

20 March 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Via Email: DSPlanningSupport@brisbane.qld.gov.au

ATTENTION: CHRIS DIXON

Dear Chris,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (27 UNITS) UPON LAND LOCATED AT 81 YORK STREET, INDOOROOPILLY QLD 4068 – COUNCIL FILE REFERENCE A006928376.

We write in relation to the abovementioned development application and the Information Request correspondence dated 28 January 2026. Pursuant to section 13.2 of the *Development Assessment (DA) Rules* under the *Planning Act 2016*, we provide a full response to Council's Information Request below.

To assist Council with their assessment, and in conjunction with this written response, we attach for your records a copy of the following documents:

- Amended Architectural Plans prepared by *Ultralinea Architecture*;
- Traffic Engineering Response Letter prepared by *Q Traffic*;
- Waste Management Plan prepared by *MRA Environmental*;
- Revised Landscape Concept Plan prepared by *LAUD ink*;
- Irrigation Strategy Report prepared by *Irrigation Design Australia*; and
- Building Certification Advice Letter prepared by *Lateral Certification Group*.

We trust that the information provided is sufficient for your purposes. Should you wish to discuss this matter further, please do not hesitate to contact me at the office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD



Tom Kedda
PRINCIPAL PLANNER

Enc. Response to Information Request

Shadow diagrams

1. Whilst shadow analysis (SK500 Rev 01) has been provided showing the shadowing impacts of the proposed development, shadow diagrams for the compliant scheme / compliant building envelope were not provided for Council to undertake a comprehensive assessment of amenity and overshadowing impacts.
 - a. Provide comparative shadow analysis diagrams demonstrating the extent of overshadowing generated by the compliant envelope relative to the proposed envelope. The diagrams must clearly illustrate the difference in shadow impacts at 10am, 12pm and 2pm during both the equinox and solstice periods.

Response:

As requested, shadow diagrams for a compliant building envelope against the proposed scheme are included in the response material. Refer to drawing No. SK500 within the Amended Architectural Plans prepared by *Ultralinea Architecture*. Importantly, the comparative shadow diagrams demonstrate that the proposed built form does not result in substantial shadow impacts beyond those that would occur from a fully compliant development envelope.

Street trees

2. Existing street trees are located along the site frontage, however these have not been clearly illustrated on the proposed plans. Although the applicant's code assessment states the proposal complies with AO2.1 of the Streetscape hierarchy overlay code, it is unclear how the proposal impacts the street trees.
 - a. Provide amended plans clearly showing all street trees, and identify any street trees required for removal to necessitate the development.

Response:

To facilitate permanent vehicle access, 2x immature street trees will be required to be removed. As requested, these street trees have been clearly identified on both the Amended Architectural Plans & Landscape Concept Plans. Further compliance can appropriately be conditioned by Council as part of the Decision Notice.

Streetscape interface

3. The site's frontage is dominated by services and boosters, vehicle access and retaining walls without deep planting, includes fencing in excess of 1.2m and 50% transparency, and has equitable access located off the driveway which does not meet PO5, PO12, PO28, PO33 and PO37 of the Multiple dwelling code. The development does not provide for an appropriate streetscape interface and includes a dominance of hardstand and service when viewed from the street. Further, the configuration of the equitable access presents safety concerns for residents and visitors of the site.
 - a. Amend the design to lower the finished floor level of the entry way to the building to remove the need to provide stairs and a DDA compliant ramp.
 - b. Amend the design to rotate the hydrant booster assembly to front the driveway.
 - c. Provide a maximum of 1.2m high fencing to the private open space of the ground floor unit.
 - d. Consider removing areas of the basement not necessary (ie. storage areas) in order to provide deep planting and additional landscaping at the frontage.

Response:

As requested, the proposed development has been amended in direct response to Council's comments regarding the streetscape interface. The revised architectural and landscape plans implement the requested design changes, which are considered to materially improve the functionality and building presentation along the York Street frontage. Specifically:

- The pedestrian entry has been redesigned to provide a safer access arrangement, with a DDA compliant pedestrian ramp integrated into the frontage landscaping and separated from the vehicle crossover;
- The fire and water services have been reconfigured to improve functionality and integration with the frontage. Noting QFES access requirements, the hydrant booster assembly must remain oriented to the street to ensure clear and immediate emergency access. Please refer to the enclosed Building Certification Advice Letter provided by the project building certifier;
- Fencing to the ground floor private open space has been corrected to a maximum height of 1.2m and embellished with additional landscaping; and
- Basement footprint refined to permit containerised deep planting at the frontage, increasing landscaping and reducing the dominance of hardstand and services.

