



Dedicated to a better Brisbane

18 February 2026

Mario Polino
C/- Mecone Brisbane Pty Limited
Level 2, Rowes Arcade Building
235 Edward Street
BRISBANE CITY 4000

ATTENTION: Darcy Muller
Application Reference: A006923137
Address of Site: 9 ASHMORE ST EVERTON PARK QLD 4053

Dear Darcy

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and notes that the development is seeking multiple performance outcomes against the Multiple dwelling code for building height, side boundary setbacks, building separation, deep planting and car parking. The proposal appears to be compromised in the design of driveways, garages and pedestrian circulation through the site. The proposed built form outcome has been impacted by these compromises and detrimentally impacts the development site.

It is considered that the floor plans of the proposed units may need to be further rationalised to ensure compliance with the Multiple dwelling code and other codes.

The following further information is required to fully assess the proposal.

Architectural drawings

- 1) Further details are required to undertake a full assessment of the proposed development as there are concerns about the extent of site cover, built to boundary walls, building setbacks impacting on neighbouring properties. Further, amendments are required to improve amenity of the proposed use.
 - a) Provide additional cross sections at the rear of the development.
 - b) Clearly demonstrate the proposed site cover.
 - c) Provide pedestrian prioritised paths to each dwelling.
 - d) Adjust window placement between opposing townhouses to allow for windows not requiring privacy screening.

Subtropical building design

- 2) The proposed town houses frequently omit dual aspect windows, and the proposed building separation is considered to impact subtropical building design outcomes such as access to light and air. There is a concern that the proposal does not reduce the reliance on mechanical heating and cooling.
 - a) Amend the design to provide louvre windows where dual aspect windows are not possible.
 - b) Demonstrate that fans will be installed in habitable rooms.

- c) Consider clerestory windows to roof forms/ amended roof forms to provide daylight deep in the plan.

Car parking

- 3) The proposal plans show 12 car parking spaces, including 2 visitor carparks, resulting in a shortfall of 1 carparking space for the development.
 - a) Provide amended plans demonstrating a minimum of 13 car parking spaces. Alternatively, reduce Townhouse 4 to a 3-bedroom unit.
 - b) Provide RPEQ justification against any performance outcomes sought.

Access

- 4) The proposed plans demonstrate a 6.2m wide driveway crossover, however the internal accessway is seen to reduce in width to 3.5 metres, which is not consistent with the standards provided in the Transport, access, parking and servicing planning scheme policy (TAPS PSP).
 - a) Provide amended plans demonstrating two-way access can be achieved, with a minimum 6.5m wide internal accessway.
 - b) Provide a RPEQ endorsed Traffic Impact Assessment including swept paths, demonstrating how vehicles including a minimum medium rigid vehicle (MRV) will be able to safely access, manoeuvre and turnaround within the site.
 - c) Ensure there is sufficient width for residents to open vehicle doors and to circulate around parked vehicles.
 - d) Service vehicles must meet minimum height clearances. It appears that the building envelope for Level 1 encroaches considerably onto the accessway.

Earthworks

- 5) It is noted earthworks are proposed at the rear of the site exceeding 1m in height, however no concept earthworks plans have been submitted for assessment.
 - a) Provide RPEQ endorsed concept earthworks plans, demonstrating the extent of earthworks required to facilitate the development.
 - i) Provide existing and proposed surface levels.
 - ii) Clearly delineate areas of cut and fill.
 - iii) Clearly demonstrate the location of any retaining walls and the proposed height.
 - iv) Demonstrate the existing surface levels of any adjoining properties where earthworks may impact them.
 - v) Demonstrate compliance against AO1 and AO2 of the Filling and excavation code, ensuring the height of earthworks (including any retaining walls) does not adversely impact adjacent properties.
 - vi) Provide RPEQ justification against any performance outcomes sought.

Stormwater

- 6) The existing site appears to have an impervious area of less than 60%, which will be significantly increased by the proposed development. As such, it is anticipated a stormwater detention system will be required, as the maximum allowable discharge from the development to the kerb and channel is limited to 30L/s.
 - a) Submit an RPEQ prepared site-based stormwater management plan which demonstrates how roof/surface/sheet flows will be managed given the increase in impervious area and clearly identify the increase in this impervious area.

