and protect existing significant vegetation within deep planted areas on adjacent sites.

Deep Planting

Item 4

The deep planting areas must have minimum 4m dimensions to support large subtropical trees. Further, the deep planting areas must be wholly within the subject site, as the plans have demonstrated a 4m dimension inclusive of the verge, and must be kept completely free of underground and above ground services.

a) Provide increased deep planting within the site noting the deep planting provided does not meet the requirements based on the dimensions and inclusion of services.

b) Provide amended plans demonstrating deep planting areas achieve a minimum dimensions of 4m x 4m to accommodate large subtropical trees.

c) Ensure the identified deep planting areas remain free of services and improvement.

Item 4 Response

A revised Landscape Concept Plan is provided in **Attachment C**. This provides a planting soil depth analysis (refer to **Figure 4**) which confirms that:

- A total of 70m^2 of deep soil (with a minimum of 4m x 4m) in the communal area, inclusive of a soil cell;
- An additional area of 52m^2 of deep soil in the private recreation space (which does not meet the 4m x 4m measurements), but is still a substantial area of deep planting.

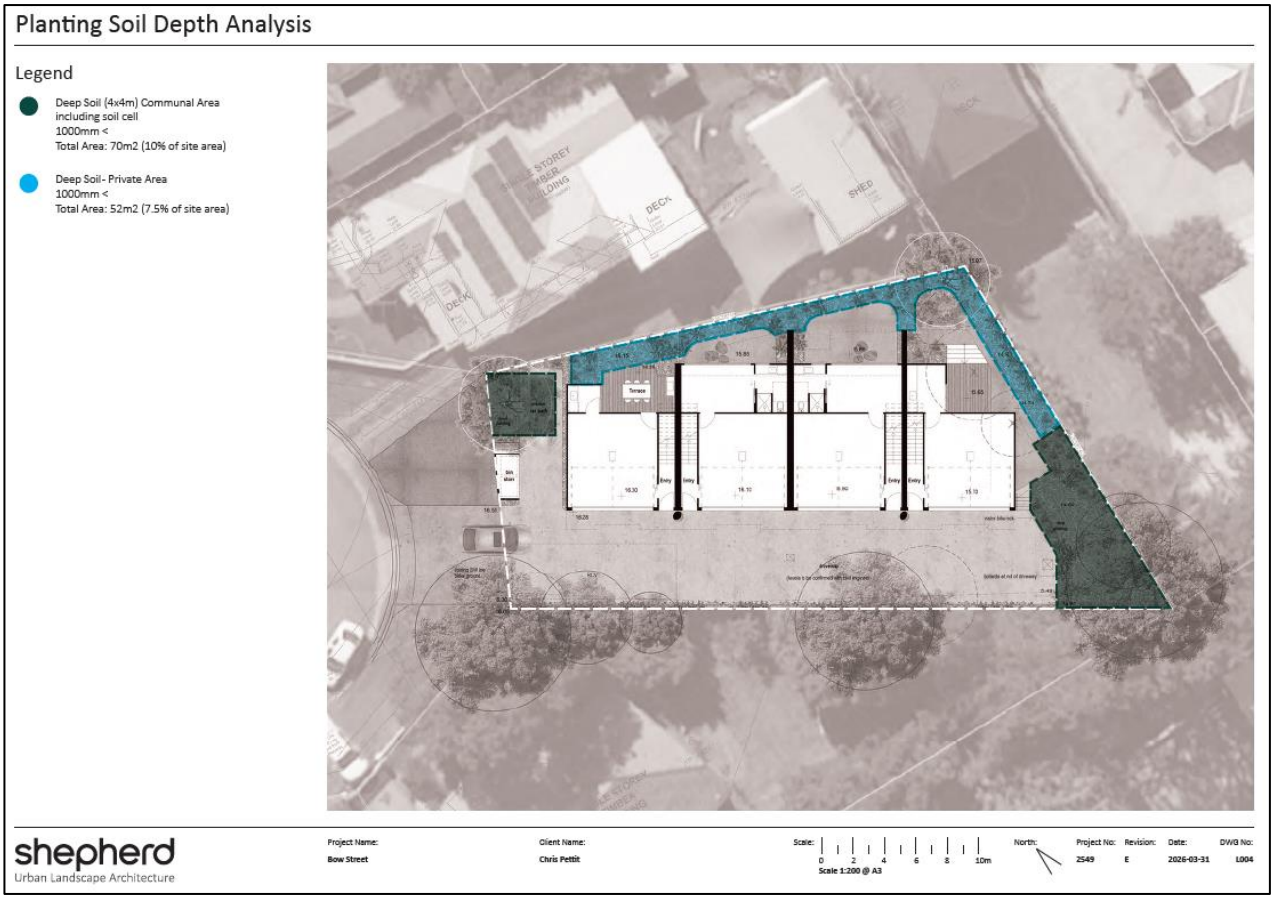

Figure 4: Planting Soil Depth Analysis (Shepherd Urban Landscape Architecture, 2026)

At the site frontage, the deep soil planting has been extended to include a subsoil structural soil cell (CityGreen Stratavault or similar), which extends under the visitor car park slab, including root access into widened verge. As such, the tree at the site frontage will have access to significant tree root areas beyond the surface planting area (between both the soil cell / permeable pavement in the visitor car parking space and the wide verge). However, with the inclusion of the soil cell within the site, the development is not reliant upon the verge to provide the 4m x 4m deep planting area.

