



15 September 2026

Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Dear Chris,

Response to Information Request – Development Application at 424 Bowen Terrace New Farm Qld 4005 (Council Ref.: A007082)

In accordance with Section 13.2 of the Development Assessment Rules and on behalf of *Fortis Pty Ltd* ('the **Applicant**'), please find below the Applicant's responses to the information request requested by Council on 8 September 2026 for the abovementioned Change (Other) application.

This correspondence constitutes the Applicant's full response to the Information Request items requested by Council. The response is accompanied by the following supporting information:

- **Attachment A** – Information Request issued by Brisbane City Council;
- **Attachment B** – Revised DA Forms;
- **Attachment C** – Landscape Response, prepared by LAT Studios;
- **Attachment D** – Amended Architectural Plans, prepared by DKO;
- **Attachment E** – Engineering Response, prepared by OSKA Engineers.

Response to Information Request

The Item(s) from Council's Information Request have been outlined below (*in italics*) along with the respective comments and responses to each item.

Staging

1. *The plans and assessment report indicate the development will be carried out within two stages, however the submitted DA forms do not reflect this staging.*
 - a. Provide amended DA forms applying for any proposed staging.

Response

In response to Item 1, the Applicant has prepared amended versions of DA Form 1 and DA Form 2 which acknowledge the staging matters as requested. Please find these in **Attachment B**.

Plan details

2. *It is acknowledged the elevation plans are labelled with the materials to be used, however the illustrations do not clearly show the appearance of the elevations is sufficiently varied in treatment,*

materials, colours, textures and finishes in compliance with AO9.3 and AO9.4 of the Multiple dwelling code.

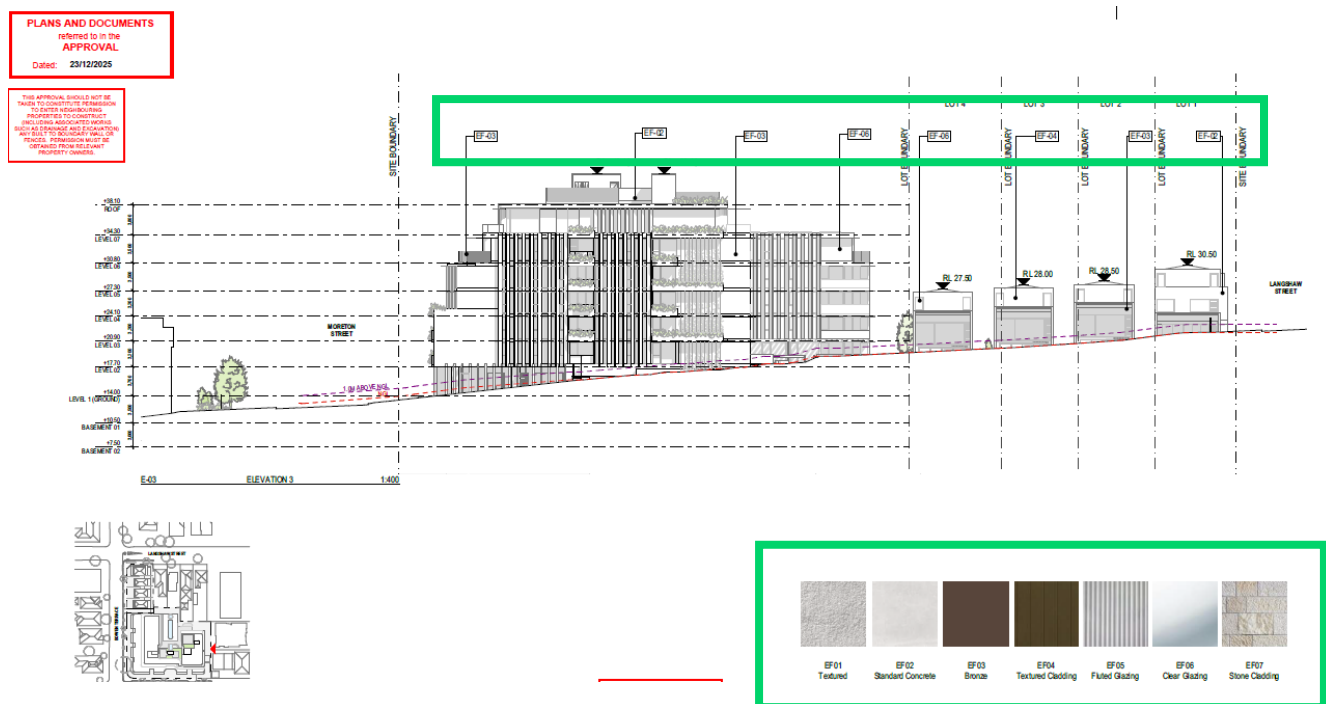
- a. Provide amended plans showing the variation clearer on the elevations required under AO9.3-AO9.4/PO9 of the Multiple dwelling code.

