

OUR REF: Q000233  
CONCIL REF: A006746826



23 April 2026

City Planning and Economic Development Services  
Development Services  
Brisbane Square, 266 George Street, Brisbane Qld 4000  
GPO Box 1434 Brisbane QLD 4001

Attention: Dominic Hudson

VIA: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)

CC: [dominic.hudson@brisbane.qld.gov.au](mailto:dominic.hudson@brisbane.qld.gov.au)

Dear Dominic,

**A006746826 – RESPONSE TO FURTHER ADVICE REGARDING MINOR CHANGE APPLICATION - LOCATED AT 46-50 LATHAM STREET, CHERMSIDE, FORMALLY DESCRIBED AS LOTS 140 AND 141 ON RP26297 AND LOT 139 ON RP54239**

We refer to Council's further advice email received 3 July 2025 in relation to the abovementioned application and provide a response to each item raised below. These responses are supported by the following information –

- **Attachment 1** – Further Advice Email
- **Attachment 2** – Updated Proposal Plans
- **Attachment 3** – SWEPT Path Diagrams

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## SUMMARY OF CHANGE

In response to the further advice email issued by Brisbane City Council on 3 July 2025, several trivial changes have been made to the proposed development. The key changes are summarised as follows:

- Window hoods: Addition of window hoods across entire northern elevation and Levels 6, 7 and 8 of the western elevation.
- Opaque light windows: The eastern elevation and western elevation have been amended to include opaque light windows.
- Bin room: Roof addition and change to enclosure door.
- Balustrade: Black blade balustrade across north facing balconies and rooftop to match eastern balconies.
- Terrace: The north facing terrace on Levels, 2, 4, 6 and 8 has been recessed further from the building line to provide additional articulation to the front façade.
- Rooms: Internal layout amendments to facilitate the high-level opaque window and new wardrobe.
- Front landscaping walls: The front landscaping walls have been amended to include a block and render finish in lieu of brick.

Please refer to **Attachment 2** for further details.

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## ITEM 1: STORMWATER MANAGEMENT

*The previous approved design provides a detention tank on the Lower ground floor with capacity of 32KL and a second detention tank on ground floor with capacity of 18KL. The current design does not identify the provision of 2 (two) stormwater detention tanks.*

- a. *Provide a revised stormwater management plan showing 50KL of detention over the two tanks as per previous approval A005893356.*

### Response:

The previously approved detention tanks have been combined to a single location on the Ground Floor Plan to accommodate an additional fire stair connecting the internal fire stairs with Latham Street and the introduction of a plenum ventilation area to meet fire safety and ventilation requirements identified during detail design.

The 50KL detention tank located on the Ground Floor Plan will continue to gravity drain to the stormwater discharge pit at the front boundary in accordance with the approved Stormwater Management Plan prepared by Edge Consulting Engineers, dated 24 February 2022.

We request Council impose a condition requiring an amended stormwater management plan be submitted to Development Services prior to operational work/building commencing.

## ITEM 2: SWEEPED PATH FOR RCV AND HEADROOM CLEARANCE

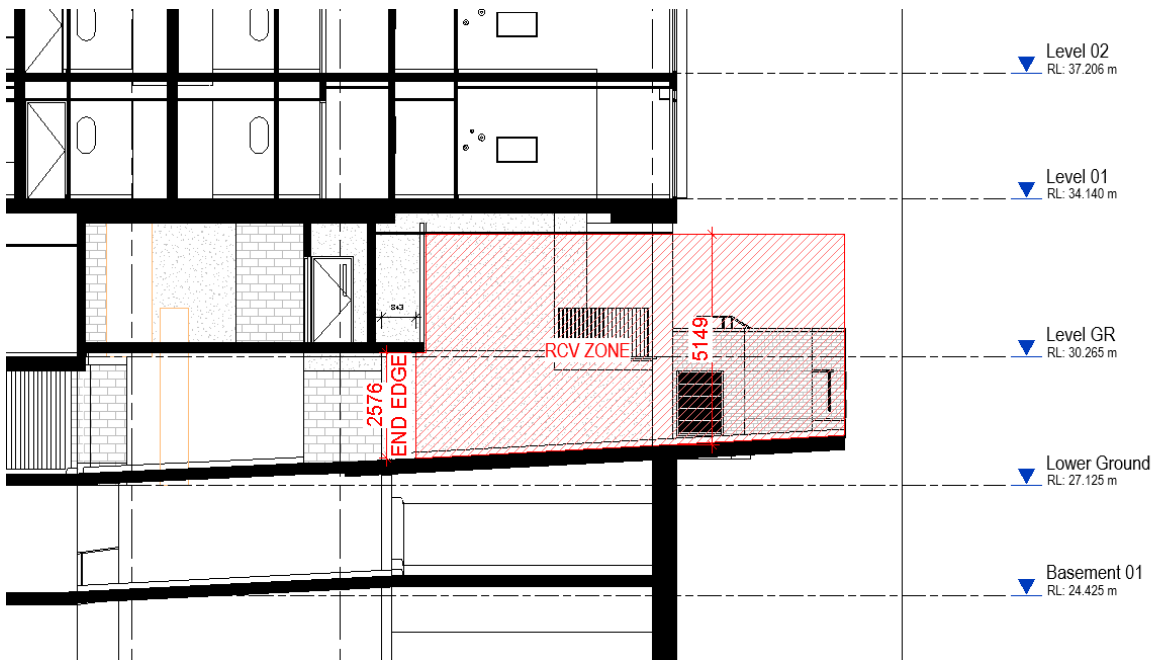
*The swept paths provided, including that of an MRV, incorrectly assume manoeuvring to the kerbside on the site frontage. Parking in Latham Street is permitted on the site side of the road and is prohibited on the opposite side of the road. Therefore, manoeuvring would be undertaken from adjacent to the kerbside opposite. It appears that a BCC RCV would be able to reverse on to the site with a small "No Stopping zone" to the west of the crossover. However, this needs to be demonstrated.*

- a. *Provide amended swept path reversing on to the site (identifying any parking restriction limited to the absolute minimum necessary).*
- b. *Show the height clearance to the line of the building where the service vehicle is to be standing for service.*

### Response:

We refer Council to **Attachment 3** showing the swept path for the RCV.

