



Dedicated to a better Brisbane

08 July 2026

Panich Rungtip
C/- Aspect Town Planning Pty Ltd
PO Box 2101
GRACEVILLE EAST QLD 4075

ATTENTION: Zoc Pankaluic

Application Reference: A007038499
Address of Site: 44 WARREN ST ST LUCIA QLD 4067

Dear Zoc,

RE: Information request in accordance with the Development Assessment Rules

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

Privacy

- 1) The proposed townhouses will have habitable rooms located within 9m of neighbouring habitable rooms of the multiple dwelling building at 46 Warren Street. To ensure there are no impacts to amenity of the existing neighbouring building, habitable room windows on the southern facade will need to have obscured glazing up to 1.5m above floor level provided as as per PO1 of the Multiple dwelling code.
 - a) Provide amended plans that show habitable room windows on the southern façade with obscured glazing up to 1.5m above floor level as required by AO17 of the Multiple dwelling code.

Flood overlay code assessment

- 2) The Flood overlay code assessment report prepared by Storm Water Consulting, dated 23 August 2023, has been reviewed. The site is affected by Brisbane River flood planning area sub-categories 2a, 2b, 3, 4 and 5 under the Flood overlay. The submitted Flood Report was prepared for a new dwelling house and addresses Section A of the Flood overlay code, which is not applicable to the current application. The report must be updated to reflect the proposed multiple dwelling development comprising four townhouses, which requires assessment against Section B of the Flood overlay code.
 - a) Provide a revised Flood Report for the Class 1a townhouse proposal demonstrating compliance with the minimum flood planning levels specified in Acceptable outcome AO5.1 of the Flood overlay code. Habitable areas and essential services must be located at or above 8.0m AHD, being the 1% AEP Brisbane River flood level plus 0.5m. Enclosed non-habitable rooms, including garages, storage areas and mudrooms, must be located at or above 7.8m AHD, being the 1% AEP Brisbane River flood level plus 0.3m.

Refuse collection location

- 3) Kerbside refuse collection is proposed; however, it is unclear whether sufficient kerbside space is available due to potential conflicts with existing street trees and the proposed vehicle crossover.
 - a) Submit revised plans clearly identifying the bin presentation area within the site frontage. The plans must show all existing street trees and the proposed crossover, and include dimensions as required by AO8.1 of the Infrastructure design code.

Lawful point of discharge

- 4) The assessment report states that lawful point of discharge will be achieved to the kerb and channel "through to the upstream slope using a pump-out system". However, insufficient information has been provided to demonstrate that this arrangement is suitable as required by PO3 of the Stormwater code.
 - a) Provide a preliminary stormwater design demonstrating how lawful point of discharge will be achieved. The response must be endorsed by a Registered Professional Engineer of Queensland (RPEQ).

Landscape concept plan

- 5) A Landscape Concept Plan (LCP) with sufficient detail to support self-certification conditions is required and has not been provided.
 - a) Submit a Landscape Concept Plan prepared in accordance with Brisbane City Council's guideline for preparing landscape concept plans, including the level of detail required by the guideline. <http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/fact-sheets/guide-preparing-landscape-concept-plan>
As a minimum, the concept plan must include the following:
 - i) existing and proposed surface levels and gradients;
 - ii) concept design details for landscaped areas, including an indicative planting plan and planting schedule showing proposed plant sizes. A plant palette with a legend alone is not sufficient;
 - iii) existing trees identified by location, species, canopy spread, diameter at breast height and condition, with no works proposed within the tree protection zone;
 - iv) details demonstrating how the landscaping requirements of the Multiple dwelling code are addressed.

Note: Council will shortly advise on the proposed street tree removal to facilitate access.

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 quoting the application reference number A007038499.

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 "Bijal Shah". The letters are cursive and fluidly connected.

Bijal Shah
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Development Services
Brisbane City Council