



*Dedicated to a better Brisbane*

19 February 2026

Blue Ember Grove Pty Ltd Atf Blue Ember Grove Trust  
C/- Steffan Harries  
PO Box 6258  
FAIRFIELD QLD 4103

**ATTENTION: Mike Harries**

**Application Reference:** A006943953  
**Address of Site:** 61 LANDIS ST MCDOWALL QLD 4053

Dear Mike

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and its supporting documentation. This review has identified several significant issues that require additional information and substantial design amendments before a full assessment against the *Brisbane City Plan 2014* can be completed. Key concerns relate to the proposed dwelling density and the overall built form and design. In its current state, the development presents a repetitive design with minimal articulation, variation and building separation, which does not reflect and align with the built form and character outcomes sought by the *Brisbane City Plan 2014*.

Further concerns arise from the non-compliance with the Stormwater code. In particular, the proposed driveway access conflicts with existing stormwater gullies, which is not supported. The application also lacks critical information regarding on-site detention, the existing stormwater pipe traversing the site, refuse storage arrangements, and vehicle manoeuvring and servicing. Additionally, the architectural drawings contain significant inconsistencies across the various drawing sets (including the landscape concept plan and earthwork drawings), making the proposal difficult to assess.

The proposal is considered to represent an over-development of the site, where there are various non-compliances with City Plan requirements, resulting in significant issues relating to building form and private open space. Major design changes and amended plans are required to address these concerns as outlined below.

**Density**

1. The proposal provides a development density of approximately 50 dwellings per hectare, which is not reflective of the 18 dwellings per hectare outlined in (2)(d) of the Emerging community zone code and is not commensurate with suburban living generally as anticipated in the Low density residential zone or appropriate for the site's location within the city and its local context (overall outcomes (2)(b) and (2)(c) of the Emerging community zone code and overall outcome 3 of the McDowall neighbourhood plan).
  - a. Provide amended plans significantly reducing the development density and scale to be appropriate for the Emerging community zone and context of the site.

## Height

2. The proposed height of 3 storeys and 10m fronting De Mille Street is inconsistent with the surrounding Low density residential area comprised of 1-2 storey Dwelling houses and does not comply with the overall outcomes of the Emerging community zone code which require development to be up to 2 storeys in height (overall outcome 2d) and appropriate for the site's location within the city and its local context (overall outcome 2b). The McDowall neighbourhood plan also requires development in the Emerging community zone to have a built form no greater than 2 storeys for this site (overall outcome 3(f)(ii))
  - a. Provide amended plans showing the built form presenting as 2 storeys where seen from De Mille Street, with any 3<sup>rd</sup> storey component located towards the middle of the site so as to have the appearance of 2 storeys when viewed from De Mille Street. This could be achieved by removing the 3<sup>rd</sup> storey where forward (south) of the central stair well.

## Design

3. The development provides two Units 1 and 22 visible and parallel to the street frontages of Landis and De Mille Street, however they are not parallel to and facing the street (AO11.1, and AO12.3 of the Multiple dwelling code) and present facades as a single mass with no articulation, eaves, balconies, awnings and minimal roof, window and material variation that create a finer grain (AO9.3 and AO10.1 of the Multiple dwelling code) that would contribute to the streetscape and facilitates better casual surveillance and street activation. The built form includes wall lengths of 27m with no substantial variation in building line of +/- 2m, no rooftops expression, eaves or climatically appropriate separation (AO9.1 and AO10.1 of the Multiple dwelling code) which does not provide a human scale consistent with the form and character of the neighbourhood streetscape or a building form that is contextually and climatically responsive.

Variation in built form can include different elements of the building in plan and elevations, fluctuating roof forms, expression of entries, balconies and outdoor living areas and modulate the elevation to include awnings, sun shading, screening, variation in materials, finishes and textures

Further, units 16, 23 and 34 include highly visible facades facing communal spaces but do not include design elements to reduce the bulk and scale of the development and address climatically appropriate forms. These units should provide dual aspect dwellings or respond to orientation so that the facades reflect a human scale to the public areas and positively contribute to internal spaces through shading and opportunities for cross ventilation.

