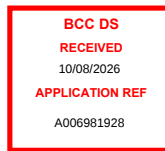


10th August 2026



Our Ref: 26001.L01.001
BCC Ref: A006981928

Brisbane City Council
Planning Services North
GPO Box 1434
Brisbane QLD 4001

ATTENTION: Rhea Connolly

Dear Rhea,

RE: RESPONSE TO INFORMATION REQUEST UNDER PART 3 OF DEVELOPMENT ASSESSMENT RULES UNDER SECTION 68(1) OF PLANNING ACT 2016 – DEVELOPMENT APPLICATION ON LAND LOCATED AT 84 WALLACE ST CHERMSIDE.

We refer to Council's information request letter dated the 22nd of April 2026, in which it was identified that further information would be required to assess the proposal. The points within Council's letter are listed below, in tandem with our response for ease of reference.

Site Cover

1. *The proposed site cover for the proposed development is considered to be excessive, which results in poor landscaping outcomes and will impact the amenity of future occupants and adjoining properties.*
 - a. *To address PO8 of the Multiple dwelling code, design changes are required to facilitate a balance of building to open space and landscaping on the site. This includes amendments to side boundary setbacks and communal open space as discussed below.*

RESPONSE: The updated design reduces site coverage and increases the setbacks in areas. The pedestrian entrance has been widened and the overall landscaped area has been expanded.



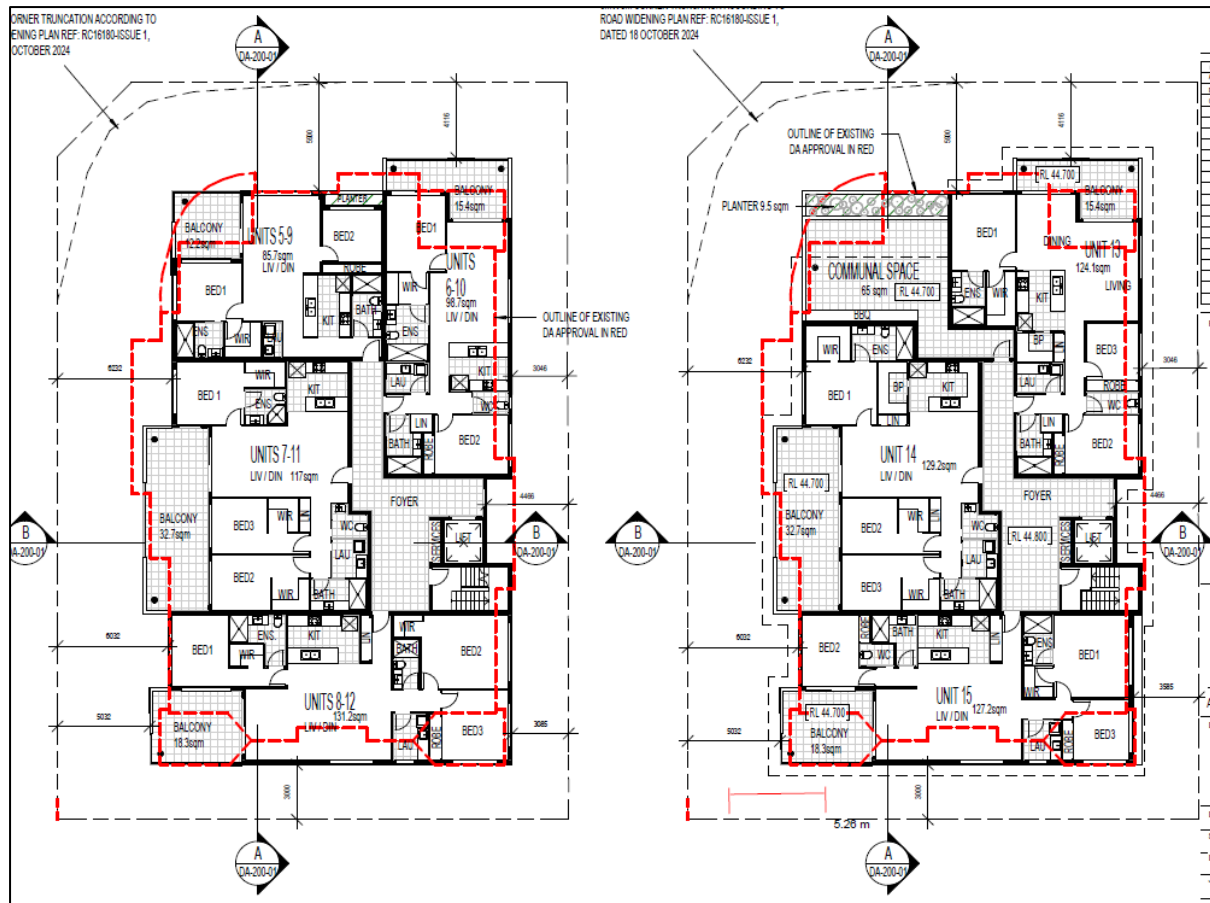
NB - Existing approval outlined in red.

