



Dedicated to a better Brisbane

2 October 2026

Fen Liang, Huiqing Liu
C/- Marc Joyce Town Planning And Heritage Consultant
9 Mount View Cres
NARANGBA QLD 4504

ATTENTION: Marc Joyce
Application Reference: A006914469
Address of Site: 6 DORCHESTER ST SOUTH BRISBANE QLD 4101

Dear Marc

RE: Further advice

A further assessment of the above application has been carried out and a number of outstanding assessment matters have been identified. Amended drawings and additional information are required to resolve the following.

Stormwater

1. The stormwater information response prepared by Civil Works Engineers and received on 16 July 2026 has not adequately demonstrated that the proposed stormwater management solution is viable.
 - a. Provide ground truth information, including photographs, levels and dimensions, confirming whether the existing manhole shown on Drawing No. CW25146-SK01A is connected to the wider road drainage system.
 - b. If the information in 1(a) cannot be provided, consider amended stormwater plans demonstrating a lawful and practical drainage solution for the site.
 - a. Consider the use of gully pits where required to address shallow depth construction constraints.
 - b. Consider including a nominal 30kL water reuse tank (in the building undercroft) to collect most of the roof water. A gravity drained overflow line can be connected to the kerb and channel or new gully pit.
 - c. Provide an amended earthworks plan, including amendments to Drawing No. CW25146-SK10A, demonstrating how roof water will be conveyed to Dorchester Road by gravity drainage, including any required changes to the impervious areas.

Proposed Plans

2. Demolition plans and Proposed plans are inconsistent with windows on west elevations.
 - a. Provide amended plans clarifying the windows on the on west elevations are to be retained or removed.

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

A handwritten signature in black ink, appearing to read 'Chani Asha'.

Chani Asha
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Development Services
Brisbane City Council