- a. In accordance with PO9-PO12 of the Multiple dwelling code, provide amended plans showing the following:
  - i. Multiple dwellings orientated towards the street frontages;
  - ii. Provide a better transition to low density residential zone and pedestrian route and communal spaces that promotes a climatically responsive form and create a human scale with the inclusion in rooftop variation similar to internal street, greater building separation such as centrally locating the communal areas, greater variation in materials;
  - iii. Provide unit 1 and 22 with a street address with pedestrian access, façade form and material articulation that contributes to streetscape similar to the internal street facades;
  - iv. Units 16, 23 and 34 that front public communal spaces to provide variation in roof form, eaves, material variation and awnings and shading devices to reduce the bulk of building form.

- v. Provide awnings with sufficient depth to provide shading to windows, vertical shading to western windows and awnings over windows to allow passive ventilation through window protection.
- vi. Show the extent of privacy screening proposed to units addressing each other across internal road access.
- vii. Provide greater variation and articulation in the facades to reduce the extent of homogenous uniform walls.

### **Building length and separation**

- 4. The proposed building lengths of 27m with no substantial variation in building line result in a bulk and scale which does not adhere to the expectation for development in the Emerging community zone and within the McDowall neighbourhood plan, which is to reflect a house scale and the existing pattern of development. AO9.1 of the Multiple dwelling code envisages a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m, for every 15m. The current plans show a 1.5m gap every approximately 27m, with limited variation and articulation.
  - a. Provide amended plans showing a built form which is reflective of a house scale for suburban living generally as anticipated in the Low density residential zone, as per (2)(c)(i) and (ii) in the Emerging community zone code. This is to be achieved by reducing the length of individual buildings and increasing the internal building separation.
- 5. The proposed internal building separation of 8.3m does not comply with AO3 and AO14.1 of the Multiple dwelling code and it is not clear how privacy will be achieved.
  - a. Provide amended plans demonstrating the proposed units and windows are offset and sufficiently separated to ensure no direct views and privacy impacts.

### **Pedestrian access and pathway**

- 6. The plans do not show a sheltered entry and waiting space for pedestrians.
  - a. In accordance with AO12.2 of the Multiple dwelling code, provide amended plans showing sheltered pedestrian entry and waiting space with lighting and the location of mailboxes. The sheltered area is to allow for sufficient standing area.
- 7. The width of the pedestrian entrance and pathway is approximately 855mm wide which is not a sufficient width to allow safe and convenient access for residents and visitors and allow people to pass. There is also a concern the width is not adequate to allow cars to reverse and be seen by pedestrians, and the pathway does not provide access to each unit.
  - a. Provide amended plans showing a minimum 1.2m pedestrian prioritised pathway and entry, with measurements shown on plans and extended to access each unit.

### **Communal open space**

- 8. It is not clear from the plans submitted how communal open space will be functional, attractive and useable and cater for a range of recreational opportunities. In particular, it is unclear how the north-eastern communal open space will be separated from the traffic aisles, will include adequate facilities and will not be impacted by the adjoining refuse storage area.
  - a. Provide amended plans showing communal open space which allows for a range of passive and active recreational opportunities and flexible use for a range of uses in accordance with PO30 of the Multiple dwelling code.

- b. Consider locating the communal open space more centrally so that it is easily accessible for all residents.

### **Private open space**

9. The Multiple dwellings along the southern boundary have a private open space area of 20m<sup>2</sup> or less, however the landscape concept plan illustrates the area will only be used for clothes drying and planting, with no space for recreational activities. Given these are the larger 3 storey units with 5 bedrooms plus a multi-purpose room, a minimum private open space area of 35m<sup>2</sup> at ground level is expected, which is directly accessible from the main living areas of the unit and caters for the private recreational needs of future residents. In its current form, the private open space is not appropriately sized and designed for the functional use of the possible number of residents in each dwelling.
  - a. Provide amended plans designating a minimum 35m<sup>2</sup> private open space to each unit in accordance with AO31.1-AO31.2/PO31 of the Multiple dwelling code. The private open space must be separate from deep planting.

