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14 May 2026

Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

**Attention: Bijal Shah, Senior Urban Planner**

Dear Bijal,

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

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING OVER  
LAND AT 63 – 69 MELTON ROAD, NUNDAH (LOT 2 ON RP121656 & LOT 19 – 20 ON RP33945).**

**COUNCIL REFERENCE: A006988485**

Mewing Planning Consultants act on behalf of Botega Property Commercial Pty Ltd and Girlshold Pty Ltd (**the Applicant**) in relation to the site at 63 – 69 Melton Road, Nundah (**the site**).

We refer to the correspondence from Brisbane City Council dated 22 April 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 Brisbane City 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 Plans, prepared by DAH Architecture;
- **Attachment C** – Revised Landscape Concept Plans, prepared by CUSP;
- **Attachment D** – Revised Traffic Assessment, prepared by ITE Consulting;
- **Attachment E** – Revised Waste Management Plan, prepared by ITE Consulting;
- **Attachment F** – Revised Concept Earthworks Plan, prepared by Inertia Engineering; and
- **Attachment G** – Electrical Advice Letter, prepared by STP Consultants.

We would welcome the opportunity to discuss any aspect of this Information Request Response. Should you wish to discuss, please contact Sam Ireland on 0468 933 603 or at [sam.ireland@mewing.com.au](mailto:sam.ireland@mewing.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Leo Mewing', with a horizontal line underneath.

Leo Mewing  
Director  
**Mewing Planning Consultants**

## Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Information Request dated 22 April 2026. The correspondence has extracted each part of Council's Information Request in italicised text and provides a corresponding response below.

## Building Envelope

### Item 1

*The development is seeking a performance outcome for some aspects regarding the building envelope – namely, reduced minor boundary setbacks and marginal building height noncompliance.*

*The front setback is measuring at 5m to wall and 3.5m to blade walls and deviates from the acceptable setback of 6m to wall. Some minor non-compliance of side boundaries is also noted not meeting AO3 and AO6 of the Multiple dwelling code.*

a. *Amend the proposal plans to achieve compliance with AO3, AO6 of the Multiple dwelling code.*

### Item 1 Response

At the outset, it is noted that the proposed development has sought to provide a suitably balanced built form outcome that is responsive to the surrounding context. Whilst it is noted that alternate outcomes are sought (in part) to Acceptable Outcome **AO3** and **AO6** of the Multiple Dwelling Code, the proposed development demonstrates compliance with the corresponding Performance Outcomes.

For completeness, the corresponding Performance Outcomes **PO3** and **PO6** are extracted and reproduced below.

#### **PO3**

*Development height, bulk and scale, siting and layout ensures that:*

- a. *building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;*
- b. *where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;*
- c. *impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;*
- d. *sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;*
- e. *the development is consistent with the setback pattern and contributes to the character of the streetscape;*
- f. *adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.*

#### **PO6**

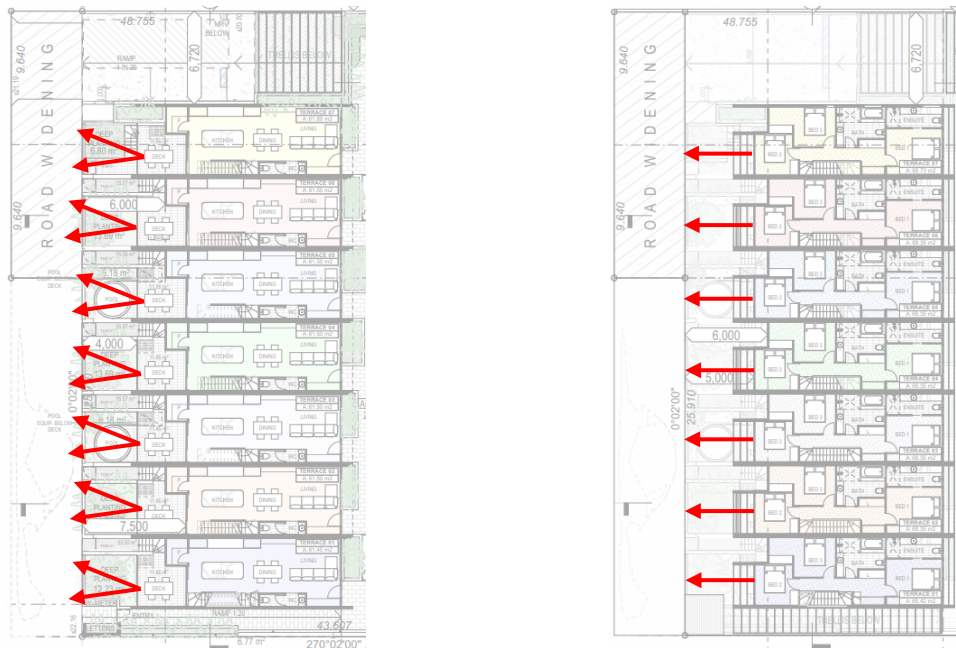
*Development provides a front boundary setback that:*