Collectively, these amendments improve pedestrian safety and ensure the development presents as a landscaped interface rather than a service-dominated frontage. The revised design therefore addresses Council's concerns and achieves improved compliance with the Multiple Dwelling Code.

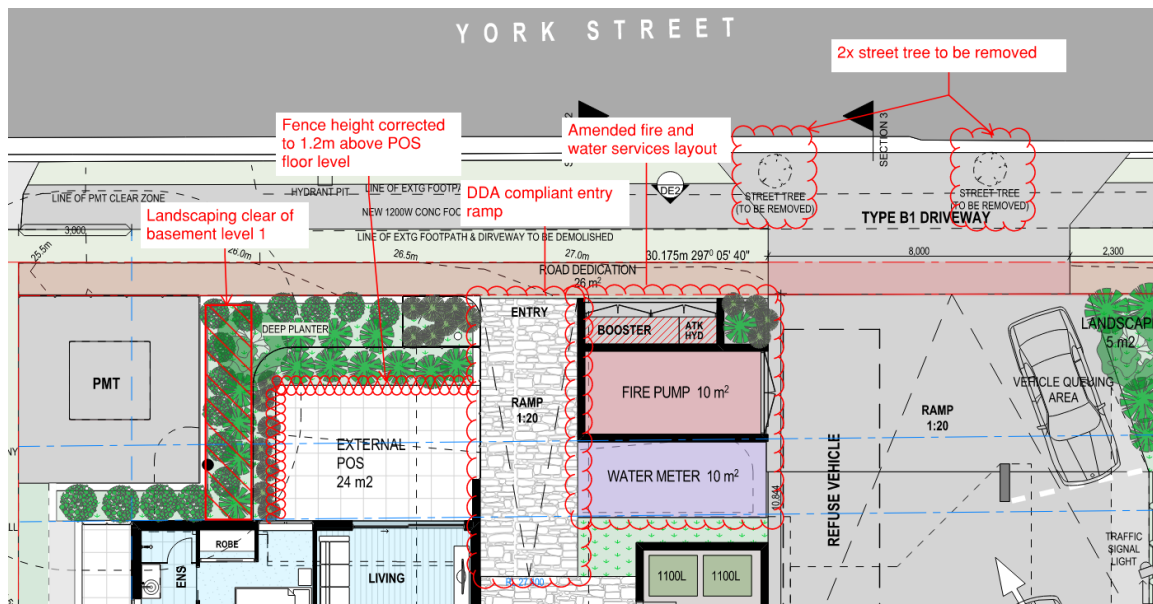


Figure 1: Proposed frontage amendments clouded and labelled.

Private and communal open space

4. The proposed communal open space is surrounded by walls of private units, is south-westerly facing and does not present as an attractive area with an outlook. The majority of the area lacks landscaping or the ability to establish a subtropical tree and does not appear to provide for a variety of recreational facilities in accordance with AO30.1/PO30 of the Multiple dwelling code. Further, the development, while mostly providing for 12+sqm balconies, are not meeting the minimum 3m dimension which would allow for a functional and useable space supporting Brisbane subtropical lifestyle, outdoor living and residents amenity needs in accordance with PO8, PO30 and PO31 of the Multiple dwelling code.
 - a. Amend the design to provide balconies that have a minimum dimension of 3m to facilitate useable outdoor space for the centrally located street facing units. Provide amended plans clearly demonstrating the dimension(s) of each proposed balcony.
 - b. Consider relocating the communal open space to the north of the development, reorientated and rearranged so that it is able to support large subtropical trees and a variety of active and passive recreational uses and has a pleasant outlook. It is noted the north-facing private open space on Level 5 currently significantly exceeds minimum requirements.

Response:

Balcony Dimensions

Amended architectural plans now clearly demonstrate the dimensions of centrally located balconies. The central units provide balconies with a minimum primary dimension of 3m and an average secondary dimension of approximately 2.8m. Whilst we acknowledge that the balconies above ground level are slightly below the prescribed 3m x 3m dimension under AO31.1 of the Multiple dwelling code, we note that each of the private open space areas:

- Exceeds the minimum 12m² area requirement;
- Maintain a functional configuration capable of accommodating outdoor dining and seating;
- Are directly accessible from the primary living areas and are a genuine extension of the internal living space; and
- Are free of services and obstructions.