### **Landscaping**

10. The proposed north-south internal aisle extends to the northern boundary with no landscaping buffer. It is noted the adjoining Multiple dwelling's private open space is directly adjoining. Further, the extent of internal private road between buildings without adjoining landscaping creates hardstand without any natural shading to manage glare and heat island effects or greenery to break up the built form.
  - a. Provide amended plans showing a minimum 1m landscape buffer and 1.8m high acoustic fence for the width of the internal aisle in accordance with AO35.2 and AO35.5/PO35 of the Multiple dwelling code.
  - b. Provide landscaping adjoining the internal driveway to break up the hardstand area, soften the built form and provide shading in accordance with PO26-PO29 of the Multiple dwelling code.

### **Plan details**

11. Provide amended plans showing the following details, which are required for assessment and clarity:
  - a. Provide elevations and section drawings. The elevations are to correctly show the elevations of the development, be correctly named and illustrate and notate the ground level, the 9.5m line above ground level, and the floor and roof levels in meters RL.
  - b. Notate all significant setbacks and building separation distances on the architectural plans.
  - c. Notate unit numbers on the architectural plans, ensuring consistency with the landscape plan.
  - d. For completeness and clarity, provide a second floor plan (similar to 'Ground Floor', drawing no. 1187 Rev A) showing the second floor of all units.
  - e. Provide a plan showing how deep planting has been calculated.
  - f. Ensure there are no conflicts between architectural, landscaping and engineering plans.
12. The plans include limited annotations and illustrations to clearly depict areas of communal open space, visitor car parking, refuse storage (roofed, screened and enclosed), etc.
  - a. Provide amended plans clearly demonstrating all aspects of the development.

### **Vehicular access**

13. Driveway access into the site cannot conflict with the existing stormwater gullies as this location is a sag and gullies cannot be moved elsewhere. Conversion of these gullies to field inlets is not supported as the lintel is what captures the majority of the minor and major flow and grates must be assumed significantly blocked as per QUDM drainage design.
  - a. In accordance with PO7 of the Stormwater code, relocate the driveway 15m north out of the sag towards the northern boundary between the two existing stormwater gullies which are to remain
  - b. Alternatively, provide a solution that ensures inlet capacity of existing lintel is not reduced in the sag and that the lowest point of the sag (confirmed with survey) will still drain via a lintel.

### **Stormwater**

14. There is an upslope catchment of approximately 2.4ha (excluding unit site that pipes 1% AEP flows via detention) that originates from Hughes Street to the north of the site. The major flow from that catchment will pass through the site at the approximate location of the existing 375RCP.
  - a. In accordance with PO1, PO3 and PO4 of the Stormwater code, divert the pipe to the rear of the development and provide a minimum 3m wide flowpath (sized by a Registered Professional Engineer of Queensland (RPEQ) with swale along this pipe alignment. The swale will require an easement in favour of Council for open cut channel and underground drainage.
15. The existing 375RCP running through the site is located mid of townhouses and will be built over by the future dwellings. The layout needs to ensure this pipe is located at the rear or side boundary of any proposed building, not on the building envelope.
  - a. Provide plans showing a modified Easement A based on revised flood extents, extending along Landis Street flooded frontage and all flooded parts of site.

### **Erosion**

16. Provide an erosion hazard assessment form completed. Please refer to the following link <https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/after-approval/erosion-and-sediment-control-esc>

### **Plan consistency**

17. The submitted plans in general require amendments to be consistent within each other, for instance the site plan 1187 / A by Pembroke, does not demonstrate the bicycle parking spaces for visitors, neither provides a general legend to clearly identified the proposal.
  - a. The proposed site plan is to demonstrate the bicycles spaces, the width of the access consistent with the traffic report, refer to SK07 (traffic report by Modus which shows the access as 8.31m access width), site plan shows it as 7.409m.
  - b. SK07/A by Modus shows the visitor bicycle spaces proposed location, where the services layout by Bravo shows the location of the new domestic and above ground fire service meter assembly.
  - c. In addition, the strip of land as shown on the road and services layout plan 3574-005/A by Bravo and within townhouse B2 and B3 indicated for Stormwater Bern, is