Response

In response to Item 2, the Applicant wishes to advise that the architectural package prepared by DKO and included as Appendix D at the time of lodgement includes a suite of elevation drawings which include the intended material selections. The material palette has been included on each elevation drawing accompanied by a legend which details the application of each material choice across the buildings.

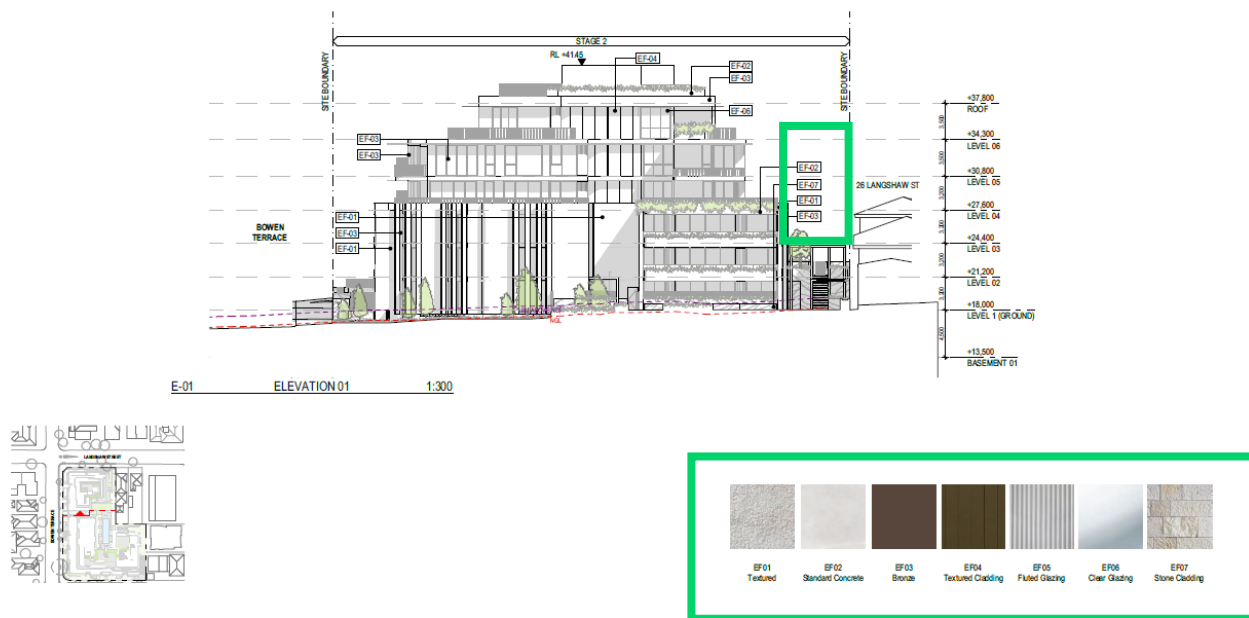
We note that the presentation of the material palette in the architectural package provided at lodgement is consistent with that which was approved in the originating application. As such, we seek Council's discretion in this regard and request that Council proceed with assessing the development with the materials provided. For context, comparison images between the approved architectural package with the proposed architectural package are provided below to demonstrate the consistency between the approved architectural package and those proposed as part of this Change (Other). Please refer to **Figure 1** and **Figure 2** below.

Figure 1 - Excerpt of approved plans (identifying material palette and legend)



Source: DKO (adapted by Urbis), via Brisbane City Council

Figure 2 – Excerpt of proposed plans (identifying material palette and legend)



Source: DKO (adapted by Urbis)

Street trees

3. The response provided in the code assessment is not clear whether any additional street trees are proposed to be removed as part of this change application.
 - a. Provide further information clarifying whether any street trees are proposed for removal, and clearly and accurately show all existing street trees on the plans.

Response

In response to Item 3, the Applicant wishes to direct Council's attention to the Landscape Concept prepared by LAT Studios which was included (as Appendix F) in the lodgement of the Change application. Section 9 (page 50) of this document provides clarification in terms of the street trees which are proposed to be retained and those proposed to be removed.

To confirm, there are no additional street trees which are proposed to be removed as part of this Application. The strategy applied (and approved) in relation to the other street trees along Bowen Terrace and Moreton Street remain unchanged.

Deep planting and landscaping

4. Although deep planting areas are labelled along Bowen Terrace, these areas contain retaining walls and structures which impede the quality of tree growth and size. The submitted landscape sections indicate that the deep planting areas are constrained by the proposed retaining walls and screen fencing, which significantly reduce the effective soil volume, access to sunlight and available space for canopy development. The height and location of the retaining structures create a confined planting environment that is unlikely to support the establishment and long-term growth of substantial shade trees sought by PO29 of the Multiple dwelling code.

- a. Submit revised drawings, including a landscape concept plan, in accordance with PO29 of the Multiple dwelling code showing retaining structures and fences along the front boundary removed to provide additional soil volume, access to light and space for mature canopy spread to the deep planting areas, and sections through the deep planting areas demonstrating that retaining structures and fencing do not unreasonably constrain canopy growth, root development or access to light.