- a. *defines the street edge;*
- b. *creates a clear threshold and transition from public to private space;*
- c. *assists in achieving visual privacy to ground-floor dwellings from the street;*
- d. *supports the location of balconies for casual surveillance of the street and modulation of the facade;*
- e. *allows for built form and facade articulation that contributes to the streetscape character and landscape;*
- f. *is consistent with the intended streetscape and setback pattern;*
- g. *facilitates landscaping appropriate to soften and screen the built form of the development from the street.*

The proposed front and side setbacks demonstrate compliance with the corresponding Performance Outcome **PO3** and **PO6** of the Multiple Dwelling Code for the following reasons.

**Front Setback**

- The proposed development provides an inviting and engaging streetscape that defines the street edge. The proposal incorporates habitable spaces via private open space and communal open space that is orientated towards to Melton Road frontage, offering formal and informal casual surveillance opportunities. Refer to **Figure 1** below.



**Figure 1: Streetscape Surveillance Opportunities.**

**Source: DAH Architecture, 2026**

- As outlined in **Figure 2** below, the proposed development reflects a superior design outcome compared to the existing dwelling house which does not presently provide an engaging interface.



**Figure 2: Existing streetscape interface.**

**Source: DAH Architecture, 2026**

- Within the front setback, a total 72.88m<sup>2</sup> of deep planting is located along the street frontage, positively contributing to the interface and softening the overall built form. In addition to the proposed deep planting, the provision of courtyard and recreation spaces for the units together with appropriate fencing and additional landscaping, clearly defines a transition from public to private space.

- The proposed development provides fencing, deep planting and appropriate setbacks that are capable of providing visual privacy to dwellings along the ground level. Furthermore, screening is accommodate (in parts) along the upper level to screen habitable spaces and provide visual privacy.
- As outlined in **Figure 1** above, the proposed development delivers casual surveillance opportunities through habitable balconies and windows orientated towards Melton Road.
- With respect to the alternate setback dimensions associated with the blade walls and portions of the external walls along Level 1, they are intended to positively contribute to the architectural distinction of the building, facilitate visual privacy between the units and improve the useability of the private open space. The proposed setback of external walls along Level 1 intend to provide an enhanced design outcome that enables private open space to be partially covered, responding to Brisbane's subtropical climate. Furthermore, beyond the intent for maintaining privacy between dwellings, the proposed blade walls create a varied façade that positively contributes to the streetscape. This design outcome is particularly relevant to Performance Outcome **PO6(e)** given the site's frontage length.
- The variations within the setbacks of the façade deliver recesses that reduce visual bulk dominance and increase built form articulation. Furthermore, the proposed materiality and colour palette highlights the variations in the façade setback, with the use of a dark green emphasising the recesses in the façade. Refer to **Figure 3** below.



**Figure 3: Streetscape Render**

**Source: DAH Architecture, 2026**

- The proposed front setback is comparable to a number of existing multiple dwellings that front Melton Road, which include the following:
  - 71 Melton Road, Nundah comprising a front setback of **4.4m**;
  - 77 Melton Road, Nundah comprising a front setback of **4.45m**;
  - 83 Melton Road, Nundah comprising a front setback of **5.5m**; and
  - 93 Melton Road, Nundah comprising a front setback of **5.3m**.
- The proposed development accommodates a total 72.88m<sup>2</sup> of deep planting along the site frontage that softens the built form presentation and screens the built form from the streetscape.

For the following reasons, the proposed front setback demonstrates compliance with Performance Outcome **PO3** and **PO6** of the Multiple Dwelling Code.

Side Setback:

- The proposed side setbacks comply with acceptable outcome along the southern side boundary and a majority of the northern side boundary. The alternate outcome for the side boundary setback relates to Terrace 14, which relates to only 7m of the side boundary length.
- The proposal provides building setbacks that provide appropriate separation between buildings for landscaping, natural light, sunlight and breezes. Refer to the Revised Architectural Plans included in **Attachment B** which contains shadow diagrams.
- The building design is responsive to and protects the amenity and privacy of the adjoining properties. Considered placement of windows, along with the provision of landscaping minimises opportunities for overlooking to the adjoining properties.
- The proposed development has been designed with a sensitive interface to the northern adjoining development through the provision of fixed screening, landscaped planters and considered placement of windows and built form orientation, minimising opportunities for overlooking to the northern adjacent development.
- The design is of a high-quality architectural outcome, incorporating subtropical landscaping to soften built form, an articulated and varied response to upper and lower levels of the built form and architectural details such as variations in materiality. These contextually responsive design features provide visual interest and reduces perception of bulk and scale from adjoining properties. Accordingly, the proposed setbacks will not result in visually overbearing development on the adjoining properties.

