



Our Ref: 24-185
9 June 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4000

Dear Joel,

**RESPONSE TO INFORMATION REQUEST – A006752237
21 WHITLEY STREET, MOUNT GRAVATT EAST**

We refer to Council's Information Request dated 5 September 2025.

Following Council's feedback on the application, we hereby notify Brisbane City Council (the Assessment Manager) of a change to the application pursuant to Section 52(1) of the *Planning Act 2016*. As such, the application will return to the confirmation period.

Background

The current application is for a Material Change of Use for Community Residences and Multiple Dwelling at 21 Whitley Street, Mount Gravatt East, formally described as Lots 121-124 on RP13395. The application requires amendment to remove the Community Residence use and introduce a 4 into 2 lot subdivision component. The changes to the Community Residence use have been made at the request of Council in relation to the Specialist Disability Accommodation (SDA) component and the addition of supporting allied health uses.

Advice from Council was provided requesting that the SDA component should be changed to a Multiple Dwelling use. An infrastructure agreement is proposed to capture the ongoing uses as SDA and this will also form part of the Building Management Statement (BMS). The purpose of the BMS is outlined within the letter prepared by Bugden Allen within *Attachment J*. The BMS will ensure the SDA component remains clearly identified and will provide Council, future owners and other stakeholders with certainty that the SDA component is not intended to be treated as an ordinary residential apartment component, but rather as a distinct accommodation component within the broader integrated building. The subdivision is to enable independent funding for the development.

Proposed Changes

As such, the Applicant is now seeking a Material Change of Use for a Multiple Dwelling (inclusive of 12 SDA units) and Community Facilities (Community Care Centre, Community Use and Health Care Services) as well as Reconfiguring a Lot (4 into 2 lot subdivision) including 1 standard format lot and 1 volumetric lot. Please refer to the Survey Plan included within *Attachment I*.

The proposal comprises one integrated building including a Specialist Disability Accommodation (SDA) component (inclusive of 12 SDA units and allied health services), a residential apartment component (inclusive of 53 units) and associated car parking on the ground level and basement.

Following our review of Council's request, the Applicant has also made further amendments to the built form and scale of the development. The residential apartment component has been updated to align more closely with the Draft Mt Gravatt Centre Suburban Renewal Precinct Plan which was released by Council in November 2025. The subject site is located within the indicative precinct boundary for this plan. The change introduces an additional storey for the residential apartment component, bringing the total building height to 7 storeys. The change will result in a reduction in site cover and will generally maintain the proposed building setbacks, communal open space and deep planting areas.

We note surrounding sites are proposed to change zones from the Medium Density Residential Zone to the High Density Residential Zone with an anticipated height of 8 storeys to encourage high-density development in close proximity to transport, shops, services and recreation. As such, the proposal's height of 7 storeys is considered consistent with the proposed uplift for the area and would align with the themes of the precinct plan by providing additional housing choices and diversity at an appropriate density and scale for the transitioning area.

The SDA component will remain as originally submitted plus the addition of allied health services as requested by Council.

Amended plans and specialist reporting have also been prepared to support the change and information request response including but not limited to:

- Amended DA Form 1 (Refer Attachment B)
- Amended Architectural Plans (Refer Attachment C)
- Amended Landscape Concept Plans (Refer Attachment D)
- Traffic Report and Response Letter (Refer Attachment E)
- Civil Engineering Response Letter and Drawings (Refer Attachment F)
- Amended Residential Needs Assessment (Refer Attachment G)
- ADAPT Housing Information Package (Refer Attachment H)
- Survey Plan (Refer Attachment I)
- Building and Titling Letter (Refer Attachment J)
- Amended Town Planning Report (Refer Attachment K)

Notwithstanding the change to the application, we provide responses to the issues raised in Council's Information Request as follows.

Land use

(1) The application has applied for Community residences (12 units) and Multiple dwelling (46 units) however upon review of the plans and supporting information it is considered the proposed use is most appropriately defined as a Multiple dwelling, inclusive of units for Specialist Disability Accommodation (SDAs).

(a) Provide an amended DA Form 1 removing the Community residence use from the proposal and introduce a use or uses that are consistent with the zoning of the site.