PO31 requires private open space to be attractive, functional and contribute positively to amenity and building design. As such, the proposed 3m x 2.8m configuration achieves this outcome. The minor 200mm variation does not diminish usability or residential amenity, particularly given the generous overall balcony areas and access to communal open space afforded to each of the dwellings located on the roof terrace. The proposal therefore achieves the intent of PO31 of the Multiple dwelling code.

Communal Open Space

The communal open space has been reconfigured and rationalised to significantly improve usability, outlook and landscape quality in direct response to Council's comments. The revised design:

- Extends the balustrade frontage of the communal open space to improve outlook and visual connection;
- Reconfigures Unit 501 to improve access to sunlight and breezes;
- Increases containerised landscaping to support meaningful subtropical planting;
- Introduces a more functional layout capable of accommodating passive recreation; and
- Improves solar access through refined building articulation.

While the communal area retains its general location, the amended configuration substantially improves functionality and amenity outcomes. The space now presents as a usable area rather than a residual void between units. Accordingly, the amended design achieves the intent of PO30 by providing an attractive, functional and useable communal open space that supports resident amenity.



Figure 2: Proposed revised communal open space area.

Side boundary setbacks and building separation

5. The proposed side boundary setbacks do not ensure building separation from future development and may impact upon future development, privacy, access to daylight, and breezes which does not comply with PO1 of the Indooroopilly centre neighbourhood plan code and PO3, PO7 of the Multiple dwelling code.
 - a. Review unit layouts to find additional opportunity for side boundary setbacks more closely aligned with the Multiple dwelling code requirements.
 - b. Where windows are less than 4.5m from the boundary, demonstrate on plans that privacy screenings are provided in order to avoid unduly impacting future adjoining development.
6. The front-facing private open space for units on Level 5 contains significant areas of side-facing balconies.
 - a. Whilst the proposed design aims to maximise privacy, amended floor and elevation plans should be provided showing screening along the western façade, similar to the screening that has been provided to the eastern façade.

Response:

The proposed side boundary setbacks have been carefully considered, having regard to PO1 of the Indooroopilly centre neighbourhood plan code and PO3 / PO7 of the Multiple dwelling code.

As per the attached amended plans, the development provides a minimum 3m setback to side boundaries for habitable rooms. Maintaining the setbacks as proposed is not anticipated to detrimentally affect access to daylight and natural ventilation on the subject site or adjoining sites, nor preclude orderly future development on adjoining lots.

Furthermore, we note that the site is located within a designated centre where medium to high-density built form and urban setbacks are anticipated. In this context, the proposed setbacks are proportionate to the intended urban character and achieve appropriate building separation outcomes. Notably, a number of surrounding properties have been granted approval for various med-rise apartment building in the Medium density zoning category with 3m or less side boundary setbacks. A breakdown of nearby approvals is provided below as follows:

APPLICATION DETAILS	SIDE BOUNDARY SETBACKS	APPROVAL DATE
A006920365 58 Rennie Street	3m level 1 to 4	6 February 2026
A006427481 41 Lambert Road	3m to level 5	20 September 2024
A004442159 79 Swann Road	2.5m level 1 & 2 3m level 3 +	23 December 2020
A006579643 21 Riverview Terrace	3m level to 5	3 February 2026
A005400830 69 Swann Road	2.5m levels 1 to 4 3m level 5	15 June 2020

To further address privacy considerations, the architectural plans have been revised to incorporate screening measures for side-facing windows and 1.5m sill heights where appropriate. These elements include fixed privacy screening or frosted windows designed to prevent direct overlooking of adjoining properties. Additional screening devices have also been added onto side facing balcony elements on Level 5, as requested.

In addition, building articulation and balcony recessing have been used to reduce perceived building bulk and limit direct sightlines toward adjoining sites.

Collectively, the proposed setbacks and screening measures ensure:

- Reasonable privacy outcomes;
- Adequate building separation consistent with an inner-city urban form;
- Sufficient access to light and ventilation; and
- No adverse constraint on the development potential of adjoining land.

