



Dedicated to a better Brisbane

29 July 2026

Mario Polino
C/- Darcy Muller
Mecone Brisbane Pty Limited

ATTENTION: Darcy Muller
Application Reference: A006923137
Address of Site: 9 ASHMORE ST EVERTON PARK QLD 4053

Dear Darcy

RE: Further advice about the application

Council acknowledges the changes made to the proposal in response to Council's information request. However, following review of the amended material, Council requires further information to complete its assessment of the application.

Stormwater

- 1) The provided SBSMP has proposed a lawful point of discharge at the Ashmore Street kerb and channel, however further supporting details are required. It is noted the SBSMP prepared by Naxos Engineers, has mentioned the post development flows, however pre-development flows have not been demonstrated.
 - a. Provide detailed tables within an amended SBSMP demonstrating pre and post development flows, to further justify the kerb and channel being the proposed lawful point of discharge.
- 2) The provided SBSMP has not provided a sufficient catchment plan, including the external catchment. Mapping shows there is an upstream property, 37 Barrymore Street, Everton Park (Lots 1-3 on BUP10821), however flows from this property has not been considered.
 - a. Provide an amended catchment plan, including the external catchment.
 - b. It is presumed 37 Barrymore Street, Everton Park (Lots 1-3 on BUP10821) is an upstream property which will require an upstream connection. Investigate flows from the upstream catchment and provide an upstream connection if it is found to be required.
- 3) The provided concept services layout plan and concept bulk earthworks plan show the rear of the site will fall towards the north-eastern boundary. All flows falling towards this boundary must be captured and conveyed towards the lawful point of discharge without impacting downstream properties.

- a. Provide internal pit/s within the rear of the lot at the north-eastern corner to capture conveyed flows and directed towards the nominated lawful point of discharge.

Earthworks

- 4) The provided earthworks section plan is presumed to show a typo in Section D (Drawing No. SK006). The section references Lot 51 on RP72156 on both side of the subject site, which is inaccurate.
 - a. Provide an amended section plan, accurately referencing the correct Lots on both sides of the subject site and ensure the existing site levels on these properties are accurate.

Frontage Landscaping

- 5) The provided landscape concept plan indicates that visitor car parking will utilise permeable pavement material and wheel stops to extend softscape to address the constrained landscape areas however all other submitted documentation maintains these areas as hardstand. Furthermore, no details have been provided on the type of permeable pavement material and the submitted engineering drawings indicate stormwater infrastructure which will inhibit opportunities for high quality landscaping in this space in accordance with PO29 of the Multiple dwelling code.
 - a. Provide amended plans which consistently show across landscape, architectural and engineering drawings that the proposed visitor car parks will extend the softscape to the edge of the wheel stop and utilise a permeable pavement;
 - b. Provide further details of the proposed permeable pavement material;
 - c. Redesign the proposed stormwater design to be wholly outside the proposed frontage landscape buffer.

Deep Planting

- 6) The provided plans indicate the rear deep planting areas is impacted by a small retaining wall and a significant portion of the proposed deep planting area is proposed as turfed private open space with shade trees proposed only along the rear boundary. Deep planting is to be free of infrastructure such as retaining walls that inhibit the growth of large subtropical shade trees and ensure the proposed planting areas maximise the growth and long term viability of the proposed shade trees through mulched planting areas supported by a varied palette of understorey plantings in accordance with PO28 and PO29 of the Multiple dwelling code.
 - a. Provide amended plans that includes a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that addresses the following:
 - i. Remove the proposed retaining wall from the deep planting area;
 - ii. Removed all turfed areas from the deep planting areas and replace with mulched gardens containing a varied range of understorey plantings made up of shrubs and groundcovers;

- iii. Relocate the proposed shade trees further from the boundary to allow the shade trees to achieve a majority of their mature canopy within the subject site.
- iv. Note the engineering requirements for the stormwater layout raised in items 1-3.

Note: ensure the amended plans demonstrate there are no negative impacts on trees neighbouring properties.

Side Boundary Landscaping

- 7) The proposal maintains a significant portion of the side boundaries as lacking any form of landscape buffer with building bulk not adequately addressed in accordance with PO28 of the Multiple dwelling code. Further setting back the proposed eaves and relocation of the bin storage areas of Units 1 and 2 will allow for opportunities to create landscape buffers along the side boundaries capable of supporting columnar screening shrubs.
 - a. Provide amended plans that includes a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that addresses the following:
 - i. Incorporate landscape buffers along the side boundaries of units 1 and 2 through further setting back the built form and relocating bin storage to support the provision of columnar screening shrubs that can achieve a minimum height of 5m at maturity;
 - ii. Include sections and elevations of the landscape outcomes in relation to adjoining properties.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
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