(b) Provide further detail on any compensatory community benefits and any relevant matters pertinent to the amended proposal.

Response:

In response to Council's request, the application has been amended to remove the Community Residence use. We note the advice from Council is that the SDA component must be changed to a Multiple Dwelling use. As noted above, the Applicant is now seeking a Material Change of Use for a Multiple Dwelling (inclusive of 12 SDA units) and Community Facilities (Community Care Centre, Community Use and Health Care Services) as well as Reconfiguring a Lot (4 into 2 lot subdivision) including 1 standard format lot and 1 volumetric lot.

Whilst the site is located within the Community Facilities Zone, it is noted that there is no longer demand for traditional community uses, hence the site was sold and the proposal for a Multiple Dwelling with compensatory community benefits (SDA units and allied health component) is being undertaken. The proposal now includes allied health services to complement the SDA component including approximately 94m² in the form of Community Facilities (Community Care Centre, Community Use and Health Care Service). The community function of the site is a key aspect retained as part of the proposal and it is critically important to provide alternate forms of community uses such as SDA accommodation in line with the current economic and planning demand. Whether the community function is provided horizontally or vertically will result in the same outcome; albeit, the vertical outcome proposed will free up land to provide critically needed housing within a central location.

The proposal is consistent with NDIS and SDA design guidelines and will ensure appropriate co-location and integration of the SDA units with the allied health component and other permanent residential accommodation units. The proposed SDA units will provide purpose-built premises which support independent living for residential occupation for people with disabilities. The SDA units have 2 bedrooms which provides the option to accommodate overnight carers to provide care and services to residents as required.

The Needs Assessment included within *Attachment G* indicates the subject site is not optimally located to serve as a community centre. The assessment notes there are more suitable sites nearby including the Mt Gravatt Showgrounds which could operate both day and night without risking compromising the overall residential amenity for the neighbourhood. The Needs Assessment concludes that there is sufficient capacity within the existing network to support current and future demand from residents and local workers / visitors and there is not a particularly strong need for the existing community use at the subject site to be retained.

As such, the proposed development would provide significant compensatory community benefits through the provision of much-needed medium-density residential housing in the form of SDA accommodation. Ultimately there is an overall increase in the community facilities provision onsite to maintain and protect the function of the Community Facilities Zone.

Needs assessment

- (2) *The submitted Community Needs Assessment (CNA) has been reviewed and further information regarding the economic, community and planning need for any multiple dwelling component is required. Provide a revised report addressing the following:*
- (a) *Definition of a relevant study area, given the location of the subject site this would most appropriately be the Mount Gravatt Statistical Area Level 2 (SA2), which includes the suburbs of Mount Gravatt and Mount Gravatt East;*
 - (b) *An assessment of the socio economic and demographic profile of the relevant study area;*
 - (c) *Report the historic and projected population growth for the relevant study area (report population projection at five yearly intervals to 2046);*
 - (d) *Based on the projected population, determine the demand for additional dwellings within the study area over the projection period (dwelling demand);*
 - (e) *Report market indicators or factors which indicate demand for additional dwellings (e.g. changes in rent or property prices within the relevant study area relative to the Brisbane average, residential rental vacancy rates, etc);*
 - (f) *Identify development approvals for new dwellings within the relevant study area yet to be developed (approved supply);*
 - (g) *Estimate the capacity of the planning scheme within the relevant study area having regard to Low to Medium Density residential zone; the Medium Density residential zone; and to the extent it is relevant, the Centre zoned lots with remnant detached houses, that are not subject to an existing approval (planned capacity);*
 - (h) *Compare the projected demand for new dwellings with the approved supply and planned capacity;*
 - (i) *Articulate the years of approved supply and planned capacity and consider this in light of typical life of planning schemes (i.e. 10-15 years).*

Response:

In response to Council's request, please refer to the Needs Assessment included within *Attachment G*. The revised Needs Assessment clearly defines the study area as the Mount Gravatt Statistical Area Level 2 (SA2). The assessment identifies a cumulative need for an additional 2,268-2,363 dwellings in the study area by 2046. This increased demand will necessitate a corresponding increase in dwelling supply which will be supported by the proposal at hand. The proposal will ensure appropriate co-location and integration of the SDA units with the allied health component and other permanent residential accommodation units.