Pedestrian pathway

Item 5

The proposed plans do not show a prioritised pedestrian pathway that allows for safe and functional movement through the development, including to all front doors and visitor parking in accordance with PO12 of the Multiple dwelling code.

a) *Provide amended plans demonstrating functional and safe pedestrian access through the site separate from the vehicle manoeuvring aisle, to and from the front doors of the proposed units and visitor parking. A specific plan detailing pedestrian movement may be beneficial to demonstrate this.*

Item 5 Response

A priority pedestrian path is provided along the building edge which will provide functional and safe pedestrian access through the site separate from the vehicle manouvring aisle. The path will be

differentiated through materials and colours. Please refer to the revised Architectural Package in **Attachment B**.

Waste Management

Item 6

It is noted that the developments proposed 'Bin Store' provides appears to provide sufficient storage, capacity and source separation for the developments proposed four units. However, the 'Bin Store' has not been denoted as roofed and wholly screened, nor has the GFA and internal dimensions been demonstrated on the plans. In accordance with PO32 of the Multiple dwelling code. Provide amended architectural plans which address the following.

a) Demonstrate the 'Bin Store' has been roof and wholly screened.

b) Clearly show the GFA (m2) and internal dimensions of the 'Bin Store'.

Item 6 Response

The architectural package has been updated to confirm that the bin store will be both roofed and screened. The architectural plans also confirm that the bin store is 4m^2 in area. Please see Floor Plans – level 1 and level 2, with bin store information highlighted in **Figure 5** and **Figure 6**.

