

Sent: Monday, 18 May 2026 9:33 PM

Subject: Submission against 69 Landis St McDowall Application ref: A006920330

This email originates from outside of Brisbane City Council.

**Submission Against Development Application
A006920330 — Lot 69 Landis Street, McDowall
Development Assessment
Brisbane City Council**

Re: Submission Against Development Application A006920330 — Lot 69 Landis Street, McDowall

To Whom It May Concern,

I write to formally object to Development Application A006920330 relating to the proposed townhouse development at Lot 69 Landis Street, McDowall.

I am _____ of the proposed development and have significant concerns regarding the proposal's compliance with the Brisbane City Plan 2014 Multiple Dwelling Code, as well as the likely impacts on privacy, amenity, stormwater management, vegetation stability, and local traffic safety.

1. Non-Compliance with Rear Boundary Setback Requirements

Under Brisbane City Plan 2014 — Multiple Dwelling Code, Table 9.3.14.3C ("Boundary

setbacks for a multiple dwelling”), a 2-storey building up to 9.5m in height requires:

- 4.5m rear setback to balconies
- 6m rear setback to walls

The current proposal appears to provide only approximately 4m from the proposed rear wall to the rear boundary, which is significantly below the required 6m setback.

This reduced setback creates significant adverse impacts on adjoining properties and is inconsistent with the intent of the Multiple Dwelling Code, which seeks to maintain adequate separation, privacy, light access, and residential amenity between developments.



2. Non-Compliance with Building Separation Requirements

Table 9.3.14.3F (“Building separation requirements”) of the Brisbane City Plan 2014 states that for 2-storey buildings up to 7.5m in height, habitable rooms or balconies facing other habitable rooms or balconies require a minimum separation distance of 9m.

The proposed development would result in:

- approximately 4.5m separation between [redacted] and the proposed patio/living areas; and
- approximately 4.5m separation between [redacted] and proposed bedrooms within the development.

This is substantially below the required 9m separation distance.

The development therefore creates [redacted] overlooking and unreasonable visual intrusion

[redacted] while the proposed two-storey development is also located approximately 2.2m from the same boundary. This creates a highly intrusive built form relationship that is incompatible with reasonable residential privacy expectations.

3. Privacy and Amenity Impacts

development. The proposed two-storey built form, including habitable rooms, would substantially overlook these bedrooms and private open space

The development would therefore result in:

- significant loss of visual privacy;
- overlooking into bedrooms;
- increased noise transfer from elevated bedroom areas;
- overshadowing and reduction in natural light; and
- diminished residential amenity.

Given the elevation and proximity of the proposed structure relative to dwelling, these impacts would be severe and ongoing.

I respectfully request Council require increased eastern and rear boundary setbacks and/or additional design modifications to protect adjoining residential amenity.

4. Stormwater and Sheet Flow Concerns

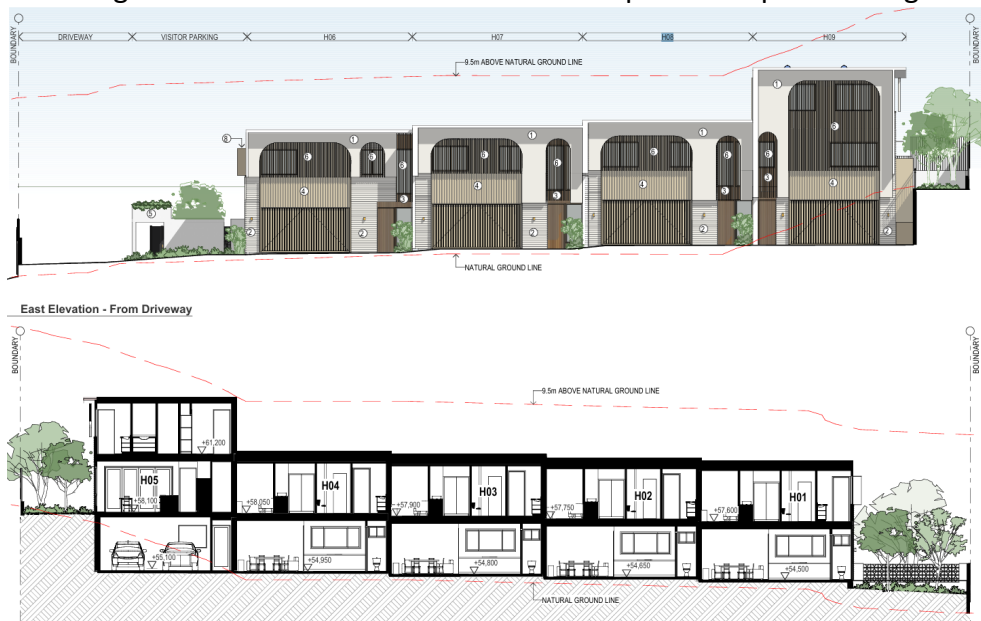
I also have serious concerns regarding stormwater impacts associated with the proposed development.

