



*Dedicated to a better Brisbane*

29 January 2026

Fen Liang, Huiqing Liu  
C/- Marc Joyce Town Planning And Heritage Consultant  
9 Mount View Cres  
NARANGBA QLD 4504

**ATTENTION:** Marc Joyce  
**Application Reference:** A006914469  
**Address of Site:** 6 DORCHESTER ST SOUTH BRISBANE QLD 4101

Dear Marc

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

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

**Assessment benchmarks**

- 1) The application material has provided code assessment and plans for assessment however the assessment is considered incomplete. Provide update application material that includes an assessment of the proposal against all relevant assessment benchmarks, inclusive of overlay codes and prescribed secondary codes.

**Building envelope**

- 2) The proposed development is occurring on a lot that is under the prescribed size (Multiple dwelling code PO1) however a development that is proportionate to the lot size with suitable setbacks and site cover, can be considered. The proposed building envelope is not considered to reflect the lot size in its current form and requires amendments to achieve the assessment benchmarks. Provide amended plans inclusive of the following:
  - a. Increase the rear setback to achieve PO9 of the Multiple dwelling code.
  - b. Increase the side setbacks to be as a minimum in line with the existing dwelling.
  - c. Provide an additional streetscape elevation including the neighbouring dwellings.
  - d. Reduce the site cover to achieve PO8 of the Multiple dwelling code.

**Engineering submission**

- 3) The application material has not addressed the prescribed secondary codes and in particular has not addressed the earthworks and retaining walls required for the proposal, or stormwater discharge for the site.

Provide an Engineering Report and drawings which discuss the engineering requirements for the proposal including earthworks, retaining walls and stormwater and address the relevant assessment benchmarks.

### **Refuse Collection**

- 4) In accordance with PO9 of the Rooming accommodation code and PO8 of the Infrastructure design code, provided amended plans which address the following items:
- a) Demonstrate the refuse storage area ('BINS') being a minimum size of 2,435mm x 2,285mm; and
  - b) Demonstrate the refuse storage area contained either within a dedicated room or roofed and 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.

### **Landscape design**

- 5) Several inconsistencies and omissions have been identified on the submitted plans. The site plan and ground floor plan differ regarding the landscape area at the frontage. The assessment benchmarks require a minimum 2m wide landscape strip along the frontage of the site.

Additionally, deep planting area/s at the rear of the site has not been shown on the submitted plans. Columnar screen trees are required along the side boundaries to reduce building bulk and provide privacy to achieve compliance with PO9 of the Rooming accommodation code.

- a) Provide a Landscape Concept Plan demonstrating the required 2m wide landscape area at the frontage with a feature tree, deep planting areas at the rear with large subtropical trees and columnar screen and feature trees along side boundaries.
- b) Provide amended architectural plans showing the refuse storage area located behind the minimum 2m wide frontage landscape strip.
- c) Indicate the existing verge and width on the Landscape Concept Plans.

### **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 A006914469.

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

Yours sincerely

A handwritten signature in black ink that reads "Chani Asha". The letters are cursive and fluid, with the first letter 'C' being particularly large and stylized.

Chani Asha  
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