



Dedicated to a better Brisbane

8 May 2026

Signature 2 Pty Acn: 690916075 Atf The Signature 2 Unit Trust
C/- Gaskell Planning Consultants
PO Box 8103
WOOLLOONGABBA QLD 4102

ATTENTION: Simon Grice

Application Reference: A006924087
Address of Site: 43 VILLIERS ST NEW FARM QLD 4005

Dear Simon

RE: Further advice

Council has completed an assessment of the information request response received 02 March 2026.

Council acknowledges the changes made and that some of the matters raised in the information request have been resolved. However, the proposal still seeks substantial performance outcomes against City Plan assessment benchmarks regarding built form and siting, including building height, boundary setbacks and site cover, and in its current form, the proposal is not commensurate to the site or locality.

Additional design changes are required to be made, and additional information is required to be submitted to resolve outstanding matters and to progress the application.

Building Height

- 1) The proposed development is still of a greater height than the 3 storeys and 11.5m which was identified as the performance outcome Council could accept in the Council Information request dated 29 January 2026. The proposed development needs to be amended and the building height reduced as previously advised.
 - a. Amend the proposal to reduce the building height to a maximum of 3 storeys and 11.5m above ground level as defined by City Plan 2014.
 - b. To reduce the overall height of the building the finished levels of the parking level should be reduced as much as practicable, whilst reduced floor to ceiling heights on residential levels may also need to be investigated.
 - c. There is no requirement to provide communal open space for this development under City Plan 2014 and the rooftop terrace should be removed to reduce the building height to no more than 3 storeys and 11.5m.

Built Form and Setbacks

- 2) The proposed parking level walls protrude greater than 1m above ground level and directly abut each front boundary and the north-east side boundary. The 0m setbacks, combined with the planters above and services provided to each front boundary results in

3.5m+ high walls built directly to the north-east side boundary and between 3.3m- 3.7m high walls built to the street frontages. This built form exacerbates concerns around the overall built form, height, site cover, bulk and scale and the heights of these walls need to be reduced, with walls pulled back from boundaries where practicable.

- a. Reduce the finished levels of the parking level to reduce the height of any associated walls built to the site boundaries.
- b. The height of the wall built to the north-east side boundary needs to be reduced to better reflect the heights of typical boundary fences and existing fences along this boundary. Planters along the north-eastern side boundary at Ground Level may also need to be reduced in height or setback from the boundary to reduce the wall height directly to the boundary.
- c. Where planters are reduced or repositioned along the side boundary it will need to be demonstrated that columnar trees and screen shrubs can still be provided in these planters which offset reduced in ground planting and mitigate potential privacy impacts to the adjoining property. Ultimately the side facing terraces may also need to be removed.
- d. Amend the parking level shoring walls to follow the line of unit 4 car park to allow for a built form setback at the truncation and for landscape planting at this corner in natural ground. It is acknowledged that this will also result in an alteration to the design of the Unit 2 terrace.

3) The proposal provides Ground Level front setbacks of approximately 0.8m to raised terrace (behind the planters) and 1.5m-2.5 to walls, whilst similarly providing setbacks of only 1.5m to balcony/planter and 2.5m-3.5m to wall on the upper levels. It is also noted that the upper level balconies and terraces are built directly to the truncation, which still represents a front property boundary. These setbacks are still not within +/- 20% of the average front setback of the existing, surrounding pre-47 dwellings (post-1946 dwellings are excluded) and exacerbate concerns around the overall built form, height, site cover, bulk and scale.

- a. Amend the design to provide greater front setbacks so that any wall or balcony greater than 1m in height above ground level is setback a minimum of 2.4m to better reflect +/- 20% of the average front setback of the immediately adjoining pre-1947 buildings.
- b. It is acknowledged that internal design changes will be needed to increase setback and it should be considered whether every bedroom requires an ensuite and whether the study/MPR spaces are necessary.
- c. Planters should be setback sufficiently from the boundaries to address the setback concerns raised, however removal of planters is likely to result in concerns around the overall landscape contribution of the development, given they have been utilised to offset reduced in ground planting and deep planting.

Traditional Building Character (Building appearance)

3) Brick, masonry, and glass remain prominent above ground level, and further changes are required to better reflect the surrounding character. Other buildings referenced in the response to the information requires are either of limited relevance (the school) or include masonry in a limited capacity and at grade. Where it is sought to utilise brick, this should be limited to the ground floor only with more traditional materials utilised on upper floors. Amend the materiality to include lightweight materials and address the concerns raised as follows:

- a) Replace glass balustrades with battened types, particularly on the lower level.

- b) To the western elevation, provide operable screening to the balconies to provide an improved traditional building character response and address subtropical building design principles.
- c) Amend the design to ensure that walls and planters are clad with weatherboard or form the concrete walls to appear as weatherboard and replace the proposed slab projection with a pergola like eave extension in order to generate a traditional building character interpretation.
- d) Glass screening is not supported as a sympathetic traditional building character screening option and it should be amended to be more open mesh style screen.
- e) Investigate options to include a slanted roof component perceptible from the street to address traditional building character roof forms.

Balcony Dimensions

- 4) It is acknowledged that 3m dimensions have been indicated for the balconies to most units. However, this is not the case for Unit 1 and Council measure the depth of this balcony at approximately 2.3m, with a column further reducing the size and function of this space. Amend the plans to indicate a minimum 3m dimension in all directions for the main part of this units balcony, and reposition the column to reduce its impact to the function of this space.

Services

- 5) There have been no alterations to the proposed services located on the frontages. There remain concerns that the proposed development is dominant of the frontage and incompatible with the existing and intended streetscape character. In addition to the changes detailed above relating to the parking level walls, amend the plans to:
 - a) Amend the services design/locations to increase the setbacks and better integrate them into the line of the building, reducing potential impacts on the streetscape.
 - b) Reduce the overall height and visual bulk of these elements, noting that planters provided above the services (such as the mech exhaust and MSB/Comms) increase the height and bulk of these elements.
 - c) Amend the materiality of these aspects of the building to better integrate into the building and better respond to the traditional context.

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

Yours sincerely



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