- not shown on the architectural plans. The units are proposed with a share boundary /wall.
- d. The landscaping plans 1764LC /A sheet 3 and sheet 4 shows an area highlighted in yellow, in one of the plans and in grey in the other and identified as refuse area. Proposed refuse storage outcomes and visitor bikes are unclear. Proposed plans and traffic reporting is to clearly show refuse storage locations and bicycle spaces for visitors.
  - e. The access to unit B3 and manoeuvring to this end townhouse garage is significantly constrained even with the proposed wider garage door from Modus RPEQ comments on SK07/A.
    - i. Plans and reporting are to be updated to a consistent outcome. The visitor parking at the front of this unit may need relocation.
  - f. The visitor car parking space adjacent to unit 23 clash with landscaping, privacy to windows of unit 23 and retaining wall.
  - g. The location of the transformer differs between the architectural drawings and the landscape concept plans.

### **Servicing**

- 18. RPEQ confirmation is required for the suitability of detention tanks within the driveway (underground tank) for RCV and LRV driveway designed to cater for heavy traffic loading.
- 19. The LRV Swept path SK09/ A by Modus, is not the 12.5m vehicle specified in the Transport, access, parking and servicing (TAPS) code. A RPEQ is to document/ justify the proposed performance outcome for the reduced sized vehicle.
- 20. The RCV swept path SK08/A by Modus is based on a reduced turning circle from BSD / Refuse PSP requirements and required to be updated. The RCV exit path not shown on the plans.
  - a. Review plans and reports. All proposed plans, reports are to be amended to provide a consistent outcome and be in accordance with PO18 and PO19 of the TAPS code.

### **Earthworks**

- 21. The retaining wall against the boundary to the eastern side is greater than 1m in height and is to be reduced to a maximum of 1m in height in accordance with PO2 the Filling and excavation code. If walls are required to be more than 1m in height, such walls are to be tiered and terraced.
- 22. The 3.55m high wall adjoining to the drainage easement to the south, seems excessive and does not address PO2 of the Filling and excavation code. Review the design and amend or provide an engineering justification.
- 23. The extent of fill as shown in green and over the existing gully easement (fronting De Mille Road) is not supported. Clarification is required about this represented fill.
  - a. Amend section C to show the cross section up to the property boundary to De Mille Road
- 24. It appears section A-A on 003/A should be section C, review and amend as necessary.
- 25. It appears a retaining wall is located through the internal driveway on the south-eastern corner of the site, as shown on the engineering plans.
  - a. Provide amended engineering plans ensuring no retaining wall is located across a driveway.

## Refuse

26. The proposed plans are required to address the relevant assessment benchmarks relating to refuse.
- a. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of Infrastructure design code, provide amended plans which address the following requirements:
    - i. Clearly identify the refuse storage areas on all relevant proposal plans.
    - ii. Demonstrate the western refuse storage area having a minimum internal size of 9.26m<sup>2</sup> (3,900mm x 2,375mm) and the eastern refuse storage area having a minimum internal size of 15.24m<sup>2</sup> (5,200mm x 2,930mm). Note dimensions to be clearly demonstrated on the proposal plans.
    - iii. Demonstrate the refuse storage areas contained either within a dedicated room or roofed and wholly screened enclosure. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.
  - b. In accordance with PO1/AO1, PO18/AO18 and PO19/AO19.1, AO19.2, AO19.3 of the Transport, access, parking and servicing (TAPS) code, provide amended plans and supporting documents which address the following:
    - i. Provide updated RPEQ certified swept paths for the RCV using the correct design parameter of a kerb-to-kerb diameter of 9.757m as per BSD-3008 sheet 2 of 2.
    - ii. Provide updated RPEQ certified swept paths which demonstrate both the ingress and egress manoeuvre for the RCV.

## Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

### Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006943953.

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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