For the following reasons, the proposed front setback demonstrates compliance with Performance Outcome **PO3** and **PO6** of the Multiple Dwelling Code.

## **Building Separation Distances and Amenity Impacts**

### **Item 2**

*The submitted plans do not clearly demonstrate compliance with the building separation requirements outlined in Table 9.3.14.3.F of the Multiple dwelling code. In particular, the proposed separation distances to adjoining dwellings on the north, west and south sides appear insufficient and are likely to result in adverse impacts on residential amenity and privacy, including potential issues relating to overlooking, visual dominance, and overshadowing. As such, the proposal does not currently demonstrate compliance with PO3 and PO7 of the Multiple dwelling code.*

*To address these concerns, provide amended plans and supporting information that demonstrate:*

- a. Ensure appropriate building separation distances to the north, west and south side boundaries minimising amenity and privacy impacts particularly those relating to overlooking, visual bulk, and overshadowing in accordance with the Multiple dwelling code.*
- b. The location of habitable rooms and balconies of adjoining properties, clearly showing their separation distance from the proposed development, in order to assess compliance with building separation requirements.*
- c. A visual privacy and outlook analysis, including views both from and towards the proposed development. This should include finished floor levels, windowsill heights, and balcony RLs referenced to AHD, to clearly demonstrate how the development manages visual and privacy impacts.*

### **Item 2 Response**





**Figure 5: Rear Boundary Landscaping Outcome.**

**Source:** CUSP, 2026

Refer to the Revised Architectural Plans included in **Attachment B** for further detail.

- **Item 2(b)** – The plans have been amended to include the location of habitable rooms and balconies of adjoining properties that clearly demonstrate the separation distance of the proposed development.
- **Item 2(c)** – Refer to the Revised Architectural Plan included in **Attachment B** for further detail.

### Item 3

*The separation between the terrace blocks is about 6m, which is less than the required 12m between habitable rooms as required by AO3(d) of the Multiple dwelling code. Ground floor planting lacks detail on species for effective privacy screening, and upper levels do not specify adequate screening. Suggest for landscaping input for further review of plant species and appropriateness.*

- Provide further details on planting specifications to ensure visual privacy and address residential amenity concerns related to overlooking in accordance with PO3 of the Multiple dwelling code.*

#### Item 3 Response

Please refer to the Revised Landscape Concept Plans included within **Attachment C** for a detailed response to **Item 3** of Council’s Information Request.

The Revised Landscape Concept Plan (**Attachment C**) has been amended to illustrate the species proposed within the internal pedestrian laneway. Furthermore, the proposed planter beds have been revised to incorporate a variable planter depth between 800mm – 1200mm. As outlined in **Figure 6** below, a soil depth plan has been prepared that demonstrates the planter beds will be capable of maintaining a canopy that screens habitable windows.



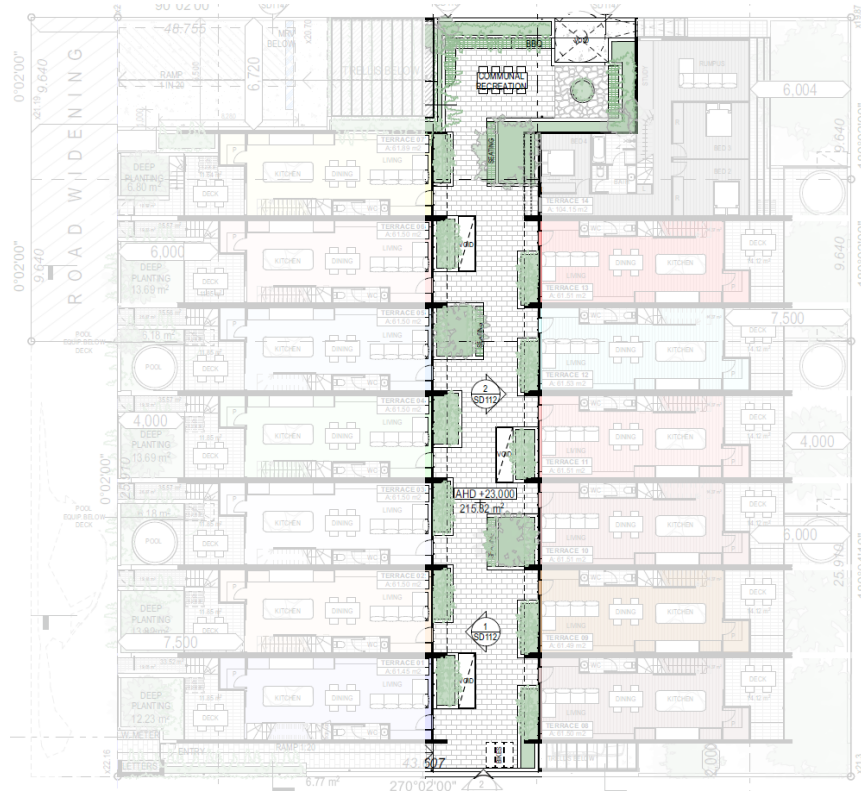
**Figure 6: Proposed Planter Soil Depths.**

