



Dedicated to a better Brisbane

18 February 2026

P & MV Construction Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Lucy O'Malley

Application Reference: A006909308
Address of Site: 208 GIVEN TCE PADDINGTON QLD 4064

Dear Lucy

RE: Further advice

The information submitted for this change application has been reviewed and outstanding matters have been identified that are required to be addressed in order for Council to continue its assessment.

Plans and documentation

- 1) It is acknowledged that the submitted town planning assessment identifies where changes are proposed to the setbacks that were previously approved as part of the original application. However, insufficient details are included on the proposed plans to confirm these changes, This is particularly the case for the short-term accommodation component of the development. Provide amended plans that clearly demonstrate all setbacks for the proposal.
- 2) The previously approved plans indicated the sizes of the balconies for the multiple dwelling component. However, the sizes of the balconies are not included on the proposed plans. This makes it difficult to ascertain if there are any changes proposed to the size of private open spaces. Provide amended plans that clearly demonstrate the balcony sizes for the multiple dwelling.
- 3) Minor changes are proposed to the rooftop communal space of the Multiple dwelling. However, it is unclear if any changes are proposed to the size of the communal open space. Provide confirmation of the size of the proposed rooftop communal space for the Multiple dwelling (Note: This calculation should include both internal and external areas where relevant).
- 4) The submitted town planning assessment indicates proposed deep planting of 31m² (or 2.4%). However, 31m² of the total site area (2,830m²) equates to 1.09% of the site area, or alternatively, if relating to only the development area (1,530m²) equates to 2.02% of the site area. Provide confirmation of the deep planting that is to be provided as part of the proposal.
- 5) The original development application provided 577m² of landscaping over the development area, with the total landscaping over the site (including the childcare centre) being 840.64m². Based on these calculations 263.64m² of the landscaping over the site was for the childcare centre. The town planning assessment submitted with this minor change application indicates

466.26m² of landscaping over the development area and a total of 477.70m² over the site area. This would mean that only 11.44m² of landscaping is proposed for the childcare centre. Provide confirmation of the landscaping area proposed for the development area and the site.

Side boundary setback

- 6) It is noted the proposal seeks to reduce the side boundary setback of the Multiple dwelling to 2.5m. The existing building on the adjoining property at 202 Given Terrace is a local heritage place. However, this adjoining property could still be redeveloped in the future. Provide justification that demonstrates the proposal complies with PO26 of the Centre or mixed use code, including PO26(d) that requires side boundary setbacks consider future development (Note: As part of the response please confirm if any changes are proposed to the wall setback).

Screening

- 7) The existing development approval included screening to the windows of the multiple dwelling where it had an interface with the childcare centre approved and constructed on the site. The proposal appears to include changes to the façade design that remove this screening. Provide justification to demonstrate the proposal will not impact on the privacy of the childcare centre, particularly noting some windows of the multiple dwelling overlook outdoor play areas. Where screening is proposed to these windows please ensure they are shown on proposed plans.

Height

- 8) No changes are proposed to the approved height of the multiple dwelling component, while the relative level (RL) height of the short term accommodation is proposed to increase by 0.84m. However, the proposed plans indicate Tenancy 6 is located more than 1m above ground, and thus would be considered a storey per the *Brisbane City Plan 2014* (City Plan) definition. Provide confirmation of the maximum building height in storeys for both the short-term accommodation and multiple dwelling components of the proposal per the City Plan definition.

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

Yours sincerely



Ashleigh Coombes
Senior Urban Planner
Planning Services North
Phone: (07) 3403 1937
Email: Ashleigh.Coombes@brisbane.qld.gov.au
Development Services
Brisbane City Council