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28 September 2026

Poli Investments (Qld) Pty Ltd
C/- Tam Dang Planning Pty Ltd
PO Box 2453
FORTITUDE VALLEY QLD 4006

ATTENTION: Tam Dang

Application Reference: A006981928
Address of Site: 84 WALLACE ST CHERMSIDE QLD 4032

Dear Tam

RE: Further advice requiring resolution prior to a decision

Council has reviewed your response to the Information Request and determined that the following issues require resolution prior to a decision on this application.

Legibility of Entry

- 1) Whilst the increase in the width of the pathway is acknowledged, the lobby and primary pedestrian entrance remain located along the eastern side boundary and continue to be accessed via a long, narrow pedestrian corridor. Council remains concerned that this arrangement creates opportunities for entrapment and does not maximise casual surveillance of the building entrance consistent with the intent of PO23. The proposal is required to be amended to provide a safe, secure and legible entry visible from the street frontage to address AO9.4/PO9, AO12.2/PO12 and PO23 of the Multiple dwelling code.
- a) Provided amended plans showing the relocation of the lobby and core to one of the street frontages to create opportunities for casual surveillance of the building entrance and create safe access to the development in accordance with AO9.4/PO9, AO12.2/PO12 and PO23 of the Multiple dwelling code.
In addition, further consideration needs to be given to providing a larger foyer area with space to accommodate adequate pedestrian movement and facilitate the ability to bring furniture in and out of the building.

Side Boundary Treatments and Landscape Details

- 2) Council acknowledges the additional landscaping proposed along portions of the eastern boundary. However, the submitted plans do not demonstrate that the eastern boundary setback will provide a continuous landscape buffer capable of adequately softening the appearance of the pedestrian pathway, car parking areas, hardstand and built form to sufficiently improve the privacy and amenity of the adjoining residential property.

- a) Submit revised drawings and supporting documentation in accordance with PO23 and PO28 of the Multiple dwelling code demonstrating a continuous two-tier landscape buffer along the eastern boundary capable of softening the appearance of the pedestrian pathway, car parking areas, hardstand and built form.

Building Setbacks

- 3) The extent of level 1 lower roof and planter area in the southwest corner of the site is not supported and results in increased site cover, reduced setback and impacts the extent of true deep planting and the adjoining neighbour to the south. Similarly, the Level 1 roof extends beyond the car park/bicycle area below in the southeast corner, which could accommodate additional deep planting/landscaping.

- a) Amend extent of the lower roof and planter area to provide greater side boundary setbacks.

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.

Council will proceed with its assessment and determination of the application if no further advice or direction is received.

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

Yours sincerely



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Development Services
Brisbane City Council