**Figure 1** below shows a 5.149m height clearance for the RCV zone.



**Figure 1: RCV zone**

Source: HSPC

### ITEM 3: REFUSE

*It is noted changes have been made to the refuse solution. The proposed waste room dimensions have not been denoted, the previously approved compactor and compaction ratio has not been identified and the intent of the 'Temporary Bin Landing' is not clear. In accordance with PO20/AO20g and PO63/AO63.1, AO63.2 of the Centre or mixed use code, demonstrate on amended plans the following:*

- a. Denote the dimensions of the 'Waste Room' on amended plans i.e. 27.17m<sup>2</sup> (5.06m x 5.37m).
- b. Denote that the entire waste room is roofed and screened.
- c. If the 'Temporary Bin Landing' is to be used for additional bin storage/presentation, the area must be roofed and wholly screened. Ensure the dimensions are clearly denoted.
- d. Demonstrate on amended plans a segregation barrier around the chute.
- e. Denote the compactor and compaction ratio clearly on the amended plans (i.e. Compactor with 3:1 compaction ratio).

*Note: The intent of the "Temporary Bin Landing" is not clear given it is not wholly screened (no door) and does not have a roof, with balconies from the adjacent multiple dwelling overlooking it.*

### Response:

As requested by Council, **Attachment 2** incorporates the following:

- A bin room with the minimum dimension of 5.06m x 5.37m. We request Council mark-up the Ground Flood Plan to ensure compliance.
- A Metal Deck Roof for the Waste Room.
- The Temporary Bin Landing will include a Metal Deck Roof and Blade Fence screening with a black finish. This design contrasts with the rendered finish of the façade and ensures there will be no adverse impacts on the amenity of the streetscape or adjoining properties.



- The compactor is shown on the plans as Bin Press. The compactor ratio will be 1:3. We request Council mark-up the plan for completeness.

Furthermore, we request Council mark-up the plans requiring segregation barrier around the chute.

#### ITEM 4: DESIGN

*There is concern that some of the design features previously present in the scheme have now been removed or greatly reduced. Noting that these design features helped to justify and offset other impacts (height) some retention of these elements is required to achieve a suitable s81 outcome. In particular:*

- a. The retention of sunhoods to all northern and western facing windows is required to reduce heat load and to provide for greater visual variation in the elevational treatment. Similarly, further variation in the facade treatment for large and unrelieved areas of render need to be undertaken to ensure sufficient visual breakup.*
- b. Facade details at 1:20/1:10 are required in plan, elevation and section so that the arrangement of elements in the revised scheme are capable of being assessed in comparison to the previous design.*

#### Response:

As request by Council, **Attachment 2** incorporates the following:

- Window hoods across the entire northern elevation and Levels 6, 7 and 8 of the western elevation.
- Opaque windows on the north & south ends of entire eastern elevation and north & south ends of western elevation.

**Attachment 1** does not include façade details at 1:20/1:10. However, the plans are high resolution and will enable Council to compare the proposed and approved façades.

The window hoods and articulation of the façades are discussed in further detail below.

#### Window hoods

##### Northern elevation

Window hoods have been included across the northern elevation to reduce the heat load on windows and provide greater visual variation to the streetscape.

##### Western elevation

The window hoods on the western elevation are limited to Levels 6, 7 and 8.

The subject site is adjoined by an 8-storey building to the west with an approximate building separation of 7 - 8m. Due to the height and proximity of the adjoining building, the western elevation of the development will be predominantly screened from the western sun. The exception to this are Levels 6, 7 and 8 and therefore these windows will include window hoods to reduce heat loads.

#### Façade articulation

The assessment benchmarks of *Brisbane City Plan 2014 (v32)* relating to articulation and variation are AO33.1 and AO33.2 of the Centre and Mixed Use Code. Refer below.

##### **AO33.1**

*Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m.*



*Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.*

### **AO33.2**

*Development reduces building bulk by a combination of:*

- a. balconies orientated towards the street;*
- b. variation in materials, colours, or textures including between levels;*
- c. recessions and projections in the roof and wall plane;*
- d. variations in the building form.*

The eastern and western elevation planes are approximately 26m in length. The proposal complies with AO33.1.

Regarding AO33.2, the eastern and western elevations have been amended to incorporate opaque windows to facilitate natural light above the internal bedhead and add articulation to these façades.

The façades will now include a rendered finish complimented by a variety of windows and either balconies with black steel balustrading or additional planter boxes. The central windows are recessed from the balance of the façades to provide variation, while the corridor windows are setback further from the building-line and incorporate planter boxes to add depth to the elevation.

Accordingly, the façades incorporate the following in accordance with AO33.2:

- Balconies orientated towards the street;
- Recessions and projections in the roof and wall plane; and
- Variations in the building form.

We further note that the eastern and western façades of the underlying approval comprised a rendered finish. The proposal does not change this aspect of the development.

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### **SUMMARY**

This letter and attachments constitute our response to Council's further advice email, and we understand the application can now be finalised.

Should you have any queries, please contact the undersigned on (07) 3556 4005 or via [brisbane@mecone.com.au](mailto:brisbane@mecone.com.au).

Yours faithfully,

MAXWELL POTTER  
Senior Planner