

Enquiries: Chris Bryant  
Direct Phone: (07) 5433 2484  
Our Ref: DA/2024/4695  
Your Ref: LR2440  
Date: 6 February 2025

Sameh Soliman  
c/- Leanne Rolf - IB Town Planning  
PO Box 501  
KALLANGUR QLD 4503

Dear Applicant,

**Re: ADDITIONAL INFORMATION REQUIREMENTS**  
**Development Application No.: DA/2024/4695**  
**Property Location: 25 Marine Parade, Redcliffe**  
**Property Description: Lot 427 SL 1339**  
**Development Type: Material Change of Use - Development Permit for Multiple Dwelling (5 Dwellings)**

Upon review of the abovementioned Development Application and supporting information, Council requires the following matters to be resolved prior to Council determining the application. The information requested is set-out below:

### **DEVELOPMENT PLANNING**

1. The revised proposal plans indicate that the balcony for the First Floor Dwelling has been extended along the southern side elevation (previously roof to the Ground Floor only). The revised balcony is oriented directly towards the POS of the Dwellings located on 17 Marine Parade which will introduce overlooking and therefore perceived impacts on privacy and amenity.

Accordingly, please provide amended plans demonstrating how the southern side elevation of the First Floor Dwelling balcony is to be screened, or alternatively, remove this portion of the balcony.

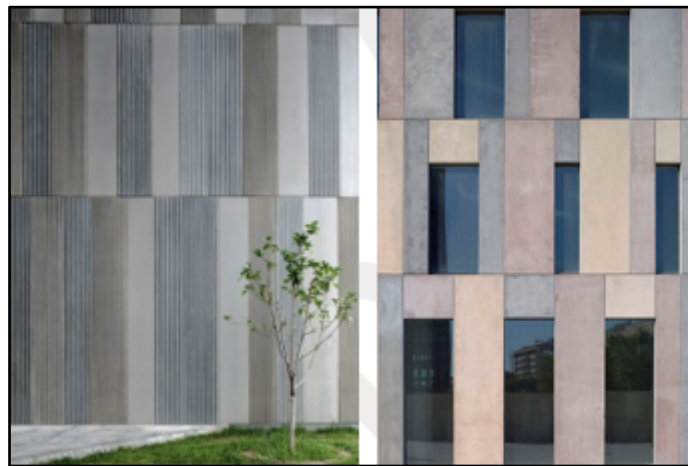
For further information regarding these matters please contact Chris Bryant on (07) 5433 2484 or via email [chris.bryant@moretonbay.qld.gov.au](mailto:chris.bryant@moretonbay.qld.gov.au).

### **DEVELOPMENT ARCHITECTURE**

2. The blank western elevation concurrent to the carpark walls require additional articulation, patterning, high quality materials and/or texture and shadowing effects. This has not been adequately addressed within the response to the Information Request. Suggestions to address this are as follows;
  - a. Replace the flat, grey 'EP-04' finish to the southern core façade elevation shown below with a finish with more variation and texture through off-form relief patterns, considered panel joints, patterns or geometry. Colours should reference the natural setting i.e. warm coastal tones or red / terracotta tones. See examples below;



- b. West facing glazing requires additional screening (bi-directional vertical screening will be most effective). EF-01 finish requires additional texture, 3d articulation and/or tonal variation as per the examples below. Darker tones to the west are discouraged due to thermal load.



- c. The presentation of the upper floor of the building facing west requires further design interventions. Introduce fixed and operable screening, material articulation, expressive roof or other devices to achieve tonal and 3d variation to the area circled yellow below. Suggested outcomes are provided adjacent.



- d. The colour selections for SCR-01 are required to be confirmed. Maximum reflectivity requirements for glazing and metallic finishes will be a condition of approval.
3. The location of whole of site services for mechanical and electrical equipment are not shown at ground level or on the roof. The applicant is required to confirm the location of

