BCC DS
RECEIVED
30/09/2026
APPLICATION REF
A007011705

VIVA Property Group

FURTHER ADVICE RESPONSE

A007011705

61 RIVERTON STREET, CLAYFIELD QLD 4011

September 2026

Ground Floor, 477 Boundary Street
Spring Hill Qld 4000

E: info@vivapropertygroup.com.au
W: www.vivapropertygroup.com.au

Our Ref: 250101

Your Ref: A007011705

Date: 23 September 2026

Attn: Tyrah Zarafa
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via: **email (DSPlanningSupport@brisbane.qld.gov.au)**

Dear Tyrah,

RE: **FURTHER ADVICE RESPONSE**
A007011705
61 RIVERTON STREET, CLAYFIELD QLD 4011

We act for JJM Property Riverton Pty regarding a Minor Change lodged with Brisbane City Council under the Planning Act 2016 (the Act) over the above property.

On 17 July 2026 we received a Further Advice Letter from Brisbane City Council. We now provide a response and request Brisbane City Council to now proceed with assessment of the application.

FUTHER ADVICE RESPONSE

Overland flow path impacts

1) *The proposed built form changes do not maintain unimpeded conveyance of the overland flow path through the previously approved communal open space area to the rear of Townhouses 05-08. Remove all on-ground decking, internal fencing, landscaping (outside of what was previously approved), stairs and rendered façade features on the ground level to the rear of Townhouses 05-08. The communal open space area should reflect the design outlined in previous approvals.*

The applicant has amended the architectural, civil and landscape drawings to clarify the unimpeded conveyance of the overland flow path through the communal open space to the rear of Townhouses 05–08, consistent with approval A006158572. In particular:

- The overland flow extent approved in 2023 is shown on DA-200 and DA-400, dimensioned at 6,782 mm (northern boundary) and 6,830 mm (southern boundary) from the eastern property boundary. Section 01 on DA-400 identifies the extent of suspended framing and confirms that the overland flow extent passes beneath the suspended portion of the building.

- All built form within the overland flow area is suspended above existing ground level. UD Civil Concept Bulk Earthworks Sections drawing DA011 (Section A) shows the building at the rear of Building 3 "suspended above existing ground levels", with the overland flow path retained at existing surface level beneath and beyond it. No on-ground decking is proposed within the flow path.

- UD Civil drawings DA010 and DA011 show no cut or fill within the overland flow path. UD Civil has confirmed that no earthworks are to be undertaken in the overland flow path.

- The rear access stairs to TH05–08 are lightweight, open structures. They do not form a solid barrier to flow and will not impede the conveyance of overland flow through the communal open space.

- All internal fencing within the communal open space to the rear of TH05–08 has been removed. This is consistent with the approved drawings of the existing approval.

- Synthetic turf to the rear of TH05, TH06 and TH07 has been replaced with natural turf. Landscaping within the communal open space comprises natural turf and planting along the eastern boundary, consistent with the landscaped communal open space depicted on the approved drawings.

On this basis, the communal open space to the rear of TH05–08 reflects the design outlined in the previous approval, and the free passage of overland flow is maintained.

Stormwater

2) *The proposed built form changes conflict with the internal stormwater infrastructure, with Townhouse 04 and Townhouse 05 appearing to cover the constructed stormwater pits approved by the Stormwater Drainage Compliance Certificate (Council reference:A005974650). Amend the architectural plans to ensure these stormwater pits remain external of any building or structure in accordance with the previously approved Stormwater Drainage Compliance Certificate.*

The stormwater pits affected by the built form of TH04 and TH05 will be relocated so that no stormwater pit is located within, or covered by, any building or structure. The relocated pits and the realigned stormwater line are shown on UD Civil drawings DA010 (Concept Bulk Earthworks) and DA005 (Finished Surface Grading.

