

16 June 2026

Kellie Hilton  
Urban Planner – Planning Services South  
Development Services  
Brisbane City Council  
Via Email: DSPlanningSupport@brisbane.qld.gov.au

**RESPONSE TO COUNCIL INFORMATION REQUEST  
MULTIPLE DWLELING (6)  
15 VILLA STREET, ANNERLEY  
A006982385**

Dear Kellie,

We refer to Council's Information Request of 15 April 2026. We provide the following response to Council's issues, being a full response.

**Future road widening**

1. The proposal has been amended to provide the required road widening to the frontage of the site, in direct accordance with Council's request. In this instance, the front setback has been reduced and the deep planting area ion the front has been reduced, to accommodate for this significant increase in dedicated area that Council will be receiving. The reduction provides a balanced outcome on the site, with a 2.62 to 4.52m front setback and area sufficient to ensure a large subtropical shade tree can be planted within the front setback area. In this instance, front setback would otherwise have been 7.52m without the road widening. The proposed front setback is broadly similar to the neighbouring outcome at 17 and 21 Villa St, where the setback is 2-3m from the front dwellings.

**Stormwater**

2. Please refer to the response provided in the attached Engineering Response letter.
3. Please refer to the response provided in the attached Engineering Response letter.
4. Please refer to the response provided in the attached Engineering Response letter.

**Refuse**

5. The plans have been annotated to provide the required dimensions and screening to the refuse enclosures, in direct accordance with Council's request.

## Landscaping

6. The plans have been amended to remove the clothes line from the panting area on the eastern side boundary. The drying courts have been retained, as these are required for a functional outcome along the side boundary of the site. The additional landscaped area clear of the clothes drying will enable suitable columnar shade trees to be planted in this location, providing adequate screening to the neighbouring site.
7. The front setback area has not been amended. In this instance, the front setback area is significantly constrained due to the significant road widening Council is seeking in this area. A balanced outcome for the frontage needs to be provided, with suitable hedging provided behind the boundary fence in front of the visitor car park and a large deep planting area on the eastern corner of the frontage. This provides a suitable amenable outcome with landscaping provided that will assist in softening the visual interface of the development to the street, in accordance with Council requirements.

## Built form and height

8. The proposal has been amended to reduce the height of the rearmost units to assist in reducing the height of the proposal. This ensures the north-eastern corner of the building is below the 11.5m height, with the remainder of the building exceeding this height largely due to the roof form. Shadow diagrams are submitted that demonstrate the additional shadowing from the additional height and setback relaxations is marginal and will have limited impact to adjoining sites in comparison to a compliant outcome. Given this, the proposed height is considered suitable in this instance.

## Building Design

9. The streetscape façade has been modified to introduce an additional horizontal eave/roof element, a casement around the first floor opening and a larger window the street. All of these elements directly address Council comments, ensuring the traditional building character of the proposal is enhanced.

## Subtropical Design

10. Ceiling heights have been increased to the min. 2.7m for the upper floor, in direct accordance with Council's request. This has been applied to all units, including unit 6 at the rear.

## Private Open Space

11. The private open space contains no services infrastructure, with clothes drying, AC and any hot water provided at the courtyard on ground. Each unit has at least 15/16sqm of area, with a minimum dimension of 3m, exceeding the above ground private open space requirements (12sqm minimum). All private open space is directly

accessible from the living area in accordance with the acceptable outcome. In this instance, while technically a ground level unit, the units operate in a similar manner to an above storey unit, with a private open space proposed that exceeds the minimum area and dimensions required for above ground units. The private open space is suitably sized and located to enhance amenity and functionality, given it extends the internal living area and exceeds above ground unit dimensions, and is suitable for the dwelling size at 3 bedrooms, where approximately 6 persons may be expected to reside at maximum. The balconies also contribute to the form and detail of the building, enhancing the visual form and breaking up the bulk of the building on the western side. Given this, the proposal meets PO31 of the Multiple dwelling code.

### **Services and Infrastructure**

12. There is an existing fire hydrant in the street in front of the site and the proposal is for Class1b dwellings that do not require a fire system to be installed through the built structure. This ensures no new fire booster assemblages need to be installed. Similarly, the site is a small development where no electrical transformer is need, with enough capacity in the street. Given this, no further electrical infrastructure will be provided in the frontage.

We trust that the information provided above is sufficient to resolve Council's issues and proceed with the application process. The application will proceed to public advertising. Materials will be forward to Council shortly.

If you have any questions regarding this response, please contact me using the details provided with the application lodgement documents.

Regards,



Anthony Colwell  
**Director & Principal Planner**  
**Insight Planning and Development**