Accordingly, the proposal satisfies the privacy and setback intent of both the Indooroopilly centre neighbourhood plan code and the Multiple dwelling code.

Subtropical building design

7. The proposed development includes several habitable rooms which do not include dual aspect windows to support subtropical living. There is a concern that the single loaded design of the units will result in future resident relying unduly on mechanical heating and cooling which is contrary to PO26 of the Multiple dwelling code.

- Consider providing louvre windows to effected rooms to increase natural ventilation opportunities.
- Where sliding doors are provided instead of windows, consider incorporating side light louvred windows to allow for improved access to natural ventilation.

Response:

To ensure with compliance of PO26 of the Multiple dwelling code, louvered windows have been added to all habitable rooms that can't achieve natural cross ventilation. The addition of louvered windows will significantly assist with increasing natural airflow, thereby reducing reliance on mechanical heating/cooling in accordance with PO26 of the Multiple dwelling code.



Figure 3: Artist's impression of proposed revised front entry area as viewed from York Street.

Deep planting

8. *The proposal does not provide sufficient compliant deep planting to balance the scale of the built form. Nominated areas do not meet the minimum 4m dimension, nor can they accommodate large subtropical shade trees as required by PO3, PO7, PO8, PO28 and PO29 of the Multiple dwelling code. The reduced rear setback, which contains a sewer easement and soakage trench, does not meet deep planting requirements. Deep planting areas are to have a minimum 4m horizontal dimension, be free of all structures, services, and communal open space, and support large-canopy trees planted in natural ground with adequate space for long term growth. Furthermore, a minimum 4m x 4m deep planting area is required within the front setback, supported by adequate basement setbacks to allow a natural ground planting zone. Provide amended plans showing the following.*
 - a. *demonstrate an allocation of a minimum 10% of the site as deep planting, each area having a minimum 4m dimension and free of structures, services, and communal open space;*
 - b. *show a basement setback at the frontage that enables an unobstructed deep planting zone;*
 - c. *show a compliant deep planting area with minimum dimensions of 4m x 4m within the front setback, free of any structures or services above, below, or within the planting zone.*

Response:

The deep planting strategy has been reviewed and refined in response to Council's comments. While the site is constrained by an existing sewer alignment, soakage trench and basement footprint, the landscape plans demonstrate that meaningful deep planting outcomes are achieved in accordance with PO28 & PO29 of the Multiple dwelling code.

While portions of the rear setback zone are affected by stormwater infrastructure, the deep planting areas have been located and configured to ensure planting occurs in natural ground with adequate soil volume for long-term canopy establishment. The soakage pit alignment does not prevent meaningful canopy tree planting within the rear zone identified on the Landscape Concept Plan.

Along the street frontage, the Level 1 basement footprint has been reduced to facilitate a containerised planting area capable of supporting a large subtropical shade tree. Whilst a 4m x 4m space cannot be accommodated along the frontage due to access and service requirements, the proposed revised landscaped outcome softens the built form and improves the streetscape presentation significantly.

In addition to the deep planting across the site, it is also considered prudent to note that a significant extent of additional landscaping (either in natural ground or podium planting) is provided across the site. This combined outcome will further help to balance and soften the impacts of the built form and hardstand area as well as contribute positively to amenity and subtropical microclimate of the site. For further detail, please see the attached Revised Landscape Concept Plan prepared by LAUDink. Accordingly, the amended proposal satisfies the overarching intent of PO28 & PO29 of the Multiple Dwelling Code.

Side boundary landscaping

9. *The proposed reduced side boundary setbacks restrict opportunities for screen planting, which is necessary to provide privacy, visual separation, and acoustic buffering between properties. These narrow setbacks also prevent the establishment of large form shade trees, undermining the intended subtropical landscape character sought by City Plan. Insufficient landscape area and canopy cover will contribute to increased urban heat island effects and do not provide greenery, shade, and high quality residential amenity consistent with PO28/AO28 of the Multiple dwelling code.*
 - a. *Revise the design to provide a continuous landscape buffer along both side boundaries, that is sufficient to be planted with columnar screen trees to improve shade, privacy, and support a subtropical living environment to achieve PO28 of the Multiple dwelling code.*

Response:

Whilst we acknowledge Council's request for additional side boundary landscaping, the development as proposed is considered to provide sufficient landscape buffers along the side boundaries, where possible, to help support the growth of a number of shade tree species. Notably, as per the attached revised LCP, the proposed built form will be supplemented with appropriate deep planting / landscaping opportunities throughout the site to assist with balancing hardstand areas, provide shade as well as contribute positively to amenity and the subtropical microclimate of the site.

