

OUR REF: M001644
CONCIL REF: A006923137

23 September 2026

BCC DS
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APPLICATION REF
A006923137

Jenny Bernard
City Planning and Economic Development Services
Development Services
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GPO Box 1434 Brisbane QLD 4001

VIA: DSPlanningSupport@brisbane.qld.gov.au
CC: Jenny.Bernard@brisbane.qld.gov.au

Dear Jenny,

A006923137 – RESPONSE TO FURTHER ADVICE LETTER REGARDING DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (5 UNITS) LOCATED AT 9 ASHMORE ST, EVERTON PARK, FORMALLY DESCRIBED AS LOT LOT 52 ON RP72156

We refer to Council's Further Advice Letter received 29 July 2026 in relation to the abovementioned application and provide a full response to each item raised below. These responses are supported by the following information –

- **Attachment A:** Updated Stormwater Management Plan
- **Attachment B:** Updated Engineering Codes
- **Attachment C:** Updated Civil Plans
- **Attachment D:** Amended Proposal Plans
- **Attachment E:** Updated Landscape Plan

STORMWATER

- 1) *The provided SBSMP has proposed a lawful point of discharge at the Ashmore Street kerb and channel, however further supporting details are required. It is noted the SBSMP prepared by Naxos Engineers, has mentioned the post development flows, however pre-development flows have not been demonstrated.*
 - a. *Provide detailed tables within an amended SBSMP demonstrating pre and post development flows, to further justify the kerb and channel being the proposed lawful point of discharge.*

Response:

Refer to **Attachment A:** Updated Stormwater Management Plan and **Attachment B:** Updated Engineering Codes, which incorporate tables of pre and post development flows.

- 2) *The provided SBSMP has not provided a sufficient catchment plan, including the external catchment. Mapping shows there is an upstream property, 37 Barrymore Street, Everton Park (Lots 1-3 on BUP10821), however flows from this property has not been considered.*
 - a. *Provide an amended catchment plan, including the external catchment.*



- b. *It is presumed 37 Barrymore Street, Everton Park (Lots 1-3 on BUP10821) is an upstream property which will require an upstream connection. Investigate flows from the upstream catchment and provide an upstream connection if it is found to be required.*

Response:

Refer to **Attachment A:** Updated Stormwater Management Plan and **Attachment B:** Updated Engineering Codes, for details regarding the external catchment. **Attachment C:** Updated Civil Plans includes an external catchment plan.

- 3) *The provided concept services layout plan and concept bulk earthworks plan show the rear of the site will fall towards the north-eastern boundary. All flows falling towards this boundary must be captured and conveyed towards the lawful point of discharge without impacting downstream properties.*
- a. *Provide internal pit/s within the rear of the lot at the north-eastern corner to capture conveyed flows and directed towards the nominated lawful point of discharge.*

Response:

Refer to **Attachment C:** Updated Civil Plans which shows the internal pits at the rear of the property.

EARTHWORKS

- 4) *The provided earthworks section plan is presumed to show a typo in Section D (Drawing No. SK006). The section references Lot 51 on RP72156 on both side of the subject site, which is inaccurate.*
- a. *Provide an amended section plan, accurately referencing the correct Lots on both sides of the subject site and ensure the existing site levels on these properties are accurate.*

Response:

Refer to **Attachment C:** Updated Civil Plans accurately labelling the adjoining lots and their site levels.

FRONTAGE LANDSCAPING

- 5) *The provided landscape concept plan indicates that visitor car parking will utilise permeable pavement material and wheel stops to extend softscape to address the constrained landscape areas however all other submitted documentation maintains these areas as hardstand.*

Furthermore, no details have been provided on the type of permeable pavement material and the submitted engineering drawings indicate stormwater infrastructure which will inhibit opportunities for high quality landscaping in this space in accordance with PO29 of the Multiple dwelling code.

- a. *Provide amended plans which consistently show across landscape, architectural and engineering drawings that the proposed visitor car parks will extend the softscape to the edge of the wheel stop and utilise a permeable pavement;*
- b. *Provide further details of the proposed permeable pavement material;*
- c. *Redesign the proposed stormwater design to be wholly outside the proposed frontage landscape buffer.*

Response:

Refer to **Attachments C, D and E** showing:

- A consistent permeable pavement,
- Additional details on the proposed permeable pavement; and
- Relocated stormwater infrastructure wholly outside the front landscaping buffer.

DEEP PLANTING

- 6) *The provided plans indicate the rear deep planting areas is impacted by a small retaining wall and a significant portion of the proposed deep planting area is proposed as turfed private open space with shade trees proposed only along the rear boundary. Deep planting is to be free of infrastructure such as retaining walls that inhibit the growth of large subtropical shade trees and ensure the proposed planting areas maximise the growth and long term viability of the proposed shade trees through mulched planting areas supported by a varied palette of understorey plantings in accordance with PO28 and PO29 of the Multiple dwelling code.*
- a. *Provide amended plans that includes a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that addresses the following:*
 - i. *Remove the proposed retaining wall from the deep planting area;*
 - ii. *Removed all turfed areas from the deep planting areas and replace with mulched gardens containing a varied range of understorey plantings made up of shrubs and groundcovers;*
 - iii. *Relocate the proposed shade trees further from the boundary to allow the shade trees to achieve a majority of their mature canopy within the subject site.*
 - iv. *Note the engineering requirements for the stormwater layout raised in items 1-3.*

Note: Ensure the amended plans demonstrate there are no negative impacts on trees neighbouring properties.