On-site Manoeuvring

3) *The changes to the built form result in a reduction in aisle widths from 6.5m to 6.1m and tightening of vehicle manoeuvring areas on site. While revised swept paths for the RCV have been provided, adequate clearances between the buildings has not been demonstrated in accordance with the Transport access parking and servicing code and planning scheme policy.*

    a. *Increase the width of the aisles and provide amended swept paths demonstrating they are clear of any built form intrusions (including above ground) in accordance with the TAPS code and TAPS PSP.*

The RCV swept paths submitted with the change application (PTT drawing 26-476-001, included in the PTT letter dated 14 April 2026) show that the 10.2 m rear-lift RCV can enter, perform a three-point turn on site and exit to Riverton Street in a forward gear, with no conflict with the built form. The swept paths were prepared on the basis of the narrower 6.2m aisle.

Notwithstanding the above, the driveway has been widened, reinstating a minimum aisle width of 6,500 mm.

There are no above-ground built form intrusions into the aisle. The Level 1 and Level 2 floor plans of Buildings 01, 02 and 03 show that the upper floors do not project beyond the ground-floor building lines

that define the 6,500 mm aisle. The full aisle width is therefore available for the height of the vehicle envelope.

With the columns removed and the aisle widened to 6,500 mm, the clearance between the swept path and the buildings has increased. Amended swept paths are therefore not required to demonstrate that the RCV manoeuvres clear of all built form. The aisle and servicing arrangements satisfy the Transport, access, parking and servicing code and the TAPS planning scheme policy.

Visitor carparking

4) *While a performance outcome for a shortfall in residential carparks can be considered in this instance, it is noted the proposed development now also seeks to deliver only one (1) visitor parking space, in lieu of two (2) as was previously approved and required by the development for Stages 2 and 3. In its current form, the development does not comply with the Transport access parking and servicing code.*

    a. *Provide one (1) additional visitor carparking space on site in accordance with the provisions of the Transport access parking and servicing planning scheme policy.*

As requested by Council, one additional visitor car parking space has been provided on site, adjacent to TH08 at the northern end of the internal aisle. The development now provides two visitor car parking spaces for Stages 2 and 3, consistent with the previously approved provision, in accordance with the TAPS Policy.

Architectural changes

5) *It is noted that the changes to the northern and southern façade of Building 3 have resulted in large expanses of render with minimal variation and modulation in the built form as required by the Multiple dwelling code.*

    a. *Provide additional variation to the walls in terms of materiality and modulation, in accordance with the requirements of the Multiple dwelling code.*

The northern and southern façades of Building 3 are the narrow end elevations of the townhouse row. The facades have a length of 11.75m and include variation in materials consisting of 3 different materials/finishes (Axon cladding, smooth render and rough render).

Having regard to the approved development and to PO9 and AO9.1–AO9.4 of the Multiple dwelling code, the applicant considers that no further amendment is warranted, for the following reasons:

- **Modulation:** Each end façade measures approximately 11.75 m. This is below the 15 m façade length at which AO9.1 requires modulation or articulation, so the façades comply with the acceptable outcome.

- **Materiality:** Each end façade uses three distinct finishes - axon cladding, smooth render and rough render at the ground-floor base. The façades are articulated vertically by expressed structural columns, giving a clearly legible base, middle and top and achieving the variation in materials sought by AO9.3.

- **Interface:** The southern façade faces the internal driveway and is not visible from a street or adjoining dwelling. The northern façade adjoins the northern side boundary, where the visual interface is softened by boundary screen planting. As outlined above, façade complies with the

modulation and articulation requirements of AO9/PO9 and therefore provides an appropriate interface to the adjoining property.

