



Dedicated to a better Brisbane

13 January 2026

Jichun Zhang
C/- Steffan Harries
PO Box 6258
FAIRFIELD QLD 4103

ATTENTION: Eliotte Walford-Smith
Application Reference: A006769246
Address of Site: 48 WOODSTOCK AVE TARINGA QLD 4068

Dear Eliotte

RE: Further advice

Thank you for the revised proposal plans received by Council on 09 October 2025. Council acknowledges the minor improvements to the planter beds and refuse storage areas on the latest plans, and additional sections/shadow diagrams. However, following a review of the Information request response and the public submissions received, there are still concerns around several issues as outlined below.

Building envelope and impacts to the streetscape and adjoining dwellings

- 1) A full assessment in relation to the building envelope and its visual dominance has not been undertaken due to information not being provided.
 - a) Provide sections as shown in Figure 1 to provide clarity on the height of the proposed Units 1 and 2.

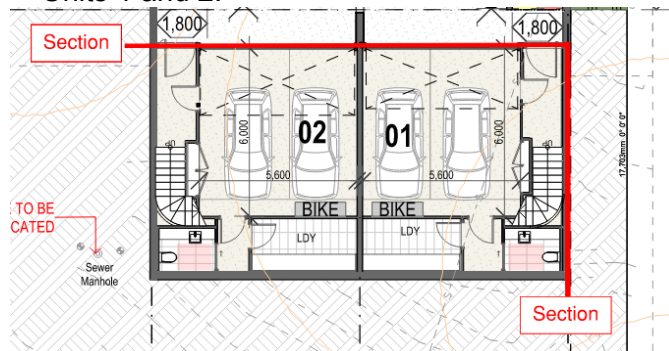


Figure 1 – Required section drawings

- b) Ensure that the rooftop of Unit 2 does not constitute a storey.
- 2) The impacts upon privacy and amenity from roof terraces and large windows to side boundaries has not been adequately addressed.
 - a) Submit revised plans showing all the roof terraces reduced in area, setback a minimum of 1.5m from the edge of the roof area with appropriate privacy screening.
 - b) Amend the elevations to show all large windows above the ground floor facing the dwelling houses to the south and east with privacy screening.

Deep planting and landscaping

- 3) The 'deep planting' area in the south-west corner of the site includes retaining walls and is not 100% open to the sky due to the master bedroom on the top floor of Unit 5 overhanging the area (side boundary setback of approximately 2m, incorrectly shown as 3.0m).
 - a) Provide a 3m setback to Unit 5 to allow more light into the deep planting area below, while also reducing site cover and improving amenity outcomes for the adjoining dwelling house.
- 4) The landscaping along the eastern boundary of the site continues to be heavily impacted by stormwater and sewer infrastructure and infrastructure.
 - a) Amend the design and/or soil profile along the eastern boundary to support the provision of a continuous landscape buffer that includes columnar trees and shrubs to a minimum height of 5m.

Verge width and cross sections

- 5) The engineering plans do not indicate how the proposal will provide earthworks and a footpath from the edge of the eastern flare of the crossover on Woodstock Ave around the corner to the far property boundary on Montrose Road. Where a 1:50 grade for refuse bin presentation cannot be achieved at a 3.2m verge width, a wider verge may be required with a land dedication to Council.
 - a) Provide detailed drawings including sections of the verge clearly indicating a 1 in 50 grade to the edge of the property boundary and demonstrate the cut and fill required to tie into the adjoining verge.

Vehicle crossover

- 6) The proposed 9.2m wide shared crossover for Units 1 and 2 is not supported.
 - a) Amend the crossover to be a maximum of 7.5m in width.

Stormwater

- 7) It is acknowledged that the volume of on-site detention has been increased, and the Information Request response refers to an overall non-worsening from pre-development conditions. However, the 30L/sec requirement to kerb and channel is typically for only one discharge point per frontage. Both stormwater discharge points to Montrose Road still exceed 30L/ sec to kerb and channel.
 - a) Provide a revised stormwater design where flows to kerb and channel are further reduced in accordance with Stormwater code PO3 and Infrastructure design code Ch 7.6.3.1.

Note: this can be achieved by additional on-site detention and/or splitting discharge flows between Woodstock Avenue and Montrose Road.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period, or apply to extend the current period by written notice to Council in accordance with the Development Assessment Rules.

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

Yours sincerely



Angela Cleary
Urban Planner
Planning Services Special Assessment
Phone: 31785733
Email: Angela.Cleary@brisbane.qld.gov.au
Development Services
Brisbane City Council