Furthermore, the assessment provides an analysis of future housing supply and planning capacity. The analysis reveals that the current approved and pending residential supply pipeline in the study area is critically insufficient to meet demand in the short-term. Overall,

the Needs Assessment demonstrates a strong economic, planning and community need for the proposal.

Specialist Disability Accommodation design

(3) *The letter provided from ADAPT Housing Pty Ltd as the proposed future provider of Specialist Disability Accommodation (SDA) on the subject site has been reviewed. Further information is required to ensure all SDA units are fit for purpose for the end tenants, including communal areas and the car park layout.*

(a) *Provide further information to confirm the SDA provider has been secured and the development is fit for purpose including:*

(i) *Written evidence of an agreement or contract between SDA provider and the applicant;*

Response:

In response to Council's request, please refer to the ADAPT Housing Information Package included within *Attachment H*. As highlighted within *Attachment H*, SDA involves numerous stakeholders all collaborating to achieve the requirements set out by the NDIS and Department of Social Services (DSS). The SDA provider's (such as ADAPT) main responsibility is to find participants to be accommodated, which is premature until a development approval is secured and the project is scheduled to proceed. Given the SDA units will be separately titled and capable of accommodating no more than 1 support worker, the proposal has the benefit of flexibility in terms of potentially accommodating multiple Supported Independent Living (SIL) providers.

(ii) *Details on the proposed category of SDA (Improved Liveability, Fully Accessible, High Physical Support and/ or Robust); and*

Response:

There are 4 design categories for SDA participants and based on the NDIS funding levels as follows:

- Improved Liveability
- Fully Accessible
- High Physical Support
- Robust

The proposal has been designed to achieve all categories of SDA (Improved Liveability, Fully Accessible, Robust and High Physical Support) allowing the units to be adopted to accommodate the available participants based on their needs.

(iii) *Evidence of the certification of the plans by an accredited assessor.*

Response:

Dwelling certification cannot be achieved at development approval stage as detailed design has not progressed to a Building Approval stage to enable assessment and certification. Notwithstanding this, we note Idea Architects are experienced with design and development of SDA and these principles are reflected in the design throughout the building and ongoing collaboration with SDA providers.

Built form and setbacks

- (4) *The development seeks performance outcomes (PO) on the built form, including the building height of Building 2, front, side and rear setbacks. The performance outcome on building height may be supported subject to increasing the rear and side setbacks and ensuring the development does not negatively affect the development potential or future amenity of adjoining sites, as required by PO7 of the Multiple dwelling code.*
- (a) *Provide amended plans with increased rear and side setbacks to demonstrate the development will minimise the impacts on the amenity and privacy of future and existing neighbourhood residents and does not prejudice the development potential of adjacent sites.*
 - (b) *Provide additional plans demonstrating separation distances to adjoining Multiple dwelling developments to demonstrate compliance with PO14 of the Multiple dwelling code.*
- (5) *While the front setback is compliant on upper levels, a PO is sought on the ground level with the communal area and pump room located within the front setback, decreasing the space available for landscaping to soften and screen the built form from the street. The ground level of the development is to be reviewed to reduce the extent of built form in the front setback area and increase the landscaping depth along the site frontage.*
- (a) *Provide amended plans with an increased front setback and landscaping along the frontage.*

Response:

In response to Council's request, please refer to the amended Architectural Plans included within *Attachment C*. It is noted that the proposed rear and side setbacks are consistent with surrounding development and ensure a uniform building line can be maintained in line with the character of the street. Separation distances between the adjoining Multiple Dwelling have also been provided on the Architectural Plans. The proposal achieves a minimum separation distance of 10.95m balcony to balcony and 14.82m wall to wall which provides an appropriate transition between the Multiple Dwellings.

The proposal maintains side and rear boundary setbacks of 3m which are consistent with the Multiple Dwelling approval at 14 Wardle Street (Council Reference: A005251846) and allows reasonable access to sunlight for neighbouring dwellings, air circulation and access to breezes. Furthermore, additional landscaping has been incorporated along the front boundary and side boundaries to provide further separation and privacy between dwellings. Please refer to the Landscape Concept Plans included within *Attachment D*.