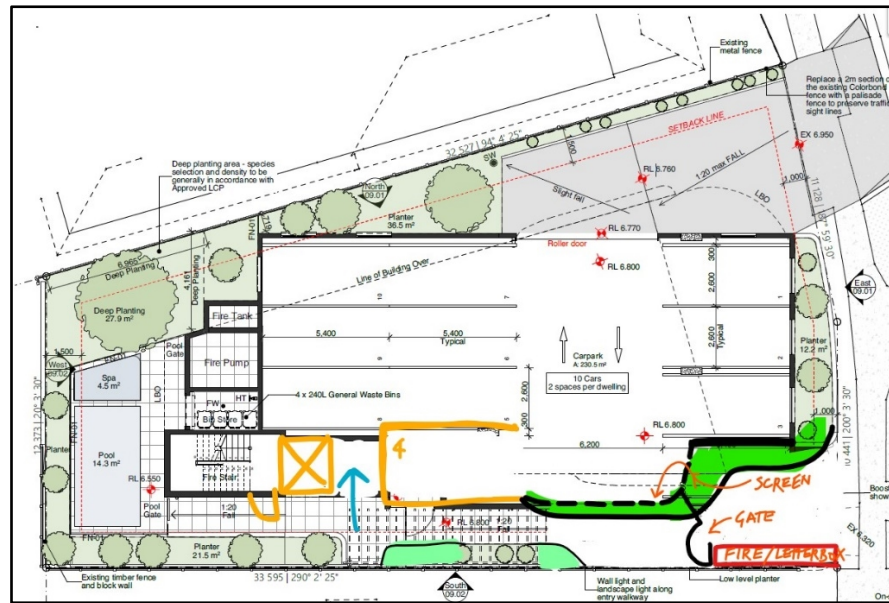
mechanical equipment and any screening devices. The applicant is to also provide confirmation that a pad mount transformer is not required for the site as this will require further consideration if required.

4. Amended plans identifying the location of any services and equipment to balconies including A/C units, hot water units, storage, switchboards and clotheslines and any screening devices has not been provided. Council's officers are concerned that not providing clotheslines (and screening) can result in informal drying arrangements with clothes and loose drying racks blown from balconies in windy conditions.

Services and equipment can be integrated with screening for solar shading to the east. Images of supported screening outcomes for curved balconies with glass balustrades are shown below;



5. Please provide amended plans demonstrating that 450mm deep window hoods (or slab projections) are to be provided to all windows in addition to shading/wind mitigating devices to the eastern balconies.
6. The proposed development retains a disproportionate amount of fixed glazing. The proposed outcome would render it very difficult for the building to be habitable in the event of extended power outages. Accordingly, please provide amended plans demonstrating that a minimum of 60% of all glazing will be operable.
7. Street activation and CPTED issues have not been resolved. Suggested amendments to provide a more open and welcoming entrance are provided below:



It is requested that the Applicant's Architect directly discuss Item 7. with Council's Architect. For further information regarding these matters please contact Emma Healy on (07) 5433 2123 or via email [emma.healy@moretonbay.qld.gov.au](mailto:emma.healy@moretonbay.qld.gov.au).

## **ENVIRONMENTAL HEALTH**

8. There are potential noise impacts to the adjoining sensitive use from vehicle movements associated with the proposal. Additionally, the roller door entrance to the basement is located directly facing the neighbouring dwelling. Council requested the applicant provide an acoustic fence to minimise impacts. The applicant has responded and attests in part that landscaping and the existing fence is adequate for protecting the amenity of the adjoining property. The landscape plan notes shrubs and groundcovers to be provided along the portion of boundary in question and there is a colourbond type fence in place. Neither of these are acoustic mitigation measures. The response does not adequately address this amenity issue.

It remains appropriate that a plan and supporting information is to make reference to an acoustic fence, state that it will be at least 1.8m high (but no higher than 2m) above the finished ground level. The fence is to continue 4 metres beyond the western end of the driveway. Clearly show the fence length and position and state that it will be constructed of a material with a surface area density not less than 10 kg/m<sup>2</sup>.

For further information regarding these matters please contact Tony Anderson on (07) 5433 2376 or via email [tony.anderson@moretonbay.qld.gov.au](mailto:tony.anderson@moretonbay.qld.gov.au).

It is noted that the application is currently in the decision making period. Accordingly, it is requested that the applicant stop the current period to allow a response to be made to the above items.

For further information regarding these matters please contact Chris Bryant on (07) 5433 2484 or via email [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au) (cc [chris.bryant@moretonbay.qld.gov.au](mailto:chris.bryant@moretonbay.qld.gov.au)).

The response to this Information Request preferably should be uploaded to the Registered users online portal or otherwise forwarded to Council's Development Services Department by email ([mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)).

Yours faithfully

A handwritten signature in dark ink, appearing to read 'm alberti', with a stylized, cursive script.

Marco Alberti  
**Coordinator - Planning Assessment (South)**  
Development Services