**Source: CUSP, 2026**

Having regard to the proposed changes in the landscaping and the overall built form design of the proposed development, the internal building separation complies with Performance Outcome **PO3** of the Multiple Dwelling Code for the following reasons:

The interface between the units across the central path / communal open space is effectively a ground level interaction (give the level below is an effective basement). The proposed separation of 6.2m substantially exceeds the ground level separation provisions of 1.5m – 3m, regardless of the nature of the interface. Nevertheless, other aspects address the separation outcome at ground level and at Level 1 per the below.

- Where habitable windows along the ground level are visible from the internal pedestrian pathway, landscaping and outdoor seating is proposed to visually buffer habitable spaces. The proposed planters will accommodate a variety of shade tolerant screening trees, shrubs and groundcovers that can suitably screen the habitable windows. Refer to **Figure 7** below.
- The proposed development continues to provide a suitable separation that enables access to sunlight and breezes, with primary living spaces positioned away from the internal communal open space and towards the Melton Road frontage and rear boundary.
- In addition to the proposed landscaping, the windows have been deliberately offset from neighbouring habitable windows, minimising overlooking and limiting views into neighbouring properties. Refer to **Figure 7** below.
- With respect to windows located along the upper level, the residential privacy and amenity of residences will be appropriately managed through internal blinds and curtains. This approach enables the development to deliver amenity outcomes in the form of access to sunlight and natural ventilation while providing privacy when required.



**Figure 7:** Revised internal communal open space.

Source: DAH Architecture, 2026

For further detail, please refer to the Revised Architectural Plans included in **Attachment B** and the Revised Landscape Concept Plan included in **Attachment C**.

## Communal Open Space

### Item 4

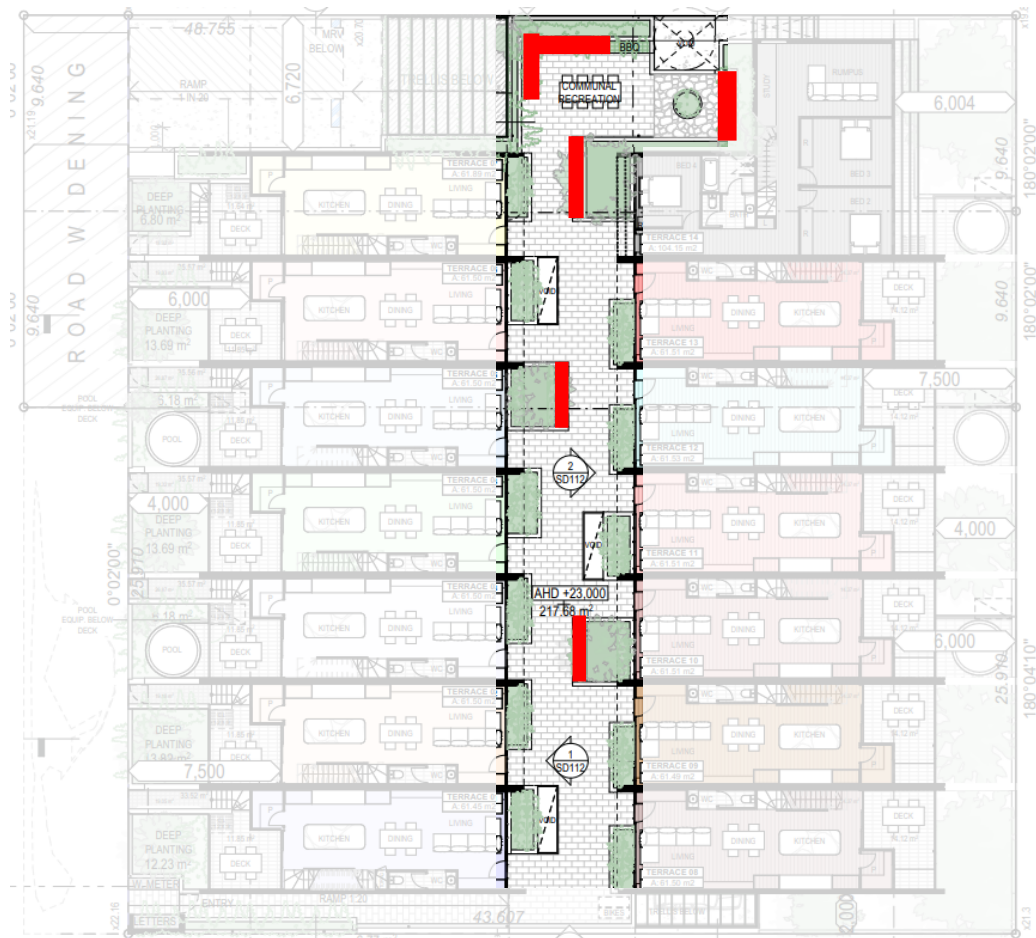
The communal open space currently totals around 45m<sup>2</sup> with a BBQ area to the north the rest is passive space between two terrace blocks. This does not meet AO30.1b of the Multiple dwelling code requirements, as the usable space falls short of 5% of the site area in one or two consolidated areas (with at least one over 100sqm).