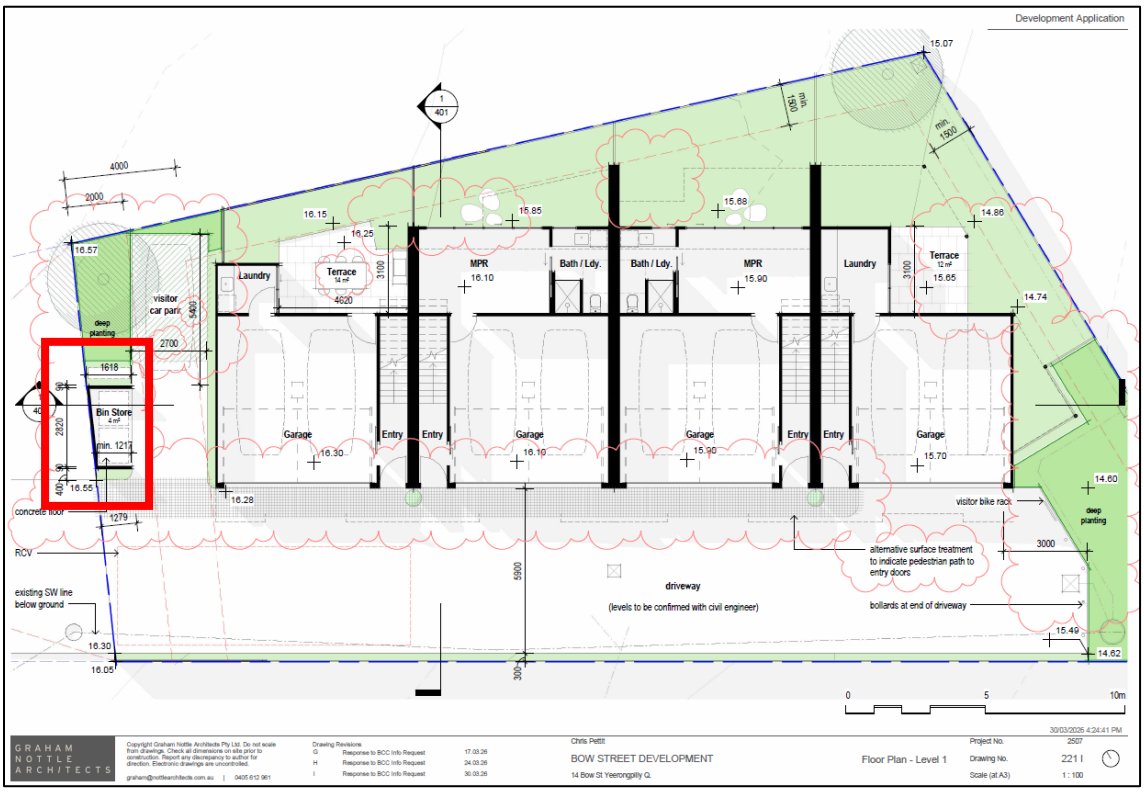

Figure 5: Revised Floor Plan - Level 1 (Graham Nottle Architects, 2026)

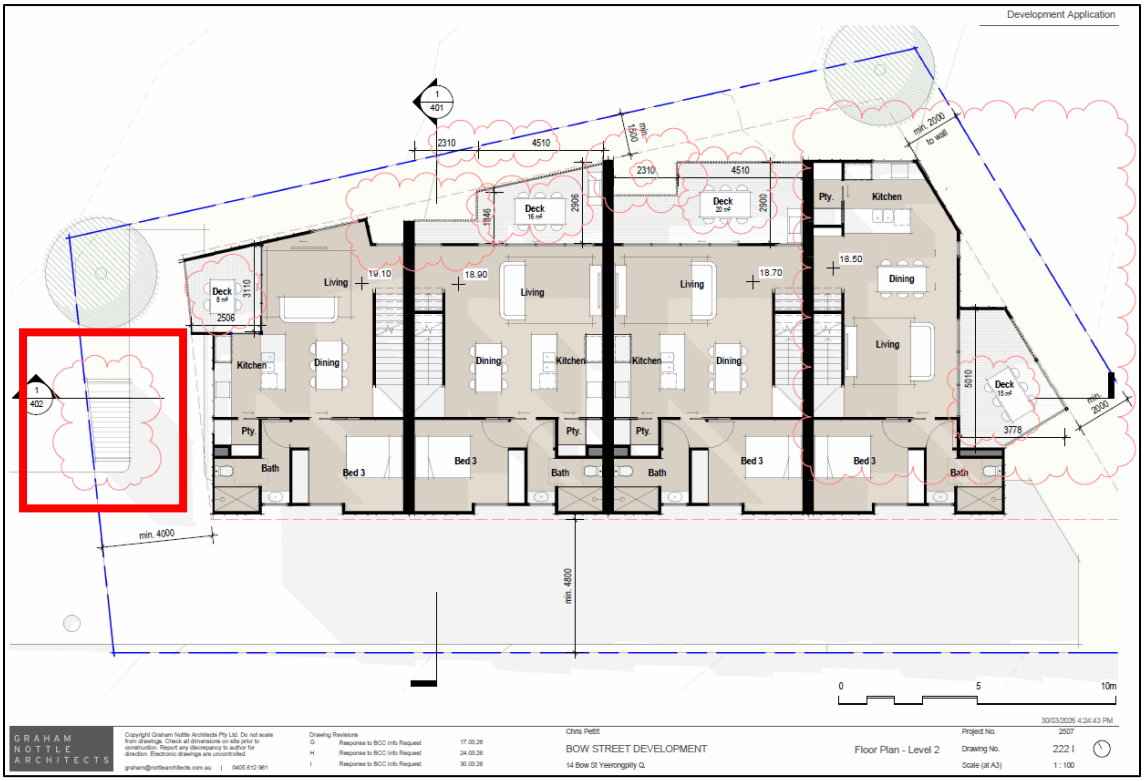

Figure 6: Revised Floor Plan - Level 2 (Graham Nottle Architects, 2026)