- i) Provide an engineering concept stormwater plan, which clearly demonstrates the stormwater management system for the site, and a stormwater detention system in accordance with Chapter 7, Stormwater Drainage of the Infrastructure design planning scheme policy.
- ii) Demonstrate if any additional earthworks are required and if so, provide earthworks drawings, in accordance with the Filling and excavation code.
- iii) Provide RPEQ comments justifying any performance outcomes sought.

Refuse storage

- 7) It is noted 4 bins will be stored in a common area, however, plans have not been denoted with compliant dimensions. Each bin requires a storage area of 0.81m² that is roofed and wholly screened. Additionally, the refuse storage area for the front two townhouses has not been demonstrated.
 - a) Provide amended plans clearly demonstrating compliant dimensions as per the Refuse planning scheme policy.
 - b) Ensure the bin storage area is denoted as roofed and wholly screened where in a common area.
 - c) Demonstrate the location of refuse storage area with sufficient area for Townhouses 1 and 2.

Frontage and Side Boundary Landscaping

- 8) The proposal indicates landscaping to the frontage that is constrained in size including a narrow landscape strip along the frontage and deep planting areas that are not sufficiently sized to support large subtropical shade trees. This proposed landscape does not effectively soften the extent of building bulk and hardstand from the streetscape or support subtropical amenity including casting shade onto the verge or reduce the impacts of heat island, glare and impervious areas. The proposal does is also to provide opportunities for landscape buffers along the side boundaries and address how it incorporates landscaping along the side boundaries to effectively soften the built form, address overlooking into adjoining properties and contribute to the amenity of the site and adjoining properties.
 - a) Provide amended plans, including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect, addressing the following:
 - i) Increase the total area of each deep planting area at the frontage through implementing wheel stops for each visitor car park and extending the deep planting to the edge of the wheel stop.
 - ii) Increase the width of the landscape buffers to a minimum width of 2m or amend the pavement design of both visitor car parks to a permeable pavement material.
 - iii) If permeable pavement material is utilised include details of the proposed material.
 - iv) Detail how the landscape areas will effectively soften and screen the built form and hardstand include the provision of large subtropical shade trees within deep planting areas and a varied palette of screening shrubs and groundcovers along the length of the frontage.
 - v) Clearly indicate any required services including surface and subsurface infrastructure and address any loss of landscaping.
 - vi) Incorporate landscape buffers along the side boundaries that support the provision of columnar screening trees and shrubs that can achieve a minimum height of 5m at maturity.

- vii) Include sections and elevations of the landscape outcomes in relation to adjoining properties.
- viii) Demonstrate that services such as water meters, hydrant boosters, or other services such as electrical boards are not located in the deep planting areas noted at the frontage.

Deep Planting

- 9) Further details are required for the proposed deep planting area along the rear boundary to ensure it supports the retention/provision of large subtropical shade trees that are complementary in scale and height to the built form in accordance with PO28 and PO29 of the Multiple dwelling code.
 - a) Provide amended plans, including a Landscape Concept Plan prepared by a suitably qualified Landscape Architect, addressing the following:
 - i) Indicate large subtropical shade tree planting that can achieve a minimum height and canopy diameter of 5m at maturity for the full extent of the deep planting area to the rear.
 - ii) Indicate a varied palette of shrubs and groundcovers within mulch for the full extent of the indicated deep planting area.

Existing Vegetation

- 10) Further documentation is required to ensure the retention of large tree to the rear of the property is viable noting the significant building works proposed.
 - a) Provide an Arboricultural Impact Assessment prepared by an AQF Level 5 Arborist regarding the existing tree to the rear of the property that includes the following:
 - i) Botanical species name of trees.
 - ii) Height, diameter of tree trunk at breast height and crown diameter.
 - iii) General health assessment and character of trees including habitat values.
 - iv) Identification and illustration of the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of trees in accordance with AS:4970.
 - v) Description of the proposed works and construction methodology to be used within TPZ of trees.
 - vi) Evaluation of proposed construction methodology and potential impacts on the trees.
 - vii) Evaluation of any pruning works (including canopy and/or root pruning) which may be required due to the proposed works.

Footpath widening

- 11) Streetscape upgrades are required in accordance with the Streetscape hierarchy overlay code and the Infrastructure design planning scheme policy.
 - a) Provide amended plans demonstrating a 1.2m wide concrete footpath for the entirety of the site frontage, cleanly connecting with the existing footpath north of the site.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006923137.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jenny Bernard', written in a cursive style.

Jenny Bernard
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Development Services
Brisbane City Council