

Enquiries: Chris Bryant  
Direct: 07 5433 2484  
Our Ref: DA/2024/4695  
Your Ref: LR2440  
Date: 18 November 2024

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

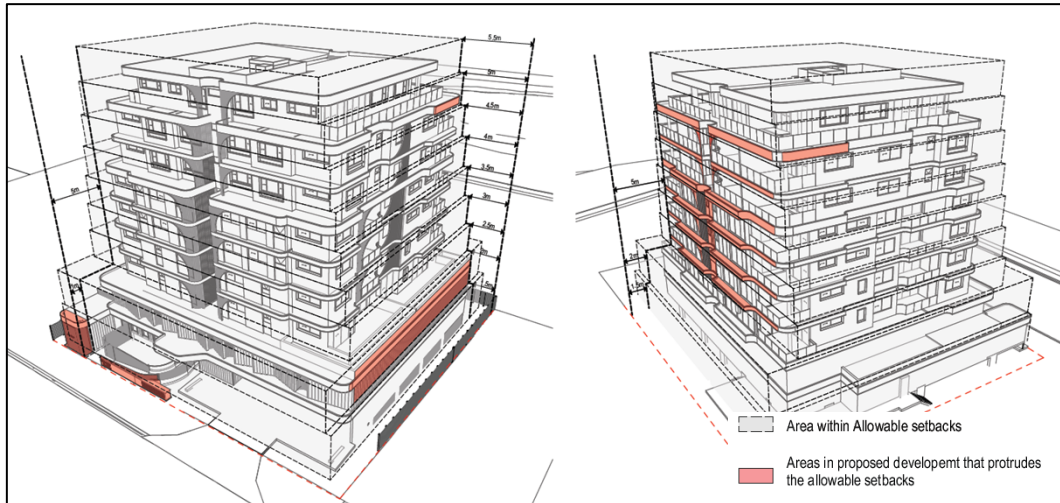
Dear Applicant,

**Re: INFORMATION REQUEST**  
***Under Section 12 of the Development Assessment Rules***  
**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)**

Council has undertaken a review of your development application for the above mentioned premises and has determined the following additional information is required to assess the application.