- a. Provide amended design and details to communal open space to comply with PO30 of the Multiple dwelling code, potentially by enhancing the internal pedestrian laneway with benches and planters, while maintaining residents' privacy and amenity. Alternatively, revise the design to meet AO30.1 the Multiple dwelling code requirements.

### Item 4 Response

In response to Council's Information Request, the Applicant has sought to revise the internal pedestrian laneway to provide a design outcome that enhances the communal open space and integrates with the northern portion of the site.

As demonstrated within the Revised Architectural Plans (**Attachment B**), the proposed internal pedestrian laneway has incorporated additional seating areas and a revised landscaping outcome, consistent with Council's request. The revised landscaping outcome provides increased planter depths, ensuring that landscaping can positively contribute to the communal open space area whilst delivering privacy and amenity for residents. **Figure 8** below indicates the revised communal open space design.



**Figure 8:** Revised communal open space area (location of outdoor seating outlined in red).

**Source:** DAH Architecture, 2026

Consequential to the revised design, the proposed development accommodates a total 304.67m<sup>2</sup> (15.48% of the site area) of communal open space, complying with Acceptable Outcome **AO30.1** of the Multiple Dwelling Code.

For further detail, please refer to the Revised Architectural Plans included in **Attachment B** and the Revised Landscape Concept Plan included in **Attachment C**.

## Private Open Space

### Item 5

The current provisions for private open space do not comply with the acceptable outcome **AO31.1** of the Multiple dwelling code, measuring approximately 25m<sup>2</sup> along the eastern boundary and a maximum of 11.85m<sup>2</sup> along the western boundary. The locations for services such as air conditioning units and laundry drying areas have not been specified in accordance with **AO31.2** the Multiple dwelling code. These service zones must be clearly delineated, separate from private open space, and should not reduce the area designated as private open space. Similarly, deep planting zones are to be excluded from private open space calculations.

- a. Provide and indicate on the architectural drawings dedicated locations for drying areas, air conditioning units, and potential water tanks, ensuring these are screened as required by **AO31.2** of the Multiple dwelling code. This will help maintain the amenity and detailing of the building, consistent with **PO31** of the Multiple dwelling code.

- b. *For terraces that include pools, also show on the architectural drawings a specifically allocated area for pool equipment storage, as per AO31.2 of the Multiple dwelling code, to ensure that these facilities do not adversely affect the built form or architectural integrity outlined in PO31 of the Multiple dwelling code.*

#### **Item 5 Response**

The following key aspects have been included within the Revised Architectural Plans in response to **Item 5**:

- **Item 5(a)** – The Revised Architectural Plans (**Attachment B**) have identified the location of air conditioning units, water tanks and drying areas in accordance with Acceptable Outcome **AO31.2** of the Multiple Dwelling Code. Air conditioning units are located along the roof and are not visible from the streetscape. Furthermore, drying areas are proposed within the private open space and will be sleeved by deep planting and landscaping, ensuring that they are not visible from the streetscape.
- **Item 5(b)** – The Revised Architectural Plans (**Attachment B**) have been amended to indicate the location of all pool equipment storage associated with dwelling units that contain pools. Where pools are located along Melton Road frontage, pool services are accommodated beneath the front verandahs. Pools along the rear boundary are integrated into the adjacent landscaping areas. The location of the pool equipment storage is not visible from the streetscape or adjoining properties and does not result in a reduction of private open space.

For further detail, please refer to the Revised Architectural Package included in **Attachment B**.