As per the above extracts the bulk & scale of the development remains consistent with the existing approved building design. Refer to **Revised Plans attached in in Appendix A.**

Side Boundary Setbacks

2. *The proposed side boundary setbacks of 3m is insufficient to support the separation of buildings and provide visual and acoustic privacy without the reliance of screening and therefore, inconsistent with PO3 and PO7 of the Multiple dwelling code.*
 - a. *Provide amended plans to increase side boundary setbacks along the eastern and southern side boundaries to closely align with the average setbacks as defined in AO7.1 of the Multiple dwelling codes.*

RESPONSE: As demonstrated in the extracts above and below, the proposed building setbacks remain fundamentally consistent with the existing approved layout. Openings along both side boundaries are restricted to high-level glazing or fitted with appropriate screening mechanisms, thereby ensuring that the acoustic and visual privacy of adjoining residents is preserved. Furthermore, the communal open space is positioned at the street corner, isolated from adjoining residential boundaries to mitigate potential acoustic impacts.



NB - Existing approval layout outlined in red.

Communal Open Space

3. The submitted code assessment identifies that a performance outcome is sought for communal open space. The proposed communal open space is less than 5% of the site area, is not open to the sky with no landscaping proposed and is poorly located. Council is concerned that the submitted drawings and documentation has not addressed the requirements of PO8 and PO30 of the Multiple dwelling code, specifically, the proposed open space does not demonstrate provision of passive and active recreation opportunities.
 - a. Submit revised drawings in accordance with PO30 of the Multiple dwelling code which show:
 - i) A suitable location for the communal open space.
 - ii) Revised roof design to provide some openness to the sky.
 - iii) Indicative active and passive recreational facilities/opportunities.
 - iv) Landscaping to provide a pleasant outlook for residents.

RESPONSE: Communal space has been increased to 5.8% of site area, with 50% open to sky, and minimum 25% of the area being containerised landscaping. Refer to the **Revised Plans** attached in **Appendix A** and **Landscape Concept Plans** attached in **Appendix B**.

Side Boundary Treatments and Landscape Details

4. *It is noted that a performance outcome is sought for side boundary landscaping to both side boundaries. Council is concerned that the proposed side boundary treatments, specifically the reduced built form setbacks and the lack of landscaping to soften built form and hardstand, do not address the requirement to reduce the appearance of building bulk and soften built form, driveways and hardstand areas from adjoining properties. Furthermore, as a Landscape Concept Plan has not been submitted, Council is unable to assess how the landscape intent for side landscape areas that have been provided will perform.*
- a. *Submit revised drawings, including a Landscape Concept Plan prepared by a qualified Landscape Architect, which show a two-tier landscape plantings to the eastern side boundary setback to soften the appearance of and soften the built form, carparking and hardstand areas in accordance with PO28 of the Multiple dwelling cy.*

RESPONSE: It is noted that the development can accommodate built-to-boundary walls along both side boundaries, each extending 15 metres in length and 3 metres in height. The layout been amended to eliminate built-to-boundary structures and introduced increased landscape treatments where practicable. This structural removal effectively softens the built-form interface and enhances visual amenity for adjoining allotments.

Legibility of Entry and CPTED Considerations

5. *In addition to concerns raised regarding the amenity of the eastern side boundary, the proposed long and narrow pedestrian pathway along this boundary as the primary pedestrian access raises significant safety concerns with the potential for entrapment.*
- a. *Provide amended plans showing the lobby and core relocated to one of the street frontages to create opportunities for casual surveillance of the building entrance and create safe access to the development in accordance with AO9.4/AO12.2/PO12/PO23 of the Multiple dwelling code.*

RESPONSE: The pedestrian entry is clearly identified and with direct surveillance lines from the main vehicular access point and visitor parking areas. Furthermore, a strategically positioned convex mirror near the threshold and foyer will facilitate uninterrupted surveillance of the entry

doors and lobby area, thereby eliminating concealment opportunities and structural blind spots. The pedestrian walkway will be adequately illuminated during night times.