With this in mind, we note that the eastern boundary is constrained by the basement vehicle access ramp and required manoeuvring clearances. As such, any additional landscaping at this portion of the site is not practical. However, noting the natural fall of the site, and when considering that a 1.8m high acoustic timber paling fence will be constructed the full length of the boundary upon redevelopment, the perceived impacts on the neighbouring property are considered to be appropriately mitigated.

Moreover, it is worth noting that both side boundaries are affected by sewer maintenance access easements as well as the basement level footprint, limiting the ability to establish continuous in-ground planting along the full length of the boundaries.

Notwithstanding these constraints however, the proposed development does provide as follows:

- Significant deep planting within the rear setbacks capable of supporting large subtropical canopy trees;
- Targeted in-ground planting opportunities along the west side boundary where infrastructure permits; and
- Supplementary containerised planting on side façades to provide vertical greenery, soften built form and improve visual amenity.

In light of the above, the western side boundary planting and containerised façade planting makes a meaningful contribution by softening built form, contributing to privacy and enhancing the subtropical character of the site.

Container planting

10. The landscape concept plan includes details for proposed container planting but lacks information on how the planters will be accessed for maintenance. Maintenance access must be from common property to ensure a long-term contribution to the building and site's amenity, in accordance with PO12 and PO13 of the Landscape work code.

- a. Provide a maintenance strategy that outlines access points for maintenance.

Response:

Please refer to the Revised Landscape Plan enclosed which outlines future maintenance processes and responsibilities to ensure compliance BCC's Landscape work code. Maintenance will be carried out by a contractor engaged by the body corporate. Appropriate provisions within the CMS will ensure ongoing maintenance is undertaken to ensure long term health of landscaped areas. Further compliance can be appropriately conditioned by Council.

11. Container planting must be irrigated using tank water of sufficient size to service the plantings in accordance with PO12/AO12 and PO13/AO13 of the Landscape work code.

- a. Provide a concept irrigation strategy that includes stormwater harvesting and adequate water storage and location to maintain container planting. This strategy should reference the Landscape Design Guidelines for Water Conservation Planning Scheme Policy, ensuring that all container landscape irrigation is sourced from non-potable sources.
- b. Provide amended plans, demonstrating location of irrigation tank(s).

Response:

As requested, please see the attached Irrigation Water Usage, Catchment & Irrigation Strategy Report prepared by *Irrigation Design Australia*, which details the proposed irrigation and rainfall harvesting strategy for the proposed development. As per the irrigation report, the required 15,000L storage tank will likely be located beneath the proposed driveway ramp.

Car parking amenity

12. The elevation plans show the car parking areas as being partially open and not acoustically screened in accordance with AO35.2 of the Multiple dwelling code, and some of the partially open areas are within 1m of the site boundaries.

- a. Provide amended plans showing acoustic screening and/or enclosed car parking.

Response:

The architectural plans have been amended to address Council's concerns regarding car parking amenity and ensure compliance with AO35.2 of the Multiple dwelling code. Specifically:

- Basement Level 2 (B2) car parking areas are fully enclosed by solid blockwork.
- Basement Level 1 (B1) and Ground Level parking areas are screened to prevent direct visual, noise and lighting impacts to adjoining properties.
- An acoustic fence has been incorporated along the eastern ramp interface to mitigate noise impacts to the adjoining property.
- Screening treatments are integrated into the building façade to reduce visual bulk and prevent headlight glare toward neighbouring sites.

The amended design ensures that car parking areas are appropriately enclosed or screened, particularly where located close to side boundaries. These measures minimise visual and acoustic impacts to protect residential amenity of adjoining properties. Accordingly, the proposal achieves compliance with AO35.2 and the intent of the Multiple dwelling code in relation to parking amenity.

Traffic report recommendations

13. The submitted Traffic Report recommends the relocation of the security gate from the bottom ramp on basement 1 to the top of the ramp.

- a. Provide amended architectural plans to incorporate the Traffic recommendations.
- b. Clearly mark visitor parking spaces and the proposed three small residential spaces on the amended plans and ensure visitor spaces remain accessible at all times.

