



Dedicated to a better Brisbane

09 July 2026

Naweed Faghriyar
C/- Insight Planning & Development Pty Ltd
PO Box 147
NEW FARM QLD 4005

ATTENTION: Anthony Colwell

Application Reference: A006982385
Address of Site: 15 VILLA ST ANNERLEY QLD 4103

Dear Anthony,

RE: Further advice

A review of the information provided in response to Council's Information request has been carried out however further information and amendments are required to support the development. As previously advised, whilst a multiple dwelling is supported on the subject site, the current proposal does not adequately address the requirements of the Multiple dwelling code and the constraints of the site, a redesign will be required to be able to support the proposal. All of the following items are to be addressed and integrated into an amended design and layout.

Stormwater

1. It is noted that a stormwater management plan has been provided however further information and amendments to the stormwater system are required in order to comply with PO3 and PO12 of the Stormwater Code.
 - a) Amend the stormwater management system in accordance with the attached copy of the Preliminary Services Layout Plan, P300 C, as marked up in red by Council.
 - b) The surcharge gully must flow towards the kerb and channel in Villa Street. Provide filling and sections to confirm this. The gully may need to be raised above the rest of the site and a nib wall placed around it.
 - c) The RHS roof water connectors from the grated pit in the south – eastern corner of the site to the kerb and channel in Villa Street are to be perpendicular to the kerb.
 - d) Provide hydraulic engineering calculations to demonstrate the maximum discharge of 30 litres per second in the RHS roof water connectors from the grated pit in the south – eastern corner of the site to the kerb and channel in Villa Street.
 - e) The soakage trench at the rear (northern end) of the site is to be relocated in accordance with the Infrastructure Design Planning Scheme Policy, Section 7.6.8. A set back of 1.5 metres from the downslope property boundary and a set back of 3.0 metres from the building is required.

- f) The Engineering Report and Stormwater Management Plan is to be signed by a Registered Professional Engineer of Queensland (RPEQ).

Filling and excavation

2. The "Preliminary Bulk Earthworks Layout Plan", Drawing Number 25401 P200, Revision C, dated 05 June, 2026, received by Council on 16 June 2026, indicates retaining walls along the external property boundaries retaining fill and presenting outwards of heights up to 2.8 metres.
- For retaining walls retaining fill and presenting outwards, the Acceptable Outcome AO2.1 of the Filling and Excavation Code stipulates that retaining walls retaining fill at the property boundary are to be no greater in height than one metre above the ground level; all further required retaining of fill from the one metre high boundary retaining wall is to be set back a minimum of one metre and stepped / terraced by one horizontal unit to one vertical unit; and, the distance between each successive retaining wall (back of lower wall to face of higher wall) is to be no less than one metre horizontally to incorporate planting area.
- a) Amend the development and demonstrate on amended architectural and civil engineering drawings that the maximum retaining wall retaining fill on the property boundaries presenting outwards is one metre in height and any further retaining of fill is to be stepped/terraced in one horizontal metre and one vertical metre steps in accordance with the Acceptable Outcome AO2.1 of the Filling and Excavation Code.

Landscaping

3. The plans continue to show clothes drying areas within the eastern side boundary setback. It has therefore not been demonstrated that a clear and functional 1.5m wide landscape planting area can be provided in accordance with AO28 of the Multiple dwelling code. In addition, the plans do not demonstrate that sufficient space is available to accommodate both the required 1.5m wide planting area and functional private open space areas. The overlap of these functions compromises the ability to provide meaningful landscaping, including screening trees, and achieve the intended privacy and amenity outcomes. Amended architectural and landscape concept plans are required to be provided incorporating the following.
- a) Provide a continuous minimum 1.5m wide planting area along the eastern boundary that is free of clotheslines, drying courts, private open space and other non-landscape elements; and
- b) Provide compliant and functional private open space areas separate from the required landscape planting area; and
- c) Provide details of the location and species of proposed screening trees and planting within the required setback.

Building design

4. While the shadow diagrams demonstrate the height above 11.5m does not impact the amenity to adjoining lots, the height relates to height transition when within 10m of lower density 2 storey dwellings as outlined in Table 9.3.14.3.I of the PO4 Multiple dwelling code. This is to reduce bulk and ensure that the development does not adversely diminish the streetscape with incompatible bulk and reflects traditional forms within the streetscape as required in PO7 of the Traditional building code.

The height transition can be achieved with the incorporation of roof form reflective of those within the streetscape to assist in diminishing the bulk toward the western boundary.

- a) Amend the design to provide a break in the primary roof with fall toward the western boundary to reduce the height and bulk addressing the single storey traditional dwelling adjacent.
- b) Provide a roof pitch form reflective of pre-47 construction which will also reduce the bulk towards the western boundary.
- c) Provide sections and street elevations that include the locations of built forms adjacent.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



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Development Services
Brisbane City Council