Deep planting

6) *While it is acknowledged a revised landscaping concept plan has been provided, it is unclear as to where the deep planting areas are to be located. These areas need to be sufficiently dimensions, and clear of underground infrastructure as to support the health and long-term viability of large subtropical shade trees, as required by the relevant benchmarks of Brisbane City Plan 2014.*

   a. *Provide an amended landscape concept plan that demonstrates appropriately sized deep planting areas, clear of any underground infrastructure.*

An amended Landscape Concept Plan prepared by Andrew Gold Landscape Architecture has been prepared. Sheet 2 (Deep Planting Calculations) identifies and dimensions the deep planting areas as follows:

LANDSCAPING AREAS		
Landscape Type	Area	% Site Area
Deep planting area — south-eastern corner (5.6m x 4.4m)	24.63m²	1.52%
Alternative deep planting — Riverton Street frontage (17.13 m², 16.88 m², 16.80 m², 9.24 m²)	60.05m²	3.70%
Total deep planting	**84.68m²**	**5.22%**
Additional landscaped planting areas	269.84m²	16.63%
TOTAL LANDSCAPING	**354.52m²**	**21.85%**

The proposed landscaping is an appropriate development outcome that provides for a balance between built form and open space and landscaping areas.

The development was originally approved on 27 August 2015 (A004031552) under *Brisbane City Plan 2000*, which did not contain a deep planting requirement. The deep planting benchmarks were introduced by *Brisbane City Plan 2014*. The approved site layout, including the landscaped communal open space to the rear of Building 3 and the landscape strips shown on approved Site Plan TP-101 Issue H, was established on that basis and has been carried through each subsequent approval, most recently A006158572 (22 June 2023). The change application does not alter the approved site layout, the location of the communal open space or the overall landscape intent.

Section 81(4) of the *Planning Act 2016* states that "the responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made". Consideration should therefore be given to the approved site layout that did not make provision for deep planting as is required under the current planning scheme.

The deep planting areas are sized, located and planted to support the health and long-term viability of subtropical shade trees. Together with the broader landscaping, they achieve a high-quality landscape outcome that is comparable to the current approval and appropriate for a minor change to an approval originally granted under *City Plan 2000*.

The amended landscape concept delivers a landscape outcome that is at least comparable to, and in several respects improves on, the current approval:

- Landscaped areas are provided along the Riverton Street frontage of TH01–TH03 and TH04 (60.05 m² in total), open to the sky and planted with feature shade and screen trees, to soften the built form to the street.
- A deep planting area of 24.63 m² (5.6 m x 4.4 m) is provided in the south-eastern corner of the site. It is open to the sky, planted in natural ground and accommodates a feature shade tree.
- Tree species are selected to achieve a minimum height of 5 m and a canopy width of 5 m within five years, with species drawn from the Planting species planning scheme policy (AGLA Issue D, Sheets 2–3).
- The rear communal open space is retained as a landscaped, natural-turf area with boundary screen planting. It is now free of internal fencing and synthetic turf, which improves both its landscape quality and its function as part of the overland flow path.
- In addition to the deep planting areas, a further 269.84 m² (16.63% of the site) of landscaped planting is provided across the site, resulting in 21.85% of the site being landscaped.

Access easement advice

7) *It is recommended that the creation of the access easement over the constructed shared driveway in Stage 1 (regardless of current construction and/or occupation certificate status) is necessary to ensure Stage 1 is secured with a vehicular access from Riverton Street in perpetuity, and in confirmation that direct vehicular access to Sandgate Road will not be permitted. This will need to be resolved through either a future change application or a new reconfiguration of a lot permit.*

Council's advice is noted. Titling and easements will be addressed as part of future applications as necessary.

SUPPORTING INFORMATION AND CONCLUSION

The following information is attached in support of this Information Request Response:

1) **Attachment 1** – Amended Plans;
2) **Attachment 2** – Amended Civil Engineering Drawings; and
3) **Attachment 3** – Amended Landscape Concept Plan.

We trust this information is sufficient for your purposes. Should you require any further details or wish to discuss these matters, please do not hesitate to contact this office.

Yours sincerely,

James Stott
Director, Viva Property Group