

OUR REF: M001644  
CONCIL REF: A006923137

5 June 2026

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Development Services  
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**BCC DS**  
**RECEIVED**  
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**APPLICATION REF**  
A006923137

VIA: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)  
CC: [Jenny.Bernard@brisbane.qld.gov.au](mailto:Jenny.Bernard@brisbane.qld.gov.au)

Dear Jenny,

**A006923137 – RESPONSE TO INFORMATION REQUEST REGARDING DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (5 UNITS) LOCATED AT 9 ASHMORE ST, EVERTON PARK, FORMALLY DESCRIBED AS LOT LOT 52 ON RP72156.**

We refer to Council's Information Request Letter received 18 February 2026 in relation to the abovementioned application and provide a full response to each item raised below. These responses are supported by the following information –

- **Attachment A:** Updated Proposal Plans
- **Attachment B:** Traffic Impact Assessment
- **Attachment C:** Concept Civil Plans
- **Attachment D:** Civil Code Compliance Report
- **Attachment E:** Stormwater Management Plan
- **Attachment F:** Landscape Concept Plan

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## ITEM 1: ARCHITECTURAL DRAWINGS

- 1) *Further details are required to undertake a full assessment of the proposed development as there are concerns about the extent of site cover, built to boundary walls, building setbacks impacting on neighbouring properties. Further, amendments are required to improve amenity of the proposed use.*
- a) *Provide additional cross sections at the rear of the development.*
  - b) *Clearly demonstrate the proposed site cover.*
  - c) *Provide pedestrian prioritised paths to each dwelling.*
  - d) *Adjust window placement between opposing townhouses to allow for windows not requiring privacy screening.*

### Response:

**Attachment A:** Updated Proposal Plans now include the following:

- a) An additional cross section towards at the rear of the development (refer to Section C-C),

- b) A dedicated site cover page, DA-100-02, shows the site cover on each level of the development,
- c) A pedestrian pathway on the ground floor to provide access from Ashmore Street to each dwelling and refuse storeroom; and
- d) The proposed development has been designed to prioritise windows on the sides of the townhouse that face the property boundaries. Where windows are proposed to the face an opposing town houses, use of privacy screening has been used along the lower sections of windows to minimize direct overlooking into the communal driveway spaces.

In addition, privacy screening are included on windows that face the side boundaries, to reduce the risk of privacy and amenity impacts on the adjoining residents

Refer to **Attachment A**: Updated Proposal Plans for further details.

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## ITEM 2: SUBTROPICAL BUILDING DESIGN

- 2) *The proposed town houses frequently omit dual aspect windows, and the proposed building separation is considered to impact subtropical building design outcomes such as access to light and air. There is a concern that the proposal does not reduce the reliance on mechanical heating and cooling.*
  - a) *Amend the design to provide louvre windows where dual aspect windows are not possible.*
  - b) *Demonstrate that fans will be installed in habitable rooms.*
  - c) *Consider clerestory windows to roof forms/ amended roof forms to provide daylight deep in the plan.*

### Response:

As per AO26 of the Multiple dwelling code, the town houses have floor to ceiling height of 2.7m and include a variety of windows. This helps ensure all the buildings have adequate access to natural light and ventilation, while reducing the dependency on mechanical cooling and lighting.

The majority of the living spaces proposed for the development include windows on multiple sides, allowing for dual aspect and cross ventilation. Large Sliding glass doors also provide for access of natural light into the living spaces that are positioned deeper in the Townhouses.

The location of windows have been designed to allow for adequate access to light and ventilation, to work with the layout of each room and minimise the risks of direct overlooking of opposite habitable rooms. Refer to **Attachment A**: Updated Proposal Plans for further details.

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## ITEM 3: CAR PARKING

- 3) *The proposal plans show 12 car parking spaces, including 2 visitor carparks, resulting in a shortfall of 1 carparking space for the development.*
  - a) *Provide amended plans demonstrating a minimum of 13 car parking spaces. Alternatively, reduce Townhouse 4 to a 3-bedroom unit.*
  - b) *Provide RPEQ justification against any performance outcomes sought.*

### Response:

The proposed development provides 2 car parking spaces for each of the proposed townhouses, which is sufficient for the needs of residents. This is demonstrated in **Attachment B**: Traffic Impact Assessment and *Brisbane City Plan 2014 (City Plan) Amendment - Planning scheme policy Amendment package - More Homes, Sooner - Car parking for Multiple dwellings* (the Amendment).



