

Our ref: STP4292
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Wednesday, 29 April 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434,
Brisbane Qld 4001

Attention: Angela Cleary
Via email: Angela.Cleary@brisbane.qld.gov.au

RE: RESPONSE TO FURTHER ADVICE

Multiple Dwelling (8 units)
COUNCIL REF: 31785733
48-52 Woodstock Avenue, Taringa QLD 4068
Lot 1 & 2 on RP56063

Dear Angela Cleary,

I refer to the Further Advice received from Brisbane City Council dated in relation to the development application lodged for a Multiple Dwelling (8 units) at 48-52 Woodstock Avenue, Taringa. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

- **Appendix A** – Revised Architectural Plans
- **Appendix B** – Civil Engineer Response
- **Appendix C** – Revised Site Based Stormwater Management Plan
- **Appendix D** – Landscape Plan

Building envelope and impacts to the streetscape and adjoining dwellings

- 1) A full assessment in relation to the building envelope and its visual dominance has not been undertaken due to information not being provided.
 - a) Provide sections as shown in Figure 1 to provide clarity on the height of the proposed Units 1 and 2.

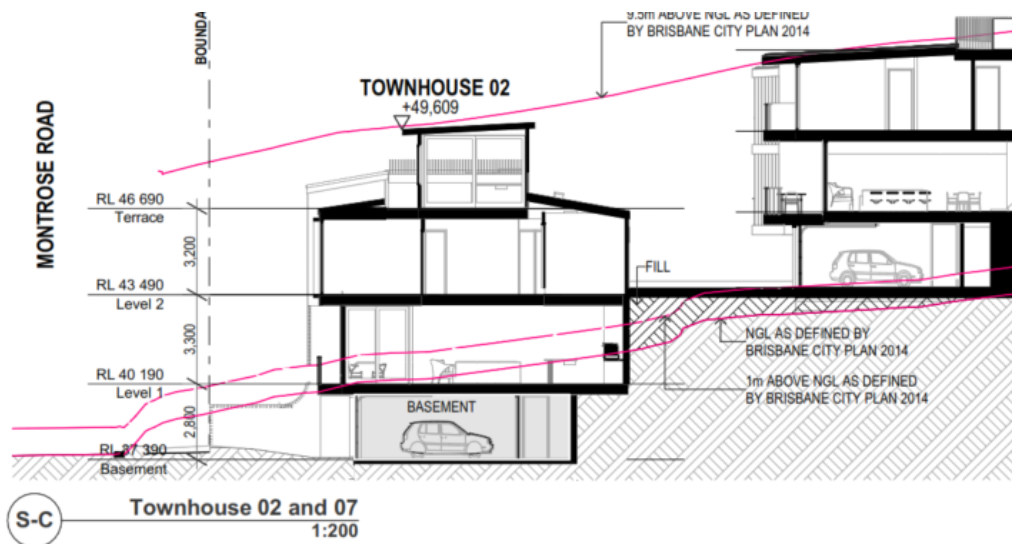


Figure 1 – Required section drawings

Response: Please find attached as **Appendix A**, a revised set of architectural plans which includes the request information.

b) Ensure that the rooftop of Unit 2 does not constitute a storey.

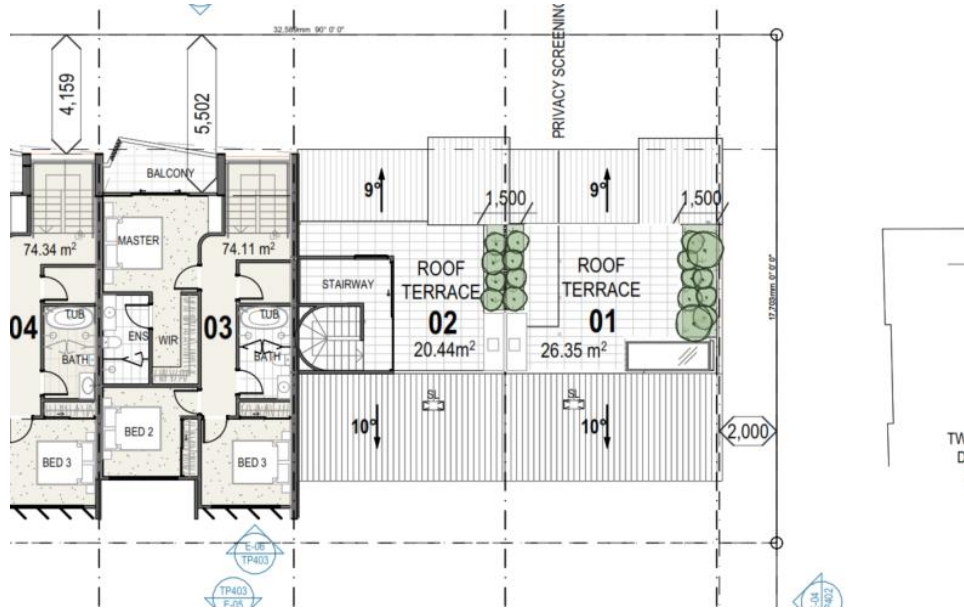
Response: Please find attached as **Appendix A**, a revised set of architectural plans. This demonstrates that Unit 2 doesn't exceed 3 storeys in height. For quick reference refer to the below snip which shows the basement is not considered a storey as per the City Plan 2014 Definitions.



