



Dedicated to a better Brisbane

14 April 2026

Malatino Developments Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Henry Watson
Application Reference: A006840962
Address of Site: 189 MELVILLE TCE MANLY QLD 4179

Dear Henry,

RE: Further advice

An assessment of the submitted information and updated plans received on 30 March 2026 has been undertaken. Whilst it is noted that minor changes have been made to the plans, the proposal needs further modifications as listed below to progress the application.

Building design and landscaping

1. Whilst the revised plans illustrate that a significant proportion of the existing onsite landscaping will be retained as part of development, the plans provide a limited level of detail and information to address the Information Request letter dated 15 October 2025. In accordance with requirements of the Multiple dwelling code and the Landscape work code, provide a Landscape Concept Plan prepared by a suitably qualified and experienced landscape architect clearly illustrating:
 - a. The proposed side boundary landscape planting including the screen tree species and stock sizes to be provided adjoining the proposed dwelling 8 located adjoining the western side site boundary to provide privacy and amenity for residents and the neighbouring property as per PO28 and PO35 of the Multiple dwelling code;
 - b. Show on amended plans access to the side boundary landscape area either accessed from the northern portion of unit 8 or from the drying court at the Proposed First floor level ;
 - c. The location and dimensions of existing and proposed trees and deep planting areas and to provide a minimum 10% or 222m² of the 2,227m² site area to retain large existing trees and accommodate new large subtropical shade trees. It is recommended that additional deep planting could be provided adjoining Cambridge Parade site frontage within the identified communal open space area;
 - d. Any proposed new earthworks, including batters, retaining walls and associated footings and drainage to be provided as part of the new side boundary landscaping and deep planting for the development; and,
 - e. An indicative planting plan or plant palette for the new western side boundary landscape planting and new large subtropical trees for additional deep planting areas together with a detailed legend to demonstrate that the proposed planting design will address functional requirements of relevant Council codes.

2. The proposed additional rooms to the existing units onsite continue to not comply with climate response building design as previously requested and therefore likely to be reliant on reliance on mechanical heating and cooling. Submit an amended window design with louver windows to increase access to natural ventilation or alternatively the internal layout is re-configured to locate the sleeping space where the ensuite and robe are currently situated to allow dual aspect windows, as per PO26 of the Multiple dwelling code.

Shadow diagrams

3. It is noted the western wall of the proposed extension will be approximately 16.8m in length and with a proposed height of over 7.5m along the shared boundary, resulting in the extension being within close proximity of the existing dwelling at 117 Cambridge Parade.
 - a. To demonstrate the extension does not significantly reduce daylight to open space or a habitable room in adjoining premises, submit shadow diagrams of the shadow cast by the proposed built form accordance with PO3 of the Multiple dwelling code.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006840962.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council