



Dedicated to a better Brisbane

12 February 2026

Juzer Ali
C/- Ultimate Planning Solutions
4/113 Scarborough Street
SOUTHPORT QLD 4215

ATTENTION: Chris Selten
Application Reference: A006779724
Address of Site: 63 GOWRIE ST ANNERLEY QLD 4103

Dear Chris

RE: Further advice

Council has reviewed the response to the Information request and has identified that significant design amendments are required to provide a form of development that demonstrates compliance with the provisions of the Brisbane City plan 2014 and the Multiple dwelling code.

Built form

1. Changes to the design of the proposal to address items raised in the information request are acknowledged however, the development still seeks multiple performance outcomes that do not result in a built form that sensitively reduces height towards adjoining dwelling houses; minimise amenity and privacy impacts to adjoining properties; is consistent with the character of the streetscape and locality; and does not ensure that adequate landscape buffering is achieved, including the provision of large subtropical shade trees in deep planting areas. Provide a revised design and layout of the proposal to address the following and to demonstrate compliance with AO3 / PO3 of the Multiple dwelling code:
 - a. Increased side boundary setbacks especially for portions of the building above 7.5m;
 - b. Increased building transition to the adjoining property at 59 Gowrie Street;
 - c. Increased rear boundary setback to balconies / decks and walls; and,
 - d. Reduction in the bulk and scale of the rear units by addressing above setback concerns and increasing building modulation and articulation for the rear elevation.
 - e. Confirm height of proposed built to boundary structures including any retaining structures.

Stormwater

2. It is acknowledged that the multiple dwelling to the south provides an upslope stormwater connection for the development site. However, the proposed surface discharge down a steep 5.4m high batter to the swale and existing field inlet located at the downslope property boundary is not considered to minimise the potential for adverse stormwater impacts to the adjoining property.

- a. Seek written consent from the Body Corporate of the adjoining Multiple dwelling to install a minimum of two downpipes on the face of the steep batter to mitigate adverse drainage impacts to the neighbour.
- b. Provide additional information or amended plans to demonstrate that the minimum 300mm gap between the building and property boundary to convey any bypass flow has been incorporated into the building design.

Traffic and refuse collection

3. The provided swept paths do not demonstrate that the 5.0m wide crossover width at the boundary and 5.0m width of the aisle for the first 8m within the site can accommodate a B85 passenger car passing a B99 passenger car. The swept path diagrams have not considered concurrent entry and exit movements at the crossover at any point.
 - a. Provide amended plans to show crossover type in accordance with BSD-2021;
 - b. Provide amended swept paths plans demonstrate passenger cars can pass each other concurrently.
4. The revised plans and the swept path plans (RPEQ endorsed) do not indicate that a lesser grade in the order of 1:20 is achieved at the carport resident spaces of units 1 and 2, where the aisle is 1:6 to 1:8.
 - a. Provide amended plans to confirm the grade at the carport resident spaces of units 1 and 2.
5. The swept path diagrams show flaring of the visitor parking spaces at the front of the site which appears to be greater than necessary. 600mm radii corners appear to be sufficient for the wheelpath of manoeuvring vehicles, noting the 300mm clear zone can traverse kerbs of 150mm height or less.
 - a. Provide amended plans reducing the extent of concrete pavement for vehicle manoeuvring to visitor parking spaces in line with the above.
6. Bicycle parking for residents in garages can be accepted however the plans indicate 2 visitor bicycle parking spaces can be accommodated in the common area at the front of the site. Noting the ground plane of the site at the narrow aisle is heavily utilised and there appear to be no opportunities for suitable visitor parking spaces in areas where they do not conflict with parking spaces or manoeuvring areas.
 - a. Provide amended plans to show location of visitor bicycle parking spaces.
7. A review of the amended plans has identified that unit 1, 2, 3 and 5 have been provided bin storage areas at the rear of their carparking areas which have not been located within roofed and wholly screened refuse enclosures. This area has also not been dimensioned. It is noted that unit 4 bins are stored with the Private Open Space (POS). The proposed storage of unit 4 bins requires bins to be transferred through the garage. Furthermore, the current proposal appears to indicate bins are to be transferred over gradients greater than the maximum transfer gradient of 1:14 (i.e, 1:6, 1:8 and 1:12). Provide amended architectural plans which demonstrate compliance with AO32 / PO32 of the Multiple dwelling code and addresses the following:
 - a. Demonstrate bins for units 1 - 5 bins have been stored within a roofed and wholly screened refuse enclosure(s);

- b. Remove the indicative bins from with unit 4's POS;
- c. Provide evidence of how bin transfer over non-standard transfer gradients will be mitigated i.e., demonstration of the storage location of a mechanical aid, bin tug or the like;
- d. Clearly dimension the unit 1, 2, 3 & 5 carparking bays within the carparking areas to ensure sufficient transfer space is provided for bins.

Landscaping and deep planting

- 8. The revised proposal has significantly reduced the areas capable of supporting deep planting in the front setback by relocating visitor parking and further to this, it has limited the ability of planting areas in the rear setback to support appropriate landscaping outcomes by increasing the stormwater infrastructure in these areas. As a result, the landscaping outcome for the site has not demonstrated that it can achieve the relevant outcomes of the Multiple dwelling code including A28.1-28.2 and AO29.1-29.4 / PO29.
 - a. Provide amended plans, including an updated Landscape Concept Plan, that increases one of the areas of deep planting within the front setback to ensure that it can support large subtropical shade species;
 - b. Provide amended plans demonstrating that landscaping areas in the rear setback are not impacted by stormwater infrastructure and can support larger subtropical species and screening shrubs to effectively soften the extent of built form from adjoining residents;
 - c. Provide amended plans that includes elevations and sections of the side boundaries along with indicative species that must all achieve a minimum height of 5m at maturity along the boundaries.

Private open space

- 9. Unit 4 has an area of private open space that is only accessible from the garage which does not comply with AO31.2 / PO31 of the Multiple dwelling code.
 - a. Provide amended plans demonstrating that all areas of private open space are accessible from primary living areas.

Screening

- 10. It is unclear from the plans as to what screening is provided to the proposed roof decks.
 - a. Provide additional information to address the above and to demonstrate compliance with AO17.2 / PO17 of the Multiple dwelling code.

Pedestrian access

- 11. Given the reduced crossover width, it is unclear how safe pedestrian access from the street is provided to units fronting Gowrie Street.
 - a. Provide additional information and amended plans demonstrating that each unit is provided with safe, secure, and convenient access from the street, in accordance with AO12.3 / PO12 of the Multiple dwelling code.

Earthworks

12. Limited information has been provided to demonstrate how the proposed retaining structures interface with adjoining properties.
 - a. Provide additional cross sections showing the location, height, and levels of proposed retaining walls to demonstrate compliance with AO1 / PO1 of the Filling and excavation code.

Note: Provide an engineering report and plans, certified by an RPEQ, addressing any proposed performance outcomes.

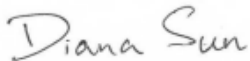
Infrastructure Design Code

13. A response to the Infrastructure design code has not been provided in response to the information request.
 - a. Provide an assessment of the proposal against the Infrastructure design code.

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

As the current decision period for this Impact assessable application comes to an end on 6 March 2026, it is recommended that you either extend or stop the period to allow sufficient time to resolve the outstanding issues prior to decision.

Yours sincerely,



(Joel Wake on behalf of)
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