### Traffic Impact Assessment

The increase in demand for car parking spaces from a three-bedroom to four-bedroom unit is minimal, particularly compared to the demand increase from a one bedroom to two-bedroom unit. Additional justification is provided in **Attachment B: Traffic Impact Assessment**.

### More Homes, Sooner - Car parking for Multiple dwellings

Brisbane City Council are in the process of amending the City Plan via the Amendment. Pursuant to Section 45(b) of the *Planning Act 2016* (the Act), an Impact assessment is an assessment that

- b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

*Examples of another relevant matter—*

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

*Notes—*

1. *See section 275ZI in relation to restrictions on impact assessment for particular applications.*
2. *See section 275ZJ for the matters the chief executive must have regard to when deciding an application involving a State heritage place.*

The aim of the Amendment is to reduce carparking standards for Multiple dwellings in there Low-medium density zone where located in a Key location other than in the City Core or City Frame and is an other relevant matter for this development and should be regarded in the assessment of this development application. The definition of Key location is provided below.

### **Key Location**

*Land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or*

*Land within 400m walking distance of:*

- a. a dedicated public pedestrian access point of a major public transport interchange; or*
- b. **a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends; or***
- c. land within the Principal centre zone, Major centre zone, District centre zone or **Mixed use zone.***

In terms of applicability, the subject site is within 250m walking distance of land zoned as Mixed Use and the similar distance to Griffith Street bus stop (Service bus route 354, 369 and 598) which has a maximum headway of 20 minuities on average to comply with (b) and (c) of the Key location definition in. The site would therefore be eligible for the reduced carparking rates under the Amendment.



**Figure 1: Proximity of the site to Mixed Use Zoned Land,**  
Source: Brisbane City Plan 2014 (v35)

Under the Amendment, the required number of carparking spaces for the development decrease from 12.25 spaces in City Plan (v35) to 9.05 spaces. The proposed development includes 10 resident spaces and 2 visitor spaces complying with minimum requirements of the Amendment. Refer to **Table 2** below.

**Table 2 – Minimum can park requirements in the Amendment**

| Unit or apartment size | Current rate | Proposed Citywide | Proposed Key Locations |
|------------------------|--------------|-------------------|------------------------|
| One bedroom            | 1            | 1                 | 1                      |
| Two bedrooms           | 2            | 1.5               | 1.2                    |
| Three bedrooms         | 2            | 2                 | 1.6                    |
| Four bedrooms          | 2.5          | 2.5               | 2                      |
| Visitor parking        | 0.25         | 0.25              | 0.25                   |

#### ITEM 4: ACCESS

- 4) *The proposed plans demonstrate a 6.2m wide driveway crossover, however the internal accessway is seen to reduce in width to 3.5 metres, which is not consistent with the standards provided in the Transport, access, parking and servicing planning scheme policy (TAPS PSP).*
  - a) *Provide amended plans demonstrating two-way access can be achieved, with a minimum 6.5m wide internal accessway.*
  - b) *Provide a RPEQ endorsed Traffic Impact Assessment including swept paths, demonstrating how vehicles including a minimum medium rigid vehicle (MRV) will be able to safely access, manoeuvre and turnaround within the site.*
  - c) *Ensure there is sufficient width for residents to open vehicle doors and to circulate around parked vehicles.*
  - d) *Service vehicles must meet minimum height clearances. It appears that the building envelope for Level 1 encroaches considerably onto the accessway.*

**Response:**

We refer Council to **Attachment B: Traffic Impact Assessment** which provides a response to each of the items raised in (4).

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**ITEM 5: EARTHWORKS**

- 5) *It is noted earthworks are proposed at the rear of the site exceeding 1m in height, however no concept earthworks plans have been submitted for assessment.*
- a) *Provide RPEQ endorsed concept earthworks plans, demonstrating the extent of earthworks required to facilitate the development.*
    - i) *Provide existing and proposed surface levels.*
    - ii) *Clearly delineate areas of cut and fill.*
    - iii) *Clearly demonstrate the location of any retaining walls and the proposed height.*
    - iv) *Demonstrate the existing surface levels of any adjoining properties where earthworks may impact them.*
    - v) *Demonstrate compliance against AO1 and AO2 of the Filling and excavation code, ensuring the height of earthworks (including any retaining walls) does not adversely impact adjacent properties.*
    - vi) *Provide RPEQ justification against any performance outcomes sought.*

**Response:**

We refer Council to **Attachment C: Concept Civil Plans and Plan** and **Attachment D: Civil Code Compliance Report**.