In relation to the front boundary setback and landscaping, it is noted that the authorities responsible for services such as QFES and Energex require for utilities to be situated along the frontage of the property. As such, these services are required to be located within the front boundary setback. It is noted that the balance of the frontage that is not used for pedestrian or vehicular access has been landscaped and the extent of landscaping has increased from the previous submission. This includes the provision of additional planter boxes along the frontage.

Services & street interface

- (6) *The proposed extent of services along the site frontage is not a positive outcome. PO5 of the Multiple dwelling code requires plant and services to be integrated into the development to ensure adverse amenity impacts to the streetscape are ameliorated.*
- (a) *Confirm if a pad mounted transformer (PMT) is required and if so, demonstrate how it is integrated within the development with details on the screening enclosure; and*
 - (b) *Review the design to minimise the extent of services along the frontage to ensure they do not dominate the frontage or have any adverse impacts to the streetscape.*

Response:

In response to Council's request, please refer to the attached Architectural Plans which confirm the location of the proposed pad mount transformer (PMT). A PMT cannot be screened and is required to be accessible. As noted above, these services are required to be provided along the frontage of the site. Additional landscaping has been provided to assist in screening these services and ensure they do not dominate the frontage.

Side Boundary Landscape Design

- (7) *The proposal lacks a landscape buffer along over 50% of the northern boundary which results in a poor interface with the adjoining property with excessive building bulk and potential for overlooking. PO28 of the Multiple dwelling code requires landscaping to reduce the appearance of building bulk and soften built form, driveways and hardstand areas from adjoining properties, as well as contributing to privacy between residences. A redesign of the northern boundary is to incorporate a landscape buffer to achieve the requirements of PO28.*
- (a) *Provide amended plans in accordance with PO28 of the Multiple dwelling code that redesigns the pedestrian entry for Building 1 to incorporate a landscape buffer along the northern boundary that supports the provision of columnar screening trees and shrubs that can achieve a height of 4m at maturity.*

Response:

In response to Council's request, the Architectural Plans have been amended to relocate the access pathway for the entrance to the lobby of Building 1 towards the south. This change allows for an additional landscape buffer to be provided along the northern side boundary as per the attached Architectural Plans and Landscape Concept Plans.

Pedestrian entries

- (8) *The location of the entry to Building 1 does not facilitate the provision of a landscape buffer along the northern boundary and presents Crime prevention through environmental design (CPTED) concerns given its current location setback from the front boundary behind landscaping.*
- (a) *Provide amended plans with a redesigned pedestrian entry to Building 1 which enables a landscape buffer to be provided along the boundary. The entrance should be clearly identifiable from the street, facilitate casual surveillance opportunities, include good sightlines and minimise entrapment locations, in accordance with PO23 of the Multiple dwelling code.*

Response:

In response to Council's request, the lobby entrance for Building 1 has been relocated to the south to allow for the addition of a landscape buffer along the northern side boundary. The entrance pathway is clearly identifiable from the street and the linear geometry facilitates casual surveillance opportunities including good sightlines and minimises entrapment locations.

Subtropical building design

(9) The proposal does not include dual aspect to many of the habitable rooms, as required by AO26.1 of the Multiple dwelling code and has an expansive western elevation with glass balustrades and significant glazing. The current proposal is not climatically responsive in design and there is likely a high reliance on mechanical heating and cooling, which is not in accordance with PO26 of the Multiple dwelling code.

(a) Submit amended plans incorporating the following:

- (i) Balustrades - Amend balustrades to be more open and able to capture breezes, such as battens or perforated mesh;*
- (ii) Vertical screening – Incorporate vertical screening to the western facing glazed facades;*
- (iii) Window openings – Amend window operation from awning windows to louvre windows to facilitate greater access to natural ventilation to rooms without dual aspect windows; and*
- (iv) Within Building 1 incorporate a naturally ventilated corridor and fire stair to improve subtropical building outcomes.*

Response:

In response to Council's request, the glass balustrades have been substituted with battened balustrades and shade screening to increase airflow. The battened balustrades will also provide vertical screening and breaks in built form on the western façade. Through a combination of balustrades and vertical screening, the proposal has been designed to reduce reliance on mechanical heating and cooling.