## **Building Services**

### **Item 6**

*A designated area for essential services and associated structures including electricity transformers or pad-mount transformers, hydrants, and boosters has not been specified on site.*

- a. *Allocate and indicate on the drawings, a dedicated location for a possible building services area in accordance with AO5 of the Multiple dwelling code. If not required, additional information is to be submitted to demonstrate that there will be no future requirements for services such as pad mount transformer for the development. Provide a letter from the relevant service provider/s to confirm no future services are required and to demonstrate achievement of the Multiple dwelling code PO5/AO5 and PO28 requirements.*

#### **Item 6 Response**

Please refer to the Electrical Advice Letter prepared by STP Consultants and included in **Attachment G** for further detail.

Pursuant to the Electrical Advice Letter, the development is capable of being serviced from the existing Energen network without augmentation infrastructure such as a PMT.

## **Road Widening – Trunk Land Dedication**

### **Item 7**

*In accordance with the Road Hierarchy Overlay Code, PO3, LGIP item NUN-RC-002 requires a trunk land dedication along the Melton Road frontage for the future upgrade of the road corridor. This will need to be demonstrated accurately on the approved drawings to be approved.*

- a. *Provide a dimensioned road widening / dedication plan demonstrating the extent (area and width) of trunk land dedication required in accordance with LGIP item NUN-RC-002 and road widening plan 63-69 Melton Road - RC16125 - Issue 1, including surveyed boundaries, existing road*

*reserve width, proposed new boundary/reserve line, and confirmation of dedication method and staging.*

#### **Item 7 Response**

The architectural drawings clearly identify the extent of trunk land resumption, with further details to be addressed in survey actions pursuant to conditions.

## **Driveway Safety**

### **Item 8**

*A desktop sight distance assessment has been included within the Traffic Impact Statement. Due to the site's location on a vertical crest, a desktop assessment is not considered adequate and site based verification is required.*

- a. *Provide an on-site sight distance assessment at the proposed crossover location in accordance with Section 4.5 of SC6.31 Transport, access, parking and servicing planning scheme policy (not a desktop/Google Street View assessment), including survey/measurement methodology, design speed assumptions, measured and required sight distances, and updated plans showing the sight triangles and any works needed to achieve compliance. Demonstrate compliance with PO1 and PO3 of the 9.4.11 Transport, access, parking and servicing code based on the on-site results.*

#### **Item 8 Response**

In response to Council's Information Request, an on-site sight distance assessment has been prepared by ITE Consulting and included in **Attachment D**. The assessment indicates that the proposed crossover location is appropriate and facilitates appropriate sight distances.

Please refer to the Revised Traffic Assessment prepared by ITE Consulting and included in **Attachment D**.

## **Refuse Storage / Collection**

### **Item 9**

*Although the proposed refuse collection and storage area appears sufficient in size to accommodate the required bins, several aspects remain unclear: the roofing and complete screening of the area have not been confirmed, access points are unspecified, and residents would be required to dispose of refuse from within the aisle. Additionally, the enclosure's dimensions have not been indicated. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, address the following requirements:*

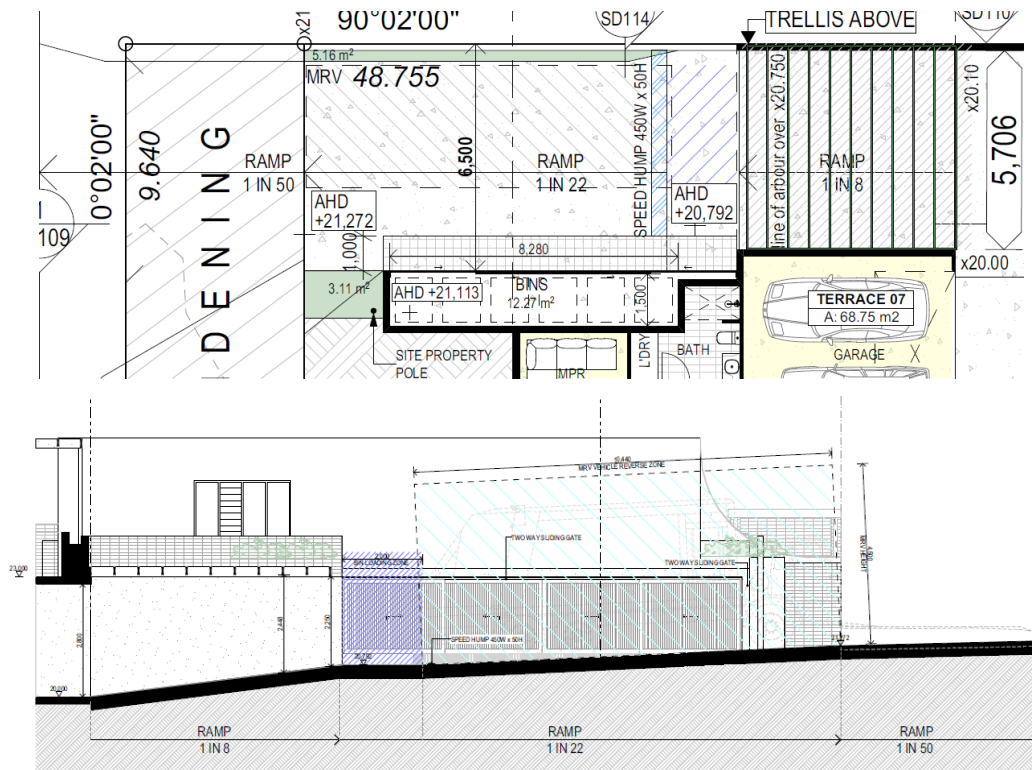
- a. *Submit revised architectural plans that clearly show a refuse storage area situated either within a building (as a room) or as an enclosure (roofed and fully screened), with a minimum area of 12m<sup>2</sup> (internal dimensions of 8m x 1.5m). Label the amended plans as 'Roofed and wholly screened refuse enclosure.'*
- b. *Using the revised plans, specify the intended access points and illustrate how residents will be able to access each bin individually. Confirm that residents can safely access and dispose of refuse without having to stand in the aisle.*
- c. *Clearly indicate both the area (m<sup>2</sup>) and internal dimensions.*