Item 7

The two-way aisle/carriageway trafficked by 10.24m rear loading refuse collection vehicle (RCV) is only 5.9 wide in lieu of the required 6.5m. In addition, the driveway crossover is required to be a Type B2, whilst the proposed is 5.6m wide Type B1 crossover. Furthermore, it is noted that level 2 overhangs the two-way aisle/carriageway trafficked by the RCV and as a result the RCV is not provided a minimum operational clearance of 3.6m across the entire aisle. In accordance with PO32 and of the Multiple dwelling code, PO8 of the Infrastructure design code and PO1 and PO19 of the Transport, access, parking and servicing code, demonstrate the following.

a) Provide amended plans which demonstrates a minimum 6.5m wide two-way aisle carriageway trafficked by the RCV in accordance with Table 12 of the TAPS PSP.

b) Provide amended plans demonstrating a 6.5m wide Type B2 crossover.

c) Provide amended plans which clearly demonstrates the RCV standing/loading area have been provided with a minimum vertical operation clearance of 3.6m between the Ground FFL and lowest projection above, for the entire 6.5m wide aisle/carriageway for a length of 11.5m

Item 7 Response

As indicated in the Traffic Response provided by Q Traffic (refer to **Attachment D**), an alternate solution to the standard Type B2 crossover for the following reasons:

- The site is located at the end of a cul-de-sac, **not** mid-block on a constrained residential street.
- The cul-de-sac has a diameter of approximately 23m;
- This provides substantial manoeuvring area external to the site.

As demonstrated in the swept path (refer to **Figure 7**), the RCV is able to:

- Enter the cul-de-sac;
- Manoeuvre within the turning head; and
- Align with the site access without requiring tight 90-degree turning movements.

Accordingly, the Type B2 flares serve no functional purpose in this context.

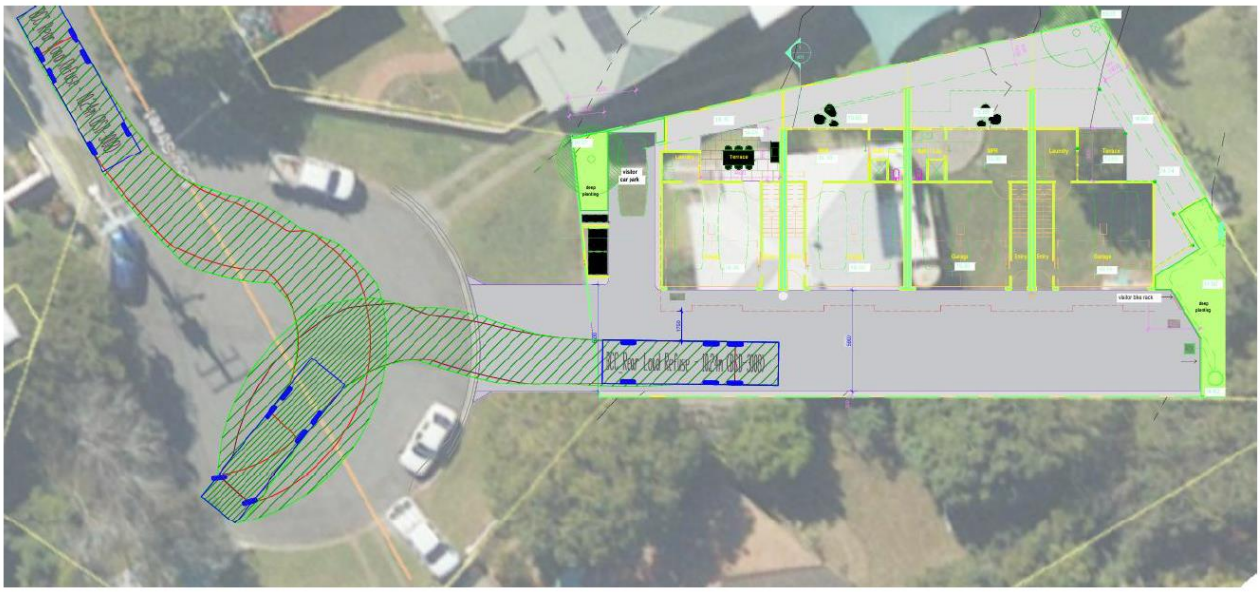

Figure 7: Vehicle manoeuvring for a refuse collection vehicle (Q Traffic, 2026)

The design has been amended to improve functionality:

- The crossover has been widened to 6.2m at the boundary; and
- Swept path analysis confirms that a passenger vehicle can pass a stationary RCV within the site (refer to **Figure 8**).