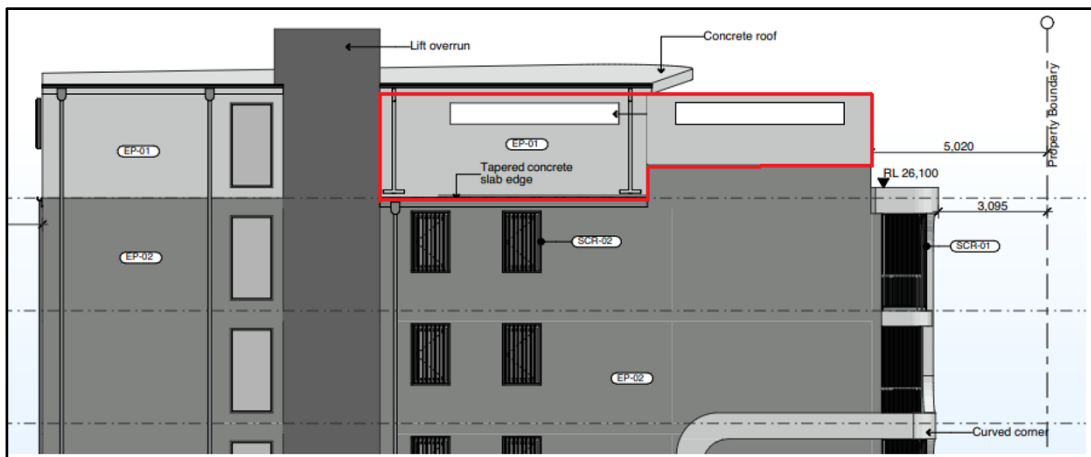
### **Development Planning**

1. Please submit a Visual Impact Assessment (VIA) and digital 3D model to assist Council officers in its review of the visual and solar impacts of the development on adjoining land. In doing so, please refer to section 6.18 of the Council's Planning Scheme Policy for Residential Design for direction on VIA requirements. Information about submitting a 3D model can be found at [3D model submission - City of Moreton Bay](#).
2. Please provide 3D sun studies and shadow diagrams of the proposal to identify the parts of neighbouring buildings, properties and public land that the proposal will cast shadow over. The shadow diagrams are at a minimum to demonstrate the shadowing that is to occur on the summer and winter solstice and the equinox at 9am, noon and 4pm.
3. Please submit a perspective view of the development from each corner with the planning scheme nominated side and rear setbacks (as detailed within Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses)) intersecting through the development as shown below from a different proposal as an example.



4. The submitted Traffic Report states that the front two metres of the Colorbond fence located on 27 Marine Parade is required to be converted from its existing form (Colorbond) steel fencing to palisade fencing to facilitate sightlines. Given that the fencing is understood to be located on the adjoining owners private property (and not the boundary), demonstrate that owners consent of the adjoining land has been obtained for that outcome or alternatively provide alternative design measures that ensure adequate visibility of pedestrians approaching the driveway on the Marine Parade footpath, and vehicles exiting the site is achieved.
5. The rooftop terrace has potential to cause nuisance to nearby buildings and residents. Provide further details on the limitations of use that is to be imposed in any CMS (i.e. hours of use, maximum number of people).

Further, due to its proximity to adjoining rooms and balconies, consideration is to be given to providing further screening to the side (southern) boundary. One solution might be to extend the wall as indicated below however provision of the digital 3D model as requested above will assist in identifying and considering the best possible option. Please demonstrate that the rooftop terrace will not have noise, light, visual impacts on adjoining properties.



**Development Architecture**

6. Please provide updated elevations demonstrating privacy screening to all windows of northern and southern facades to demonstrate privacy issues are addressed in accordance with Performance Outcome PO6 of the Urban neighbourhood precinct

code. Bi-directional vertical screening which permits breezes and views while addressing sight lines to existing and anticipated future developments are usually most successful to achieve this. The cutout opening adjacent the BBQ area to the roof level COS also requires devices for mitigating privacy issues.

7. With regard to Performance Outcome PO120 of the Urban neighbourhood precinct code for development in the scenic amenity area please provide the following;
  - (i) Detail of planters showing soil and media depth and a statement about the proposed landscaping irrigation and maintenance methodology and species lists correlated to their location on the plan to ensure the proposal can thrive in a coastal environment. It is strongly suggested that the concrete and metal roofs on the north/south first floor are integrated planters to mitigate overlooking concerns.
  - (ii) An updated materials and finishes schedule that reduces the use of dark greys and charcoals and integrates more warm, coastal finishes. These finishes should balance issues of thermal load as well as glare and reflectivity. Reflective glass is not supported. The southern façade facing the adjacent development at 17 Marine Parade, the blank wall to the west as well as the carpark walls require significant additional articulation, patterning, high quality materials and/or texture and shadowing effects. Feature soffit finishes are most effect at the upper levels of buildings however timber 'look' soffits to all the eastern balconies are encouraged.
  - (iii) Confirm the intent is to integrate curved glass balustrades to the north/north eastern balconies. The detail of these balustrades will be highly prominent and the quality of the proposal will rely heavily upon this. Faceted balustrades will not be supported.
  - (iv) Confirm the location of all plant equipment and associated services (whether at ground level, roof level or elsewhere) and the details of any screening interventions to mitigate their visual impact. This is requested as outcomes as shown in the example below are sought to be avoided as it limits landscaping opportunities and detracts from the streetscape of a development.



8. The development is not demonstrating good CPTED outcomes to the street frontage in accordance with Performance Outcome PO17 of the Residential uses code.

Additional work is required to achieve activation of the street frontage. The applicant can consider sleeving, layered lighting, entry forecourt/plazas, light or art installations, first floor balcony designs that improve overlooking and possibly even a direct access/entry to the unit 1 balcony to assist with this. Examples of supported outcomes can be provided upon request.