#### **Item 9 Response**

Please refer to the Revised Architectural Plans included in **Attachment B**, Revised Traffic Assessment included in **Attachment D** and the Revised Waste Management Plan included in

**Attachment E.** For completeness, the clarification matters have been extracted and included as a direct response below.

- **Item 9(a)** – As outlined in **Figure 9** below, the proposed refuse area provides an area of 12.27m<sup>2</sup> and is roofed and wholly screened.
- **Item 9(b)** – Please refer to the Revised Waste Management Plan included in **Attachment E** for further detail.
- **Item 9(c)** – The plans have been amended to include the internal dimensions and area (m<sup>2</sup>) of the refuse storage area. Refer to the Revised Architectural Plans included in **Attachment B** for further detail.



**Figure 9:** Revised refuse storage area.

**Source:** DAH Architecture, 2026

## Item 10

It is noted the crossover and two-way aisle trafficked by the Refuse Collection Vehicle (RCV) is 5.7m wide in lieu of the required 6.5m, the RPEQ certified swept path analysis has utilised a steering angle of 40.0 in lieu of the required kerb-to-kerb turning radius of 9.757m and shows a dual front axle vehicle. Also, a speed bump is required on the gradient change at the rear of the RCV to prevent bins rolling down the ramp. In accordance with PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, provide the following:

- Provide amended architectural plans which demonstrate the crossover and two-way aisle have a minimum width of 6.5m.
- Utilising amended plans, provide an RPEQ certified swept path analysis for a RCV (as per BSD-3008-2) which demonstrates safe and efficient on-site servicing whilst utilising a kerb to-kerb turning radius of 9.757m. Ensure the kerb-to-kerb turning radius is included in the vehicle specification legend.
- Demonstrate on amended plans a speed bump at the gradient change from the 1:50 to the 1:10.

Note: Council core services include general refuse, 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 garbage bins. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/aboutcouncil/documents/waste-management-technical-notes.pdf> coredownload.pdf

## Item 10 Response

Please refer to the Revised Architectural Plans included in **Attachment B** and the Revised Traffic Assessment included in **Attachment E**. For completeness, the clarification matters have been extracted and included as a direct response below:

- **Item 10(a) & 10(b)** – Refer to the Revised Traffic Assessment included in Attachment D for further detail.
- **Item 10(c)** – The plans have been amended to show a speed bump at the gradient change from 1:50 to the 1:10. Refer to **Figure 10** below for further detail.

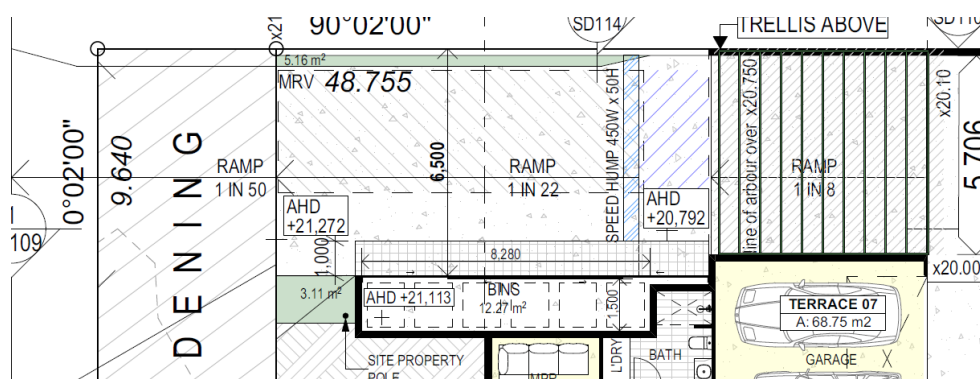


Figure 10: Revised Waste / Servicing arrangements

Source: DAH Architecture, 2026

Refer to the Revised Architectural Plans included in **Attachment B** and the Revised Traffic Assessment included in **Attachment E**.