Response:

Following further review and to ensure the basement levels are appropriately secured, the security gate will remain at the bottom of the ramp. From a security perspective, this is the preferred arrangement as it reduces the potential for a person to bypass the gate by climbing over the gate and adjacent half-height walls. The security gate will operate in conjunction with a signal control system to prevent accidental access to the basement ramp when the gate is closed. A traffic light system with clear signage ("Proceed Only on Green" & "Residents Only Beyond This Point – Secure Access") will regulate vehicle entry, with the green signal activating only when the security gate is open.

Furthermore, the architectural plans have been amended to show all 7 visitor spaces clearly labelled. All visitor spaces remain accessible at all times. The current design does not incorporate any reduced-dimension or small car parking spaces, and therefore no such spaces are proposed as part of the development.

14. The Traffic Report states that a 3.6m vertical clearance is achieved for a Refuse Collection Vehicle (RCV) reversing into the service bay, however the architectural plans demonstrate otherwise which appears to be around 3m height clearance (refer to elevation 2 on drawing SK301 Revision 05).

Given the scale of the site, a minimum MRV for occasional service vehicles and removalists is also required. The proposed 3.6m clearance does not comply with Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP) Table 12, which require 4.5m minimum vertical clearance.

- a. Provide amended architectural plans accordingly.

Response:

As per the attached Traffic Engineering Response Letter, and cross-sections (refer SK401 and Figure 3 of the Waste Management Plan), a minimum vertical clearance of 3.7m is provided within the designated Refuse Collection Vehicle (RCV) standing and manoeuvring area.

The development has been specifically designed to accommodate a Council RCV. The waste collection area swept paths and standing location have been verified by the project traffic engineer to confirm safe and functional operation.

Accordingly, the design does not compromise safety, functionality or amenity outcomes and provides appropriate clearance for the intended servicing vehicle (RCV).

With respect to the 4.5m MRV clearance referenced in the TAPS PSP, it is noted that for occasional service and delivery vehicles (e.g., furniture removal trucks), these vehicles can perform a reverse manoeuvre from York Street and stand wholly on the subject site. For further detail, please see that attached Traffic Engineering Response Letter prepared by Q Traffic. Overall, the proposed servicing arrangements are considered appropriate given the nature and scale of the development and its location on a minor road.

Refuse

15. Several performance outcomes are proposed regarding the refuse storage capacity.

- a. In order to comply with PO32 of the Multiple dwelling code and PO8 of the Infrastructure design code, provide updated plans which demonstrate the access point to the refuse storage area being full width i.e. a minimum width of 5,000mm.
- b. Where this cannot be achieved, increase the size of the refuse storage area to provide sufficient access and clearance within the storage area i.e. allow for at least an additional 0.5m clearance surrounding each container, or for the storage of multiple bins, 1.5m clearance around the combined bin area (whichever is lesser).
- c. Remove reference to 'services' within the refuse storage area, this area is to be used for the storage of refuse only and is not to contain any services not related to refuse.

Response:

Please refer to the updated Waste Management Plan prepared by MRA Environmental for additional detail regarding waste storage and collection. The requested amendments have been incorporated in the architectural plans. These amendments include:

- New roller door adjacent to the waste servicing area widened to 3m.
- Waste storage point increased from 16m² to 19m².

As such, the proposed revised waste management arrangement is considered to fully comply with the relevant provisions of the Refuse PSP.

16. Insufficient vertical clearance is provided to accommodate the RCV within the proposed standing location (see DWG No SK301):

- a. In accordance with PO18 and PO19 of the TAPS code, provide amended plans which demonstrate the required vertical clearance is achieved in accordance with the TAPS PSP.
- b. Demonstrate the RCV standing locations do not impact on passing for both the proposed signal management plan and vehicles entering/exiting the ground floor parking spaces.

Response:

As per the amended Waste Management Plan and drawing number SK401 of the Amended Architectural Plans, a minimum vertical clearance of 3.7m is provided within the designated Refuse Collection Vehicle (RCV) standing and manoeuvring area.