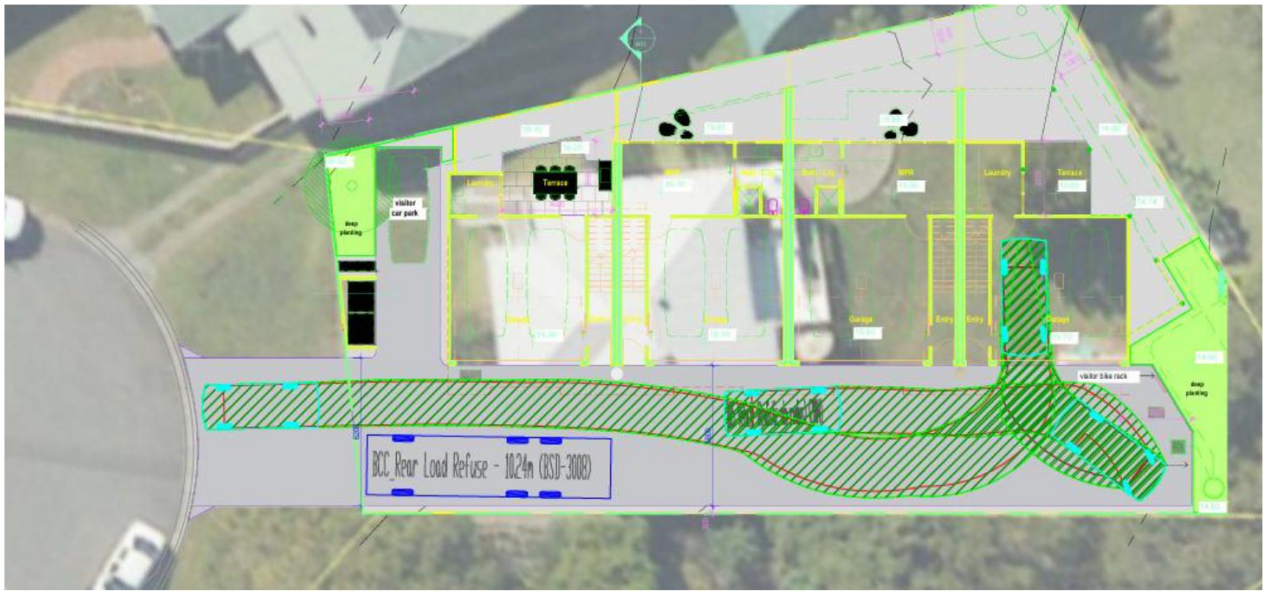

Figure 8: Swept path of residential vehicle with stationary Refuse Collection Vehicle (Q Traffic, 2026)

As such, the report from Q Traffic (refer to **Attachment D**, which is certified by an RPEQ), the proposed design:

- Provides safe and practical access for refuse vehicles;
- Reflects the actual operating conditions of the site; and
- Achieves the intent of the relevant codes on a performance basis.

The design is therefore considered acceptable from a traffic engineering standpoint.

Item 8

Council core services include general reduce, commingles 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 proposed plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garage bins. Refer to:

https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/aboutcouncil/documents/waste-management-technical-notes1.pdf.coredownload.pdf

Item 8 Response

It is not proposed that Council's green waste service will be used for this development.

Stormwater

Item 9

The proposed earthworks plan shows filling located on the site's boundaries. This placement may alter the natural surface flow paths in a major storm event and create a concentration of sheet flow onto adjoining properties, contrary to PO2 of the Stormwater code which requires development to ensure that site works do not adversely impact flooding or drainage characteristics of adjacent premises.

a) Amend the earthworks plan to show all filling along the northern and eastern boundary set back a minimum of 500mm from the boundary to ensure sheet flow remains contained within the site and does not concentrate onto neighbouring properties.