Response

In response to Item 4, the Applicant acknowledges Council's concerns regarding the provision of deep planting to the streetscape. Whilst a performance solution is sought in regard to the deep planting areas in terms of the minimum 4m x 4m dimensions prescribed within the Planning Scheme, these areas have been designed to provide sufficient soil volume and space to support the establishment and long-term growth of substantial shade trees, whilst also responding to the site's significant elevation challenges.

These deep planting areas along the street frontages generally range between 3 metres and 3.5 metres in width and extend to lengths of up to 8 metres which provides generous space for shade trees and other dense landscaping to be provided. These areas are clear of structures above and below and provide sufficient space to support the intended shade trees, including canopy growth of at least 5 metres. With consideration to the site's topographic challenges, this represents a significant improvement to the current streetscape presentation and still maintains the intent of the planning scheme.

Further supporting information has been prepared by LAT Studios and is provided in **Attachment C**

5. *The changes to the proposal result in the Stage 2 Multiple dwelling being located closer to Dwelling houses on Langshaw Street. Whilst the proposal provides a transition and setback of 6.5m to lower levels and 10m to upper levels, the proposed landscaping along the boundary is currently limited and an opportunity exists to improve this interface.*
 - a. In accordance with PO3 and PO28 of the Multiple dwelling code, provide amended architectural and landscape plans moving the pedestrian pathway away from the north-eastern boundary and increasing the width of landscaping along the boundary to allow for species and growth that can balance the bulk and scale of the building.

Response

In response to Item 5, the Applicant acknowledges Council's concerns regarding the interface between the development and the adjoining residential properties.

As such, the Applicant has prepared amended architectural plans which have relocated the pedestrian pathway and increased the distance of the pathway to the north-eastern boundary. Importantly, this change increases the width of the landscaped buffer along the boundary and provides additional space for screen landscaping to be provided. Due to the essential stormwater infrastructure which lies underneath the pathway location the landscaping in this location is not 'true' deep planting as the soil depth in this location is obstructed by stormwater infrastructure (refer **Attachment E**). Nevertheless, the containerised landscaping which will be established in this location still facilitates screening and visual amenity improvements. This landscaping not only increases the privacy to both uses, but also acts to soften the appearance of the built form whilst ensuring that adequate pedestrian connectivity is maintained throughout the development.

Please refer to the amended Architectural Plans provided as **Attachment D**.

Minimum parking clearance and stormwater drainage alignment

6. *The revised Stormwater Drainage Concept Plan indicates that the upstream drainage connection is proposed to pass through the basement parking area before discharging to the kerb in Bowen Terrace. Insufficient information has been provided to demonstrate that the proposed drainage infrastructure can be accommodated within the basement without adversely affecting the required vehicle parking clearances.*
 - a. Provide further information, including relevant sections, levels and dimensions, demonstrating how the proposed drainage connection through the basement will be constructed whilst maintaining compliance with the minimum vertical clearance requirements for parking spaces, manoeuvring areas and access aisles. The submitted information should clearly show pipe sizes, invert levels, cover requirements, soffit levels and any associated structural or architectural constraints to confirm that the drainage arrangement will not compromise the functionality or compliance of the basement parking layout.

Response

In response to Item 6, the Applicant has prepared additional engineering documentation which demonstrates how the proposed stormwater drainage connection will be accommodated within the basement parking area. The plans demonstrate compliance with the minimum vertical clearance requirements for parking spaces, manoeuvring areas and access aisles. The submitted information includes detailed plans, sections, levels and dimensions and identifies the relevant pipe sizes, invert levels, soffit levels and cover requirements requested by Council.

Please refer to the engineering drawings and supporting documentation provided as **Attachment E**.

Volumetric easement for services

7. *The submitted stormwater concept plan identifies drainage infrastructure proposed within a volumetric easement, however insufficient information has been provided to demonstrate the extent and configuration of the volumetric easement proposed to accommodate these services.*
 - a. Provide detailed plans and sections illustrating the proposed volumetric easement for services within the building form. The plans are to clearly identify the land burdened and benefited by the easement and be clearly dimensioned on the drawings.

Response

In response to Item 7, the Applicant has prepared detailed plans and sections which identify the extent and configuration of the proposed volumetric easement as requested. The plans prepared by OSKA Engineers demonstrate how the drainage infrastructure will be accommodated within the basement and throughout the development. These also identify the land parcels which are burdened and benefited by the easement and provide the relevant dimensions and levels requested by Council.

Please refer to the engineering drawings provided as **Attachment E**.

Summary

This correspondence constitutes the Applicant's complete response to the Information Request made by Council. We therefore request that Council accept this response proceed with finalising its' assessment of the Change (Other) application.

If you have any questions regarding the above or attached material, please do not hesitate to contact the undersigned or **Adam Donaldson (Senior Consultant)** on 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Davies', with a long, sweeping horizontal line underneath.

Sarah Davies
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