



Dedicated to a better Brisbane

21 May 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: Further advice

The following matters have been identified and require changes shown on amended plans and additional information to resolve.

Plan details

1. No north, south and west elevations have been provided along the external boundaries of the site.
 - a. Provide amended plans showing all elevations.

Design

2. The proposal has been amended to provide horizontal awnings to some openings, however a large amount of glazing to the North façades of units 1-16 do not provide any awnings to moderate solar gain and allow passive ventilation for subtropical design. The glazing to the Western elevations does not include vertical shading to glazing to mitigated unwanted solar gain from the West.
 - a. In accordance with PO26 of the Multiple dwelling code, provide amended plans showing awnings with sufficient depth to provide shading to windows, vertical shading to western windows.
3. While the upper level glazing to units along the southern boundary and those along the northern boundary shown to include privacy film and full height vertical battens, the drawing does not include sufficient details to demonstrate compliance with PO3, PO14 and PO17 of the Multiple dwelling code.
 - a. Show the extent of privacy screening proposed to units addressing each other across internal road access. Glazing is to be obscured with film or external screening that provides 25% visual obscurity with maximum opening dimensions of 50mm. Units 14-17 are to include vertical screening to upper level glazing (not including balcony) and planting at ground level sufficient to provide shading from westerly sun to ground level windows.

4. Whilst a dedicated sheltered entry has been provided there are no details on location of mailboxes or lighting required for safety of residence.
 - a. In accordance with PO12 of the Multiple dwelling code, provide a sheltered pedestrian entry and waiting space with lighting and the location of mailboxes. The sheltered area is to allow for sufficient standing area.

Street tree

5. The plans do not show the location of existing street trees, therefore any impacts to existing street trees cannot be determined as per AO2.1/PO2 of the Streetscape hierarchy overlay code.
 - a. Provide amended plans (including updated landscape concept plan) showing the location of existing street trees and identifying any impacts.

Flooding and stormwater

6. Flood planning levels of townhouses appear to be incorrect. TH1 has an adjacent 2% AEP post developed flood level of 47.5m AHD requiring a garage no lower than 47.8m AHD and FFL of 43m AHD, yet Table 5-3 in the Flood Study shows much lower FFL for that dwelling of 47.76m AHD.
 - a. Verify all FFL's for townhouses listed in Table 5-3 and ensure driveway levels will work.
7. The major flow off the upslope catchment of approx. 2.4ha (excluding unit site that pipes 1% AEP flows via detention with surcharge at site boundary) that originates from Hughes Street to the north of the site has not been considered. The major flow from that catchment will pass through the site at the approximate location of the existing 375RCP and is required to be conveyed either along the new driveway (preferred) or through the rear of TH16 to TH19 within a new swale with easement.
 - a. Provide amended plans and further information as required.
8. Ensure TH16 is at least 300mm above the developed ground levels along the northern boundary to ensure that any overland flows do not enter that unit. Additionally, the grading of this area needs to be shown to ensure major flows are managed.
9. Provide details of the suspended area with ground levels shown and ensuring any columns and footings are not located within the pipe easement for the 1650 RCP's.
10. The Civil Engineering plans show a Stormwater Berm along the southern boundary which may conflict with the outcomes shown on the landscape concept plan.
 - a. Update the landscape concept plan to show any proposed berm if required, and confirm the proposed landscaping can still be achieved.

Easements

11. Provide amended plans identifying
 - a. Easement for overland flow flooding purposes over flooded areas of the site in favour of Council.
 - b. A 3m wide easement over the diverted 375mm pipe for underground drainage, open cut and overland flow in favour of Council.
 - c. A 5.5m wide easement over existing twin 1650RCP's through site.

Earthworks

12. On Earthworks plan Layout 002 Revision 08 and earthworks sections 003 and 004, the proposal incorporates a cut up to 2m at the frontage identified as overland flows tank, however it is uncertain how access for general maintenance will be achieved to this area of the easement for drainage.

- a. Provide a longitudinal section with grades to the proposed cut /channel, to demonstrate this area is able to be accessed for future maintenance purposes and safety in the design is addressed.

Refuse

13. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, provide amended plans which address the following requirements:
 - a. Clearly identify both refuse storage areas on all relevant proposal plans.
 - b. 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. No detail of the design of the refuse storage areas has been provided, additionally it is noted the eastern refuse storage is specifically shown as unroofed on the provided Roof plan (Drawing No. 1187).

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

Yours sincerely



Chris Dixon
Senior Urban Planner
Planning Services North
Phone: 31787264
Email: chris.m.dixon@brisbane.qld.gov.au
Development Services
Brisbane City Council