Response:

Attachment D incorporates the following changes:

- The planter wall removed from the deep planting area.
- Significantly reduced turfed areas in the deep planting areas in favour of mulched areas and understorey planting. Small quantities of turf will be present in the deep planting areas within Townhouses 3 and 5, this will not restrict the ability of the deep planting areas to comply with the requirements of PO29 of the Multiple dwelling code.
- The removal of the planter wall will provide a wider area within the deep planting area for proposed shade trees to be planted away from the site boundary. This ensures the majority of the shade trees mature canopy will be within the subject site.
- The change also adopts the requirements for the stormwater layout outlined in items 1-3.

For completeness, an assessment of PO29 is provided below:

PO29

Development provides deep planting areas that:

- a. *provide are of sufficient size and dimension to contain large subtropical shade tree species;*
- b. *are maintained exclusively for landscaping, with no underground development or infrastructure;*
- c. *are open to the sky with access to light and rainfall into the natural ground;*
- d. *are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;*
- e. *soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;*
- f. *provides natural shade to mitigate heat island effects;*
- g. *provides informal recreation spaces that are easily accessible for building occupants;*
- h. *is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.*

The proposed deep planting areas will be:

- 104.5m² and suitable for large subtropical shade trees that suit the site location, as well as understorey planting, and minor sections with turf.
- Used exclusively for landscaping, including understorey planting and small sections of turf that will not impact the ability of tree roots to utilise the underground deep planting area. No hardstand areas or infrastructure located within the deep planting areas.
- Unenclosed and remain open to the sky for access to sunlight and rainfall.
- Planted with subtropical trees, including Brown Gardenia, Riberry Lilly Pilly and Water Gum, which will complement the scale of the townhouse and location of the site within an established residential area.
- Inclusive of subtropical trees to soften the built form of the townhouses. Turf and other understorey plants will provide impervious areas for drainage.
- Suitable for trees to provide natural shade to the courtyards and mitigate urban heat island effects along the side property boundaries and the Ashmore Street footpath.
- Appropriate for use by residents as an informal recreation space.
- Being positioned near existing mature vegetation on the adjoining properties and along the of Ashmore Street frontage.

SIDE BOUNDARY LANDSCAPING

- 7) *The proposal maintains a significant portion of the side boundaries as lacking any form of landscape buffer with building bulk not adequately addressed in accordance with PO28 of the Multiple dwelling code. Further setting back the proposed eaves and relocation of the bin storage areas of Units 1 and 2 will allow for opportunities to create landscape buffers along the side boundaries capable of supporting columnar screening shrubs.*
- a. *Provide amended plans that includes a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that addresses the following:*
- Incorporate landscape buffers along the side boundaries of units 1 and 2 through further setting back the built form and relocating bin storage to support the provision of columnar screening shrubs that can achieve a minimum height of 5m at maturity;*
 - Include sections and elevations of the landscape outcomes in relation to adjoining properties.*

Response:

As requested by Council in item 2, the proposed development now incorporates a series of aboveground detention tanks along the side boundaries of the property, including the land adjacent to units 1 and 2. Refer to **Attachment B: Updated Civil Plans**. Additionally, the excavation required to enable the units to be at level with Ashmore Street means standard landscaping buffers are not feasible.

As an alternative to the landscape buffers, containerised planting is proposed along the side boundaries of units 1 and 2, as well as within the unused setback area of unit 3. These containerised planting are shown in **Attachment D: Updated Landscape Plan**. The planters will incorporate plant species, including Mother-in-laws Tongue, Cordyline and Winterbourns, which will provide natural screening to soften the built form of the development from the adjoining properties to the north and south. The landscaping and deep planting within the front and rear of the property will further reduce building bulk from the streetscape and adjoining properties. For completeness, an assessment of PO28 is provided below.

PO28

Development provides landscaping that must:



- a. *provide shade to pedestrian pathways;*
- b. *maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies;*
- c. *present an integrated landscape, neighbourhood and streetscape character;*
- d. *contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces;*
- e. *reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties;*
- f. *contribute to privacy between residences;*
- g. *provide natural shade to mitigate heat island impacts.*

Note—This is demonstrated by an overall site landscape concept plan.

Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.

The proposed development incorporates a variety of landscaping, including deep planting, containerised planting and turfing. The landscaping intent will:

- Provide shade trees to provide partial shade for residential areas, including the pedestrian footpaths within the front of the property.
- Ensure sightlines from the balconies of units 1 and 2 towards Ashmore Street.
- Integrate with the landscaping in neighbouring properties.
- Incorporate a variety of plant species, including Water Gums, Cordylines and Mat Rush that will positively contribute to the amenity and subtropical microclimate of resident's private open spaces and streetscape.
- Include a variety of plant species to soften the built form of the units and the hardstand areas around the driveway.
- Incorporates species suitable for natural screening between the development and neighbouring properties, including the shade trees and containerised plantings along the side boundaries.
- Provide shade trees that will allow for natural shade to mitigate heat island impacts.

SUMMARY

This letter and attachments constitute our full response to Council's Further Advice Letter. Accordingly, we understand the application can now be finalised. Should you have any queries, please contact the undersigned on (07) 3556 4006 or via brisbane@mecone.com.au (cc: dmuller@mecone.com.au).

Yours faithfully,

Darcy Muller
Planner