Item 9 Response

A Civil Engineering Technical Memorandum (refer to **Attachment E**) has been prepared, which states that the proposed earthworks have been offset 500mm from the northern and eastern property boundaries (refer to **Figure 9**).

Detailed earthworks will be completed as part of the detailed design phase of the development. The design and construction of earthworks will be in accordance AS3798. This can be reasonably and relevantly conditioned as part of an approval.

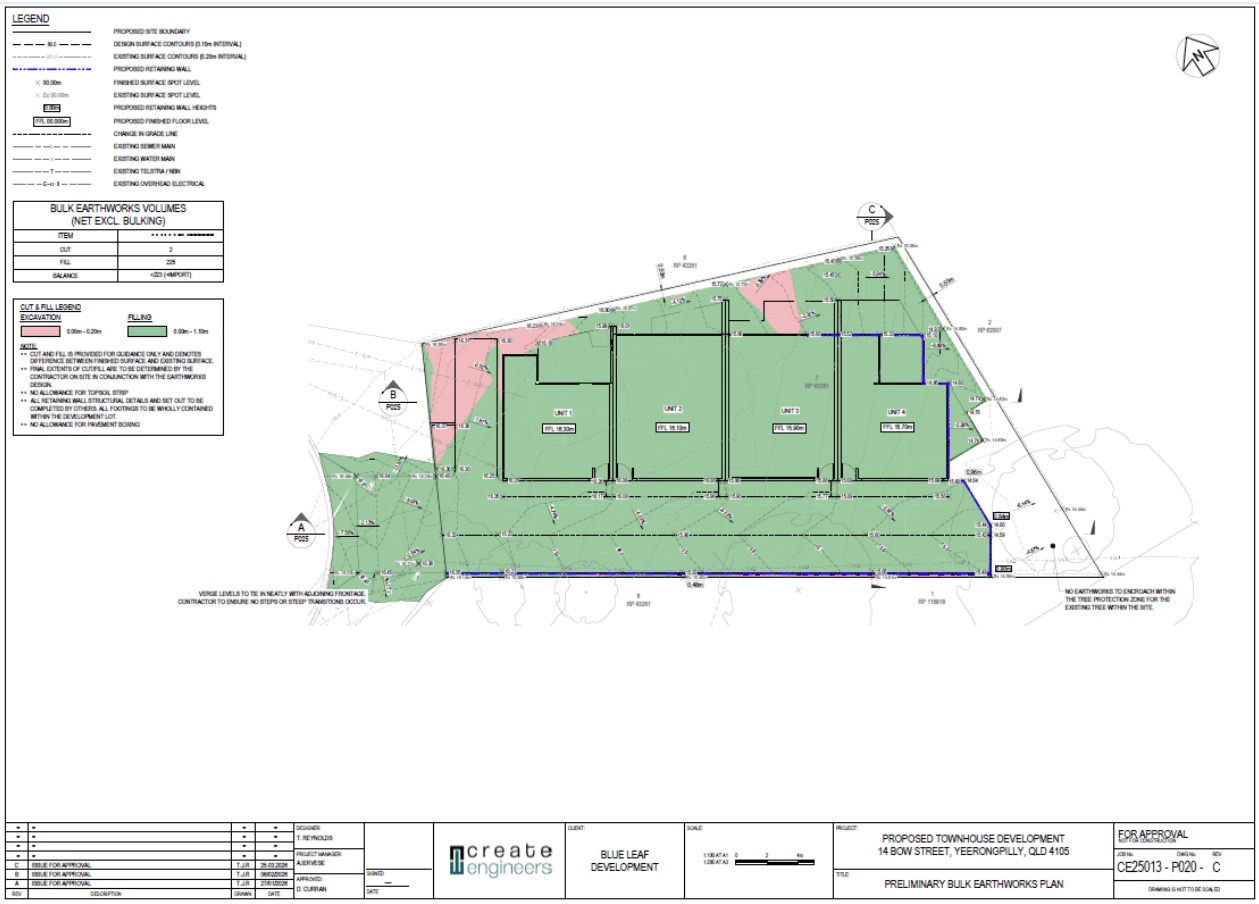

Figure 9: Revised Preliminary Bulk Earthworks Plan (Create Engineers, 2026)

Item 10

The proposed development provides an upstream stormwater connection for Lot 8 on RP43281. However, a further connection should also be provided for Lot 6 on RP43281. Provide amended plans detailing this additional upstream connection.