Design and Articulation

6. *The proposal incorporates solid balustrading to all street facing balconies, limiting opportunities for passive surveillance over the street, natural light and ventilation and adds to the bulk of the building form.*

a. *In accordance with AO16.1/AO16.3/PO16 of the Multiple dwelling code, provide a reduction of solid balustrading by introducing partial breaks with lightweight open balustrades into the balcony spaces. Further exploration of changes in materials, finishes, textures should also be explored to address PO9 of the code.*

RESPONSE: To enhance the visual lightness of the facade, solid balustrades have been amended to incorporate transparent glass panels. This update introduces a broader palette of material variations and visual transparency to further reduce perceived bulk. Refer to **Revised Plans** in **Appendix A**.

7. *Submit amended plans which incorporate additional material/finish changes to the ground level of the development to break up the largely white rendered façade and to provide a positive streetscape character.*

RESPONSE: The ground-level facade fronting Farnell Street incorporates three distinct panelling screens. No continuous, white-rendered wall section exceeds 6 metres in width. In conjunction with the proposed landscaping scheme, this design ensures the development contributes positively to the streetscape character. Refer to **Revised Plans** attached in **Appendix A** and **Landscape Concept Plans** attached in **Appendix B**.

Privacy/Amenity

8. *To limit privacy impacts to existing and future development, provide privacy screening to the balconies where facing the southern side boundary to address AO14.1/PO14 of the Multiple dwelling code.*

RESPONSE: Refer to **Revised Plans** in **Appendix A** and appropriate screening condition to be imposed.

Subtropical Design

9. *The proposal lacks weather protection devices over windows to habitable rooms and does not incorporate design measures to address Brisbane's subtropical climate.*
- a. *To provide protection and relief from Brisbane's subtropical climate and to provide further articulation and shadow casting elements, provide weather protection devices to habitable windows in accordance with AO26.1 of the Multiple dwelling code*

RESPONSE: Refer to **Revised Plans** in **Appendix A**.

Containerised Planting – Landscape Details

10. *The submitted architectural drawings identify a landscape planter on structure to the western side of the building. However, the submitted drawings lack the necessary detail to demonstrate that the proposed planters on structure can support long term growth of plantings to adequately soften the built form.*
- a. *Submit revised drawings in accordance with PO12, PO13 and PO15 of the Landscape work code, which show:*
- i) *Planter media depths in accordance with Table 1 of the Landscape design planning scheme policy.*
- ii) *Details of a stormwater harvesting and irrigation strategy.*
- iii) *Maintenance access details for planters on structure.*

RESPONSE: Refer to **Landscape Concept Plans** attached in **Appendix B**.

Pad Mount Transformer (PMT)

11. *Whilst it acknowledged that the proposed plans have accommodated many of the standard services like the booster cabinet, Council is concerned that a Pad mount Transformer (PMT) may be required which will impact the provision of deep planting.*
- a. *Submit revised drawings showing where a pad mount transformer may be located if needed or written confirmation from Energex that a PMT is not required for the development.*

RESPONSE: As per the **PMT Review** attached in **Appendix C**, *given the relatively small electrical load demand a Pad Mount Transformer will not be required.*

Deep planting

12. The submitted code assessment identifies that a performance outcome is sought for deep planting regarding the width of the planting area along the Farnell Street frontage. While the proposed 3.237m wide deep planting area may have merit, the submitted assessment material does not contain a Landscape Concept Plan to demonstrate that large subtropical shade tree species can be supported to grow to maturity within this area.

- a. Submit a Landscape Concept Plan prepared by a qualified Landscape Architect in accordance with PO28 and PO29 of the Multiple dwelling code which show proposed large subtropical shade tree species to all deep planting areas.

RESPONSE: Refer to **Landscape Concept Plans** attached in **Appendix B**.

This response in full signifies the end of the information request stage and we trust that the information provided has satisfactorily addressed your concerns.

As per the requirements of the Planning Act 2016 and Brisbane City Plan 2014, this application is impact assessable and we will now proceed to public notification. The relevant 'Notice of Intent to Commence Public Notification' will be submitted to Council by our advertising contractor in due course.

Should you require any further clarification on the submitted information or for any purpose in regard to this application, do not hesitate to contact our office on (07) 3666 0887 or via email at tam@tdplanning.com.au.

Yours faithfully,



TAM DANG PLANNING PTY LTD

Enc.: Appendix A – Revised Plans
Appendix B – Landscape Concept plans
Appendix C – PMT Review