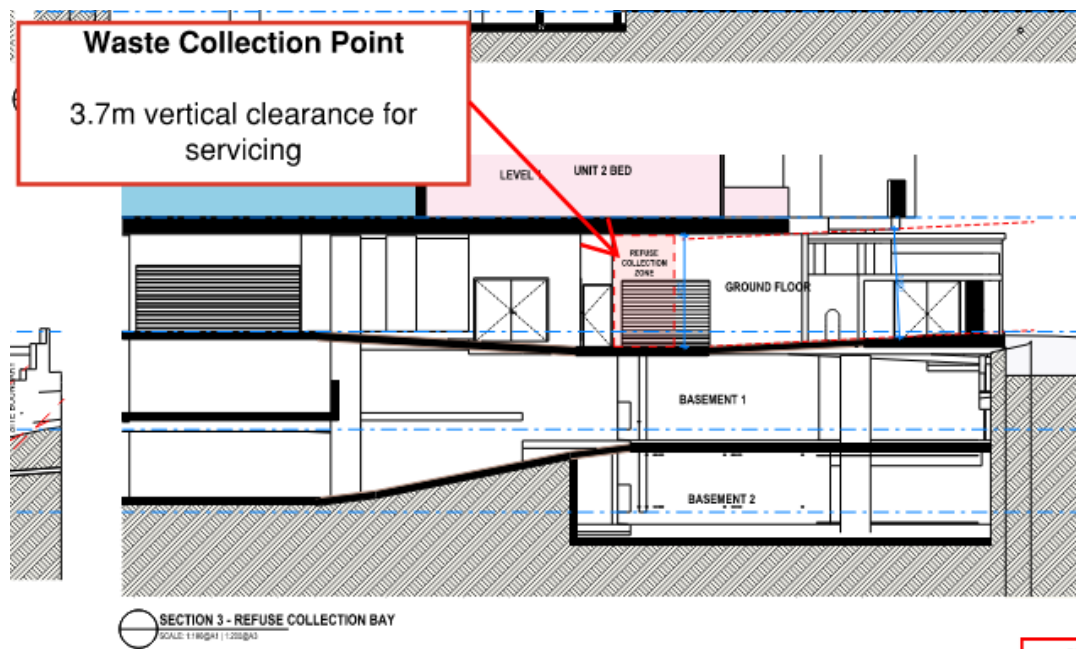


Figure 4: Proposed section of the refuse collection bay confirming that a 3.7m vertical clearance within the designated RCV standing and manoeuvring area is provided.

As requested, a RCV swept path analysis has also been prepared by Q Traffic to confirm that the RCV standing locations do not impact on passing for both the proposed signal management plan and vehicles entering/exiting parking spaces. Please see Appendix B of the attached Traffic Engineering Response Letter for further detail.

Green bins

17. Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins. Refer to:
<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents...>

Response:

Whilst we acknowledge Council's preference for green bin allocations within the refuse storage area, Council's green waste service will not be utilised for this development. Ultimately, the extent of landscaping across the site will largely be attributed to common property as part of any Community Management Scheme (CMS), which is typically maintained via landscaping contractors appointed by the Body Corporate. These contractors will service and maintain the property, inclusive of rubbish / green waste removal.

Services Advice Notice

18. The existing sewer line is proposed to be lowered underneath basement 2 as shown on SK401 Revision 15 with two (2) additional manholes. However, the application material for the proposal has not been accompanying with an acceptance in principle support letter from Urban Utilities.
- In accordance with PO9 / AO9 of the Infrastructure design code, submit a Services Advice Notice (SAN) from Urban Utilities to demonstrate that the proposed development can be serviced adequately from a water and wastewater perspective.
 - Obtain advice from Urban Utilities and provide the optimum sewer re-alignment and/or lowering in principle acceptance to service the proposed development.

Response:

Please be advised that a request for a Service Advice Notice (SAN) has been lodged with Urban Utilities (reference number 26-SAN-87811 dated 5 February 2026) to ensure that the proposed development can be serviced adequately from a water and wastewater perspective. Advice from UU is expected within the next 2-3 months. While this request is processed, we encourage Council to progress the application and condition UU endorsement, should the advice not be received by the decision period.

Proposal Plans

19. *Provide amended plans (including elevations and sections) clearly demonstrating:*

- a. *The RLs (at AHD) to the highest point of the building;*
- b. *The site cover calculations of the proposed development.*

Response:

As requested, the Amended Architectural Plan have been updated to clearly notate the proposed RLs (*at AHD) to the highest point of the building* as well as the proposed site cover calculation. Please see drawing numbers SK401 & SK101 respectively for further detail.

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