Item 10 Response

The Civil Engineering Technical Memorandum has been prepared and is attached in **Attachment E**. This includes three stormwater connections to others, which are highlighted in red boxes on **Figure 10**. The revised design includes a new proposed connection along the southern boundary in response to Council's information request.

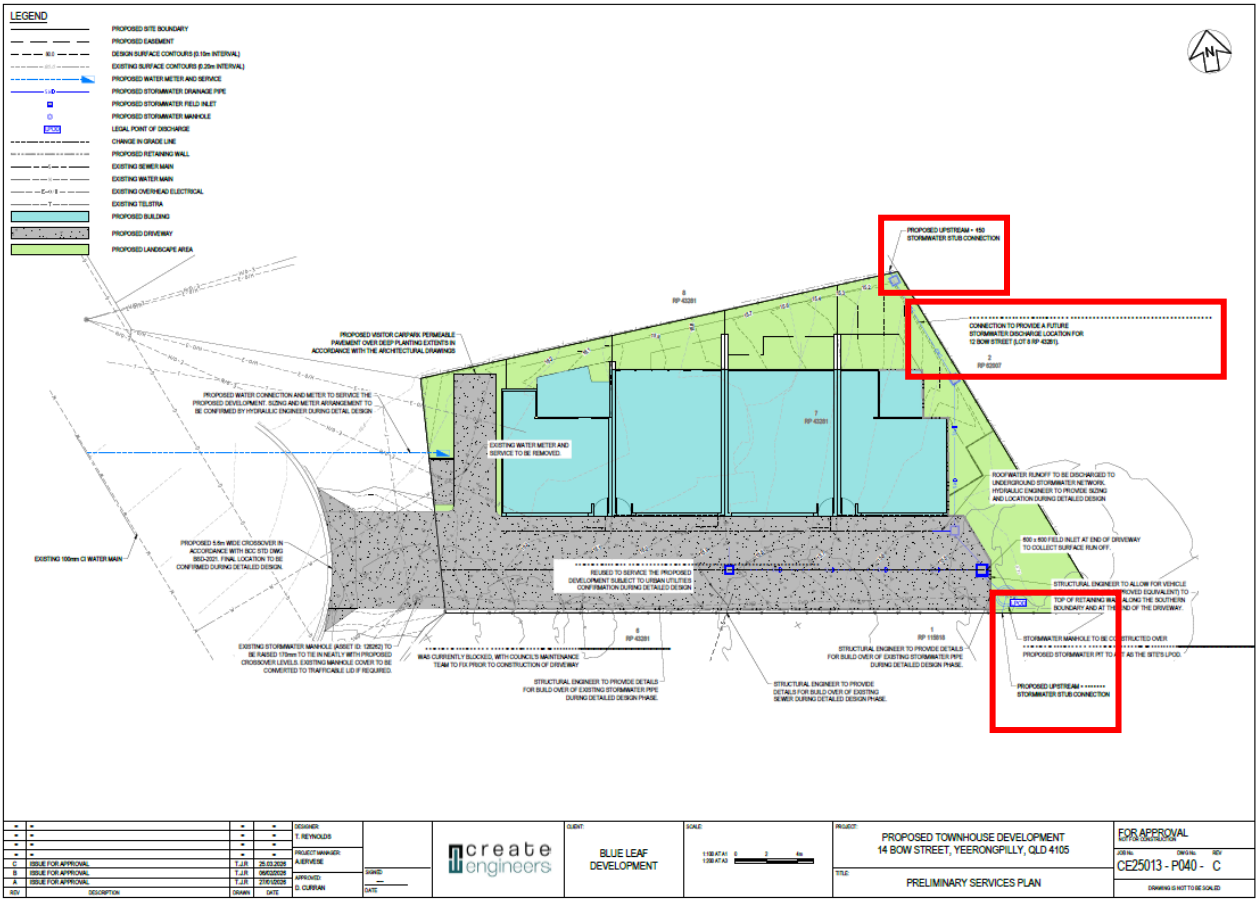

Figure 10: Preliminary Services Plan (Create Engineers, 2026)