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**ITEM 6: STORMWATER**

- 6) *The existing site appears to have an impervious area of less than 60%, which will be significantly increased by the proposed development. As such, it is anticipated a stormwater detention system will be required, as the maximum allowable discharge from the development to the kerb and channel is limited to 30L/s.*
- a) *Submit an RPEQ prepared site-based stormwater management plan which demonstrates how roof/surface/sheet flows will be managed given the increase in impervious area and clearly identify the increase in this impervious area.*
    - i) *Provide an engineering concept stormwater plan, which clearly demonstrates the stormwater management system for the site, and a stormwater detention system in accordance with Chapter 7, Stormwater Drainage of the Infrastructure design planning scheme policy.*
    - ii) *Demonstrate if any additional earthworks are required and if so, provide earthworks drawings, in accordance with the Filling and excavation code.*
    - iii) *Provide RPEQ comments justifying any performance outcomes sought.*

**Response:**

We refer Council to **Attachment E: Stormwater Management Plan**.

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**ITEM 7: REFUSE STORAGE**

- 7) *It is noted 4 bins will be stored in a common area, however, plans have not been denoted with compliant dimensions. Each bin requires a storage area of 0.81m<sup>2</sup> that is roofed and wholly screened. Additionally, the refuse storage area for the front two townhouses has not been demonstrated.*



- a) *Provide amended plans clearly demonstrating compliant dimensions as per the Refuse planning scheme policy.*
- b) *Ensure the bin storage area is denoted as roofed and wholly screened where in a common area.*
- c) *Demonstrate the location of refuse storage area with sufficient area for Townhouses 1 and 2.*

**Response:**

We refer Council to **Attachment A:** Updated Proposal Plans which details:

- a) All locations for bin storage will have an area of 0.81m<sup>2</sup> as referenced in SC6.26 Refuse planning scheme policy.
- b) The bin storage area adjacent to Townhouse 3 and private areas for Townhouses 3 and 5 will be roofed and screened.
- c) Bin storage areas for Townhouses 1 and 2 will be located within the patios of each unit. The areas can accommodate the 0.81m<sup>2</sup> minimum dimension. These spaces area will be screened from the communal areas, other dwellings and the streetscape by the balcony roofs, fencing and landscaping.

Refer to **Attachment A:** Updated Proposal Plans for further details.

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**ITEM 8: FRONTAGE AND SIDE BOUNDARY LANDSCAPING**

- 8) *The proposal indicates landscaping to the frontage that is constrained in size including a narrow landscape strip along the frontage and deep planting areas that are not sufficiently sized to support large subtropical shade trees. This proposed landscape does not effectively soften the extent of building bulk and hardstand from the streetscape or support subtropical amenity including casting shade onto the verge or reduce the impacts of heat island, glare and impervious areas. The proposal does is also to provide opportunities for landscape buffers along the side boundaries and address how it incorporates landscaping along the side boundaries to effectively soften the built form, address overlooking into adjoining properties and contribute to the amenity of the site and adjoining properties.*
  - a) *Provide amended plans, including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect, addressing the following:*
    - i) *Increase the total area of each deep planting area at the frontage through implementing wheel stops for each visitor car park and extending the deep planting to the edge of the wheel stop.*
    - ii) *Increase the width of the landscape buffers to a minimum width of 2m or amend the pavement design of both visitor car parks to a permeable pavement material.*
    - iii) *If permeable pavement material is utilised include details of the proposed material.*
    - iv) *Detail how the landscape areas will effectively soften and screen the built form and hardstand include the provision of large subtropical shade trees within deep planting areas and a varied palette of screening shrubs and groundcovers along the length of the frontage.*
    - v) *Clearly indicate any required services including surface and subsurface infrastructure and address any loss of landscaping.*
    - vi) *Incorporate landscape buffers along the side boundaries that support the provision of columnar screening trees and shrubs that can achieve a minimum height of 5m at maturity.*

- vii) Include sections and elevations of the landscape outcomes in relation to adjoining properties.*
- viii) Demonstrate that services such as water meters, hydrant boosters, or other services such as electrical boards are not located in the deep planting areas noted at the frontage.*

**Response:**

We refer Council to **Attachment D:** Landscape Concept Plan regarding the proposed landscape intent.

**Attachment D:** Landscape Concept Plan demonstrates:

- The proposed deep planting areas at the front of the site have increased from 11m<sup>2</sup> and 11.5m<sup>2</sup> to 11.5m<sup>2</sup> and 12m<sup>2</sup> respectively.
- The proposed visitor parking spaces will be constructed using a permeable paving, which will integrate with the Feature groundcover and shrubs locate within the landscaping along the front boundary.
- Climbing and cascading plants to structure and stainless steel trellis will be utilised to soften the extent of the built form, including of the units fronting Ashmore Street and the retaining walls within the driveway area.
- Large landscaping trees will be incorporated within the front and the rear of the site, providing shade of the townhouse courtyards, while also softening the overall built form along the side boundaries. To infrastructure, including water meters, will be located within areas identified as deep planting.