Car park screening

(10) Further detail is required on the fencing and screening of the ground level car parking, to ensure that light spill at night will be suitably ameliorated to avoid undue impact on the adjoining developments.

(a) Provide amended plans with screening which is capable of shielding car lights at night along the site boundaries. Consider battens or perforated mesh to suitably address concerns in accordance with PO33 of the Multiple dwelling code.

Response:

In response to the Council's request, please refer to the amended Architectural Plans included within *Attachment C*. Additional details have been provided within Section 3 to show the ground level carparking will not result in light spill to adjoining properties. Section 3 shows the combination of increased landscaping and the 2m acoustic timber fencing will shield car lights at night along the site boundaries in accordance with PO3 of the Multiple Dwelling Code.

Streetscape

- (11) *The site is identified as Neighbourhood Street Major under the Streetscape hierarchy overlay code which requires a 1.8m wide footpath and the provision of street trees. Having regard for the existing street trees and power poles it is unclear how the proposal will deliver a high quality subtropical streetscape with a strong pedestrian amenity focus in accordance with PO2 of the Streetscape hierarchy overlay code.*
- (a) *Provide amended plans in accordance with PO2 of the Streetscape hierarchy overlay code and in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy that:-*
- (i) *Includes a 1.8m footpath along the full length of the verge that transitions to existing paths on the adjoining verges; and*
 - (ii) *Includes street tree planting that is appropriately setback from crossovers and power poles.*

Response:

In response to Council's request, please refer to the Landscape Concept Plans provided within *Attachment D*. The Landscape Concept Plans demonstrate a 1.8m footpath can be provided along the full length of the verge and street tree planting has been incorporated.

Street trees

- (12) *All existing street trees are to be clearly identified on the existing and proposed plans, with detail provided on whether they are proposed to be removed or retained.*
- (a) *Provide amended plans which clearly identify existing street trees and whether they are sought to be retained or removed to facilitate the proposal.*

Response:

Please refer to the Landscape Concept Plans provided in *Attachment D* which show all existing and proposed street trees.

Overland flow

- (13) *The site frontage and Whitley Street are affected by overland flow flooding. An assessment of the overland flow path is required to demonstrate that the development can achieve acceptable flood immunity.*
- (a) *Provide an Overland Flow Assessment to address PO1, PO2 and PO7 of the Stormwater code to demonstrate acceptable flood immunity for the development.*

Response:

In response to Council's request, please refer to the Civil Engineering Response Letter and Drawings prepared by Karamisheff Nagel Pty Ltd and included within *Attachment F*. The Civil Engineering Response concludes that the swale drain along the southern and eastern boundary which connects to a field inlet can discharge either to Whitley Street on the northwestern corner or to the downstream property to the north at a rate less than the predevelopment flow.

Stormwater Quality – Stormwater Quality Management Plan

(14) *The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m² as per Section B of the Stormwater Code. To demonstrate compliance with AO16 and AO17 of the Code submit the following:*

- (a) *Provide an operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 “Permanent Methods of Water Quality Control” of the Infrastructure Design Planning Scheme Policy. The plan is to include pollutant export modelling using MUSIC (≥ Vers 6). A digital copy of the MUSIC modelling .sqz file is to be provided to support the proposed plan. The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.*

Response:

Please refer to the Civil Engineering Response Letter and Drawings included in *Attachment F*. The response package includes the MUSIC modelling submitted as part of the development application.

Waste Management

(15) *The largest service vehicle swept path provided for Building 1 is an 8.8m MRV in lieu of 10.24m Rear Loading Refuse Collection Vehicle (RCV). An RPEQ certified swept path assessment is required in accordance with PO1/AO1, PO19/AO19.2 & AO19.3 of the Transport, access, parking and servicing code, PO8/AO8.1 & AO8.2 of the Infrastructure design code for a 10.24m Rear Loading RCV. Alternatively, if seeking to utilise an 8.8m Private Waste Contractors RCV in lieu of a 10.24m Rear Loading RCV specified in Table 3 of the Refuse PSP, a letter or e-mail (on-letter head) from the preferred private waste contractor who will be servicing the site is required. The letter is to stipulate that they have the subject vehicle within their Brisbane Fleet and that it will be servicing the site, including the servicing frequency and vehicle specifications (i.e., length, width, track, operational height, lock to lock etc).*