2) The impacts upon privacy and amenity from roof terraces and large windows to side boundaries has not been adequately addressed.

a) Submit revised plans showing all the roof terraces reduced in area, setback a minimum of 1.5m from the edge of the roof area with appropriate privacy screening.

Response: Please find attached as **Appendix A**, a revised set of architectural plans. As shown below and in the revised plans, a 1.5m setback with planting has been provided to Unit 1.



Units 5-8 have also been altered to provide the request 1.5m as shown below to the southern boundary.



- b) Amend the elevations to show all large windows above the ground floor facing the dwelling houses to the south and east with privacy screening.

Response: Please find attached as **Appendix A**, a revised set of architectural plans. Screening has been provided as requested.

Deep planting and landscaping

- 3) The ‘deep planting’ area in the south-west corner of the site includes retaining walls and is not 100% open to the sky due to the master bedroom on the top floor of Unit 5 overhanging the area (side boundary setback of approximately 2m, incorrectly shown as 3.0m).

- a) Provide a 3m setback to Unit 5 to allow more light into the deep planting area below, while also reducing site cover and improving amenity outcomes for the adjoining dwelling house.

Response: Please find attached as **Appendix A**, a revised set of architectural plans and **Appendix D** for a revised Landscape Plan. This setback has been corrected to be 3m.

- 4) The landscaping along the eastern boundary of the site continues to be heavily impacted by stormwater and sewer infrastructure and infrastructure.
 - a) Amend the design and/or soil profile along the eastern boundary to support the provision of a continuous landscape buffer that includes columnar trees and shrubs to a minimum height of 5m.

Response: Please find attached as **Appendix D** a revised Landscape Plan which has included the requested changes where possible.

Verge width and cross sections

- 5) The engineering plans do not indicate how the proposal will provide earthworks and a footpath from the edge of the eastern flare of the crossover on Woodstock Ave around the corner to the far property boundary on Montrose Road. Where a 1:50 grade for refuse bin presentation cannot be achieved at a 3.2m verge width, a wider verge may be required with a land dedication to Council.
 - a) Provide detailed drawings including sections of the verge clearly indicating a 1 in 50 grade to the edge of the property boundary and demonstrate the cut and fill required to tie into the adjoining verge.

Response: Please refer to **Appendix B** for a response from HCE Engineers to address the concerns raised.

Vehicle crossover

- 6) The proposed 9.2m wide shared crossover for Units 1 and 2 is not supported.
 - a) Amend the crossover to be a maximum of 7.5m in width.

Response: Please refer to **Appendix B** for a response from HCE Engineers to address the concerns raised.

Stormwater

- 7) It is acknowledged that the volume of on-site detention has been increased, and the Information Request response refers to an overall non-worsening from pre-development conditions. However, the 30L/sec requirement to kerb and channel is typically for only one discharge point per frontage. Both stormwater discharge points to Montrose Road still exceed 30L/ sec to kerb and channel.
 - a) Provide a revised stormwater design where flows to kerb and channel are further reduced in accordance with Stormwater code PO3 and Infrastructure design code Ch 7.6.3.1.

Note: this can be achieved by additional on-site detention and/or splitting discharge flows between Woodstock Avenue and Montrose Road.

Response: Please refer to **Appendix B** for a response from HCE Engineers to address the concerns raised.

Should Council have any outstanding issues associated with the information provided within this report, we formally request that Council informs us prior to making a decision.

Kind regards,



Mike Harries | Director

Steffan Harries

Email: mike@steffanharries.au