## Retaining Walls Abutting Boundary

### Item 11

Architectural and engineering documentation indicates retaining walls proposed in cut located immediately adjacent to neighbouring property boundaries which is contrary to PO2 and PO5 of the Filling and excavation code.

- Revise the development plans and provide a concept earthworks plan to demonstrate that all retaining walls constructed in cut adjacent to neighbouring property boundaries are offset a minimum of 300mm from the boundary to:
  - allow for construction access, footing installation and long-term maintenance wholly within the subject site;
  - provide for compliant subsoil drainage behind retaining structures; and
  - ensure no encroachment (temporary or permanent) or adverse drainage impacts occur on adjoining properties, in accordance with PO2 and PO5 of the Filling and excavation code.

- b. *Demonstrate that retaining structures no greater than 1.0m above the natural ground level are being proposed at the property boundary in accordance with PO2 of the Filling and excavation code,*
- i. *Amend the plans to show any further terracing stepped back from the 1.0m high boundary retaining wall at a ratio of 1 vertical unit:1 horizontal unit in accordance with PO2 of the Filling and excavation code; and*
  - ii. *Ensure that the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas in accordance with PO2 of the Filling and excavation code.*

#### **Item 11 Response**

Please refer to the Revised Concept Earthworks Plan prepared by Inertia Engineering and included within **Attachment E** for a detailed response to Item 11 of Council's Information Request.

## **Drawing Clarity**

### **Item 12**

*Architectural documentation indicates overall site area is 2,303sqm (+99sqm road widening) while assessment report indicates 2,068 sqm (1,972sqm after road widening).*

- a. *To enable a full and accurate assessment of the development, the following requires clarification as it affects the calculation for site cover and deep planting.*
- i. *Site area (less road widening dedication)*
  - ii. *Site cover including lower ground carparking (refer to site cover definition)*
  - iii. *provide confirmation regarding the inclusion of a 300mm wide landscape strip adjacent to the driveway, as indicated on the architectural drawings. Additionally, clarify the proposed landscape treatments for this area (e.g., ground covers or creepers with trellising along the boundary fence).*

#### **Item 12 Response**

Please refer to the Revised Architectural Plans included in **Attachment B** which have been updated to reflect the correct site area calculation. For completeness, the clarification matters have been extracted and included as a direct response below:

- **Item 12(i)** – The site area for the proposed development excluding the road widening dedication is 1968m<sup>2</sup>.
- **Item 12(ii)** – Please refer to **Item 13** below in relation to the proposed site cover.
- **Item 12(iii)** – The Revised Landscape Concept Plan (**Attachment C**) has been amended to reflect the 300mm wide landscaping strip indicated on the Revised Architectural Plans (**Attachment B**). As indicated in the Revised Landscape Concept Plan (**Attachment C**), the proposed landscape strip will accommodate wall climber plants.

Please refer to the Revised Landscape Concept Plan included in **Attachment C** for further detail.

## **Site Cover**

### **Item 13**

*The submitted plans indicate a proposed site cover of 53.8%. However, this measurement does not accurately reflect the definition of site cover under City Plan 2014, which requires that all components*

of the development including basement level to be included in the site cover calculation. A single, clearly defined site cover measurement that accounts for all built elements across all levels must be provided on the plans.

- a. Clarify the achieved site cover following confirmation of overall site area (excluding road widening dedication). Submit revised plans clearly identifying all elements of the development that contribute to site cover, in accordance with the definition under City Plan 2014.

### Item 13 Response

Please refer to the Revised Architectural Package included in **Attachment B** which provides a site cover breakdown. **Table 1** below illustrates that site cover breakdown of the proposed development, calculated per the definition of the City Plan.

At the outset, it should be noted that whilst the basement level contains a site cover greater than 53.8% this is distorted by the central laneway. The central laneway does not create any additional bulk given that it has been sleeved by two (2) forms either side.

Table 1: Site Cover Breakdown	
Basement	1,311.23m <sup>2</sup> (66%)
Ground Level	908.30m <sup>2</sup> (46%)
Level 1	952.1m <sup>2</sup> (48%)