9. Having regard to Performance Outcome PO18 of the Residential uses code, please amend the proposal to provide minimum 450mm deep window hoods (or slab projections) to all windows and shading/ wind mitigating devices to the eastern balconies (these can be operable). Provide shadow diagrams which demonstrate the effectiveness of hoods, eaves, overhangs and shading devices at 9am, noon and 4pm on the summer solstice.
10. The applicant is also requested to confirm the methodology for cross ventilating the units whilst addressing fall prevention requirements of the NCC. Louvre windows are very successful solutions for achieving this in our climate. Diagrams may be useful to communicate the intent. Ensure all elevations indicate the full extent of operable glazing.

For further information please contact Emma Healy on (07) 5433 2123 or via email [emma.healy@moretonbay.qld.gov.au](mailto:emma.healy@moretonbay.qld.gov.au).

### **Development Engineering**

#### **Traffic, Access & Parking**

11. Regular service vehicle for the multiple dwelling use is Medium Rigid Vehicle (MRV) as per the Schedule 8 Service Vehicle Requirement of MBRC planning Scheme Policy. The applicant is required to demonstrate the manoeuvrability of an MRV within the site by providing turning path templates.

#### **Stormwater / Flooding**

12. The site currently discharges the runoff to the neighbour's property to the west. The developed site proposes to divert the site entirely to the stormwater drains at front, in Marine Parade which is acceptable. The technical memo for stormwater submitted with the application has calculated the Net Increase in discharge to the external system. These discharge volumes appear to be less than what they should be, according to the Table 2 - Results of the report. The applicant is required to clarify why total flow volumes of the Table 1- Flow summary is not considered in the analysis.
13. Please provide a detailed stormwater plan including the details of existing and proposed external and internal stormwater drains, invert levels, pipe capacities, flow control methods to restrict the developed flows.

#### **Earthworks**

14. The site is falling towards the rear, away from Marine Parade. Proposal plans show control fill under the building and basement level. Earthworks at the interface with adjoining properties are required to demonstrate any requirement for retaining walls and stormwater flows across the properties. The applicant is requested to provide earthworks plans including the details of Reduced Levels of the development at the site boundaries, retaining walls if required, the existing levels of adjoining properties and stormwater flow directions.

For further information please contact Priyantha Ranawaka on (07) 3883 5613 or via email [priyantha.ranawaka@moretonbay.qld.gov.au](mailto:priyantha.ranawaka@moretonbay.qld.gov.au).

## **Environmental Health**

### **Waste management**

15. Chutes for general waste are proposed with 360L plastic wheelie bins for receiving. Council does not provide this size wheelie bins for general waste. It is available for recycling however. Please provide an amended Waste Management Plan.
16. The application is to provide 5 x 240L general waste bins and 1 extra for underneath the chute. Due to potential for bins to be damaged via deposition of waste down a chute the application is demonstrate how the velocity of waste will be mitigated to prevent such occurrences. Provide a waste management program that incorporates the above identified requirements. Include amended plans and demonstrate the available frontage to accommodate 7 bins.

### **Acoustic amenity**

17. There are potential noise impacts to the adjoining sensitive use from vehicle movements associated with the proposal. An acoustic fence is an acceptable solution to minimise impacts from the common driveway along the boundary of a residential house. 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 driveway level, tapers from 1.2m in height at the road boundary up to the full height over a distance of 6.0m; clearly showing 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>. The alternative is an acoustic report to demonstrate how noise impacts will be managed.

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

The due date for providing the requested information is 25 February 2025. Please advise Council of your response to this information request in accordance with Section 13 of the Development Assessment Rules.

As the Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Please note that if the application is changed as a result of this information request this may require the recalculation of applicable fees and charges and additional payments may be necessary under Council's fees and charges schedule. Accepted payment methods are Cash, Cheque, BPay (using Savings or Cheque accounts) and Credit Card.

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)).

For further information 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)).

Yours faithfully



Marco Alberti

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