Over many years, my property has experienced flooding and sheet water runoff issues along this boundary, particularly associated with runoff from this neighboring property 69 Landis Street.

The proposed development substantially increases hard surfaces, paving, roofing, and impermeable areas. I am concerned this will intensify stormwater runoff onto the application documents indicate that parts of the development will sit above natural ground level. Raising the slab height above existing ground levels may redirect or accelerate sheet flow toward [redacted] which is situated [redacted] than the proposed development site.

I request Council require:

- a detailed independent stormwater and overland flow assessment;
- confirmation that no worsening of flooding or sheet water runoff will occur to adjoining properties;
- reconsideration of slab levels and finished surface heights; and
- drainage solutions that maintain natural flow paths and protect neighboring lots.



5. Protected Tree and Excavation Concerns

There is also a very large gum tree located at the rear of 3 Hughes Street, McDowall, adjoining the proposed development area.

This tree appears to be protected under the Natural Assets Local Law 2003, as its trunk circumference significantly exceeds 400mm measured at 1.3m above ground level.

The proposed excavation and construction works appear to occur within the tree's root protection zone and beneath portions of the canopy spread. I am deeply concerned that excavation associated with retaining walls, footings, and earthworks will destabilise the tree by removing a substantial portion of its root system.

Should this tree become unstable or fail, [redacted] would be directly threatened.

I request Council require:

- a detailed arborist assessment;
- protection of the structural root zone;
- independent review of excavation impacts; and
- confirmation that the proposal will not compromise the health or stability of the tree.

The tree which overhangs _____ is very large and _____ is _____ the slope from this tree. If half of its rootball is removed particularly the half that _____

6. Traffic, Access and Safety Concerns

The proposal also raises concerns regarding increased traffic generation and safety impacts. The access easement servicing the area is already narrow and heavily used by multiple existing residences and townhouse developments. Existing congestion and maneuvering issues are already problematic, including conflicts involving garbage collection vehicles and property damage.

Additional density on this site will intensify:

- traffic congestion;
- vehicle conflict points;
- access difficulties;
- pedestrian safety risks; and
- pressure on existing infrastructure.

The cumulative impact of townhouse developments in this immediate area should be

carefully considered.

Requested Outcome

Given the concerns outlined above, I respectfully request Brisbane City Council:

1. Refuse the current proposal in its present form; or alternatively,
2. Require substantial redesign to:
 - increase the boundary setback with additional landscaping to offset the amenity impacts
 - comply with required building separation distances;
 - protect neighboring privacy and amenity;
 - address stormwater and sheet flow risks;
 - protect the gum tree; and
 - minimise traffic and access impacts.

The current proposal does not appear to adequately satisfy the intent and performance outcomes of the Brisbane City Plan 2014 Multiple Dwelling Code and would result in significant adverse impacts on adjoining residents.

Thank you for considering this submission.

Relevant Brisbane City Plan Tables attached

Table 9.3.14.3F — Building separation requirements

Table 9.3.14.3C — Boundary setbacks for a multiple dwellings

Table 9.3.14.3.C—Boundary setbacks for a multiple dwelling

Height of proposed wall	Minimum boundary setback (m) (other than built to boundary walls)						
	Front (primary)		Front (secondary)		Rear	Side	
	To balcony	To wall	To balcony	To wall	To balcony		To wall
1 storey and up to 4.5m	4	6	3	4	4.5	6	0.0m built to boundary where permitted (refer to PO7) 1.5m in all other circumstances
2 storeys and up to 9.5m	4	6	3	4	4.5	6	1.5m up to 4.5m building height 2.0m up to 7.5m building height then 2.0m plus 0.5m/3m above 7.5m building height
2 storeys and up to 9.5m and where located on a lot with a street frontage 15m or less	4	6	3	4	4.5	6	1.5m up to 7.5m building height then 1.5m plus 0.5m/3m above 7.5m building height
3 storeys and up to 11.5m	4	6	3	4	6		1.5m up to 4.5m building height 2.0m up to 7.5m building height then 2.0m plus 0.5m/3m above 7.5m building height

Table 9.3.14.3.F—Building separation requirements

Building height	Minimum building separation (m)		
	Facing habitable rooms or balconies	Habitable rooms or balconies facing non-habitable rooms or blank walls	Non-habitable rooms or blank walls
Ground and up to 4.5m	3	1.5	1.5m or where built to boundary walls permitted – 0.0m
2 storeys and up to 7.5m	9	6	3
3 to 5 storeys	12	9	6
6 to 8 storeys	18	12	9
9+ storeys	24	18	12
Podium or roof terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and adjoining or adjacent sites is not negatively impacted.		