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**ITEM 9: DEEP PLANTING**

- 9) Further details are required for the proposed deep planting area along the rear boundary to ensure it supports the retention/provision of large subtropical shade trees that are complementary in scale and height to the built form in accordance with PO28 and PO29 of the Multiple dwelling code.*
  - a) Provide amended plans, including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect, addressing the following:*
    - i) Indicate large subtropical shade tree planting that can achieve a minimum height and canopy diameter of 5m at maturity for the full extent of the deep planting area to the rear.*
    - ii) Indicate a varied palette of shrubs and groundcovers within mulch for the full extent of the indicated deep planting area.*

**Response:**

We refer Council to **Attachment D:** Landscape Concept Plan in relation to the deep planting area at the rear of the site. The 6 proposed subtropical shade trees have been selected to achieve a minimum height and canopy cover of 5m at maturity, particularly for the trees along the rear of the site. Additional plantings, including feature plants, shrubs and groundcovers will be include amongst the trees in the deep planting area.

With regards to PO28 and PO29 of the Multiple dwelling code, the rear deep planting area will:

- Provide a deep planting area along the rear boundary of the site, with a minimum depth of 3.25m, to provide sufficient space to accommodate shade trees of 5m at maturity,
- Not be constrained by underground development or infrastructure,
- Consist of approximately 82m<sup>2</sup> of various trees, feature plans and shrubs to soften the impact of the building when viewed from adjoining properties; and
- Comprise of various subtropical tree species, including Lemon Myrtle, water gums, Lilly Pillies and palm trees.

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## ITEM 10: EXISTING VEGETATION

- 10) *Further documentation is required to ensure the retention of large tree to the rear of the property is viable noting the significant building works proposed.*
- a) *Provide an Arboricultural Impact Assessment prepared by an AQF Level 5 Arborist regarding the existing tree to the rear of the property that includes the following:*
- i) *Botanical species name of trees.*
  - ii) *Height, diameter of tree trunk at breast height and crown diameter.*
  - iii) *General health assessment and character of trees including habitat values.*
  - iv) *Identification and illustration of the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of trees in accordance with AS:4970.*
  - v) *Description of the proposed works and construction methodology to be used within TPZ of trees.*
  - vi) *Evaluation of proposed construction methodology and potential impacts on the trees.*
  - vii) *Evaluation of any pruning works (including canopy and/or root pruning) which may be required due to the proposed works.*

### Response:

The proposed development does not include the retention of any existing vegetation located on the subject site. The subject site contains no vegetation that is identified to be protected through Natural Assets Local Law (NALL) or Significant Landscape Tree Overlay. The only tree on the property is a large Leopard Tree (*Caesalpinia leiostachya*), located within the rear yard. A smaller tree is located next to the existing dwelling. The Leopard tree is a not a native and would involve extensive work to maintain during the earthworks and construction of the development. The small tree cannot be retained due to its proximity to the existing house that will be demolished.

As detailed in response to Items 8 and 9, the proposed development will incorporate a large quantity of planting across the site. This includes 105.5m<sup>2</sup> of deep planting that will facilitate 6 trees and a variety of feature plants and shrubs. Refer to **Attachment D: Landscape Concept Plan** for further details.

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## ITEM 11: FOOTPATH WIDENING

- 11) *Streetscape upgrades are required in accordance with the Streetscape hierarchy overlay code and the Infrastructure design planning scheme policy.*
- a) *Provide amended plans demonstrating a 1.2m wide concrete footpath for the entirety of the site frontage, cleanly connecting with the existing footpath north of the site.*

### Response:

The plans have been updated to include a 1.2m wide concrete footpath along the Ashmore Street verge that will connect directly to the existing footpath to the north. Refer to **Attachment A: Updated Proposed Plans** for further details.

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## SUMMARY

In accordance with Part 3, section 13.2(a) of the *Development Assessment Rules*, this letter and attachments constitute our full response to Council's Information Request Letter. Accordingly, we understand the application can now be finalised.





Should you have any queries, please contact the undersigned on (07) 3556 4006 or via [brisbane@mecone.com.au](mailto:brisbane@mecone.com.au) (cc: [dmuller@mecone.com.au](mailto:dmuller@mecone.com.au) ).

Yours faithfully,

Darcy Muller  
Planner