



Dedicated to a better Brisbane

17 July 2026

Jjm Property Riverton Pty Ltd
C/- Viva Property Group Pty Ltd
PO Box 419
INDOOROOPIILLY QLD 4068

ATTENTION: James Stott

Application Reference: A007011705
Address of Site: 61 RIVERTON ST CLAYFIELD QLD 4011

Dear James

RE: Further advice

An initial assessment of the s81 Minor Change development application has been undertaken, and further information is required to assess the suitability of the changes proposed.

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.

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.

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.

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.

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.

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.

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.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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

Yours sincerely

A rectangular box containing a handwritten signature in dark ink. The signature appears to be 'Tyrah Zarafa' written in a cursive, flowing style.

Tyrah Zarafa
Senior Urban Planner
Planning Services Special Assessment
Phone: 07 31786103
Email: tyrah.zarafa@brisbane.qld.gov.au
Development Services
Brisbane City Council