- (a) *Provide amended plans in accordance with PO1 & PO19 of Transport, access, parking and servicing (TAPS) code that show RPEQ certified swept path for both cases above and necessary documentation/ confirmation if private refuse management is to be used.*

Response:

Please refer to the Traffic Response Letter prepared by Lambert and Rehbein Pty Ltd and included within *Attachment E* which addresses the outstanding traffic engineering items.

Fuel Burning or Power Generator

(16) *The proposed development may include the use of fuel burning (e.g. gas boiler that involves fuel burning) or a back-up/emergency power generator. Such uses are defined as “Fuel Burning” in the Schedule 1 Definitions – Industry Thresholds.*

- (a) *Provide further information outlining whether a power generator/ fuel burning (e.g. gas boiler that involves fuel burning) is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of*

fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the Industry Code). NOTE – Amendment to the DA form and an amendment to the proposed application may be required if a new industry use/threshold is triggered.

- (b) Where there are any fire pump or emergency generators, also provide further information demonstrating that the proposed use can comply with the acceptable outcomes as prescribed in PO1 of the industry code.

Response:

It is requested that this is conditioned to not permit fuel burning where a capacity greater than the prescribed thresholds is proposed. Should it be confirmed as part of detailed design that the development exceeds these thresholds, the identified further approvals may be required.

Hazard & Risk - Hazardous Goods

(17) *If the proposed use includes an emergency generator, the proposed use has the potential to store and/or use various quantities of hazardous goods.*

- (a) *Provide further information detailing the Type, Quantity, Location, Class and Package Group of all existing/proposed dangerous goods. Where quantities exceed the AO3 of the Industry code, submit for approval a Hazard Analysis Report in accordance with PO3 of the Code and Industrial Hazard and Risk Assessment Planning scheme policy.*

NOTE – Provide sufficient information and details to assist with determination of whether additional industry threshold/use should be triggered for the development.

Response:

It is requested that this is conditioned to not permit hazardous goods exceeding AO3 of the Industry Code. Should it be confirmed as part of detailed design that the development exceeds these thresholds, the identified further approvals may be required.

Infrastructure charges

(18) *Further detail is required to accurately calculate the potential Infrastructure charges for the proposal, including:*

- *A Prescribed Form B to document any claim to existing lawful credits;*
 - *The existing lawful Gross Floor Area (GFA) within the existing building on the Existing/Demolition Site Plan;*
 - *The existing site impervious area measurement on the Existing/Demolition Site Plan; and*
 - *A completed Eligible Organisations Infrastructure Charges Reduction Request Notice and supporting information to Council if applicable.*
- (a) *Provide further information on the existing lawful uses, GFA and impervious area for the site.*
- (b) *Provide an Eligible Organisations Infrastructure Charges Reduction Request Notice and supporting information if required.*

Response:

Please refer to the Architectural Plans included within *Attachment C* which provide further details on the existing gross floor area and impervious area.

It is noted a Prescribed Form B will be provided to Council.

The proposal does not involve an Eligible Organisations Infrastructure Charges Reduction Request Notice.

This letter represents a full response to Council's Information Request. Pursuant to Section 52(1) of the Planning Act 2016, the application will return to the confirmation period.

Should you require any further clarification or additional information please do not hesitate in contacting the undersigned.

**Yours faithfully,
Plan A Town Planning Pty Ltd**



**Emily Hutchinson
Principal Town Planner**

ATTACHMENTS

Attachment A – Owner’s Consent
Attachment B – DA Form 1
Attachment C – Architectural Plans
Attachment D – Landscape Concept Plans
Attachment E – Traffic Report and Response Letter
Attachment F – Civil Engineering Response Letter and Drawings
Attachment G – Residential Needs Assessment
Attachment H – ADAPT Housing Information Package
Attachment I – Survey Plan
Attachment J – Building and Titling Letter
Attachment K – Amended Town Planning Report