

Our Ref: BNE250111

28 September 2026

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Beau Morris, Planning Services South

Property Location:	1035-1037 Wynnum Road & 4 Dorothea Street, Cannon Hill QLD 4170
Property Description:	Lots 1-2 on RP84110 & Lot 23 on RP70990
Development:	Other Change to a Development Approval under section 78 of the Planning Act 2016 – Development Permit for Material Change of Use for Multiple Dwelling (Council Reference: A005637070)
Applicant:	Genius Loci Property Pty Ltd
Council Reference:	A007057417

We refer to Council's Information Request dated 4 August 2026 and, on behalf of our client, forward the following as a full response to all requested items in accordance with section 13.2(a) of the DA Rules.

Attached in support of this response is:

- Updated Architectural Plans prepared by Red Door Architecture, attached under **Appendix A**;
- Updated Landscape Concept Plan prepared by O2 Landscape Architecture, attached under **Appendix B**;
- Traffic Response prepared by L+R, attached under **Appendix C**.

Building height transition

1) The setback to the wall from the southern boundary on the sixth storey (Level 5) has reduced from 10m to 6m. This erodes the building height transition achieved on the sixth and seventh storey as part of the original development approval and increases the scale of the development along the southern boundary. The building height transition was a key consideration in supporting a performance outcome on building height as part of the original development approval.

a) Submit amended drawings with a revised building setback of 10m to the southern boundary on the sixth storey to comply with PO1 and PO5 of the River gateway neighbourhood plan code.

Response

The current development approval provides a 6m setback to the balconies and a 10m setback to the building wall along the southern boundary at the sixth storey (Level 5). The approved roofed balconies serve two units and extend across the full length of the southern elevation, with a combination of solid and glass balustrades. The proposed change application retains balconies at the eastern and western corners but converts the intervening balcony area to internal floor space, with the building wall setback between 6m and 6.6m.

The adjoining property to the south, at 8 Dorothea Street, is vacant land included in the LMR2 Low-medium density residential zone (3 or 4 storey mix) and the Low-medium density residential sub-precinct (NPP-003a) under the River gateway neighbourhood plan code.

While AO5.1 identifies a maximum building height of 3 storeys within 10m of the southern boundary, that benchmark reflects the superseded version of City Plan 2014, under which 8 Dorothea Street had a prescribed maximum building height of 3 storeys and 11.5m. The current City Plan 2014 permits a building height of 4 storeys and 14m on the adjoining property. As a building height transition applies at the interface between higher and lower density zones, the extent of transition reasonably required must be considered in the context of the current height allowance on the adjoining land.

Accordingly, the amenity assessment under PO1 and PO5 of the River gateway neighbourhood plan code is materially different from that undertaken for the original application. The increased development potential of 8 Dorothea Street reduces the contrast in built form across the common boundary and supports the proposed change to Level 5.

Notwithstanding, the proposed 6m – 6.6m setback to the sixth storey wall and balconies will not create additional overshadowing or overlooking impacts. The approved balcony is roofed and therefore, converting most of that area to internal floor space, does not materially alter the shadow cast. The proposed design also reduces direct overlooking. The approved continuous south-facing balcony would have enabled residents using the living areas and adjoining outdoor space to directly overlook the southern property. Meanwhile, the amended design limits external areas to two corner balconies and introduces windows to internal areas that can incorporate privacy treatments (if required) in order to manage overlooking. Visual dominance is managed through the retention of the corner balcony recesses, the high proportion of glazing and the continued stepping of the building, with the seventh storey remaining setback more than 13m from the southern boundary.

On this basis, the amended Level 5 maintains an appropriate transition in height and scale, while protecting the adjoining property's amenity from overshadowing, overlooking and visual dominance. The proposal therefore achieves PO1 and PO5 of the River gateway neighbourhood plan code.

Active frontage

2) The relocation of communal open space and the units (including office unit 2b) from the proposed ground floor reduces the level of activation and casual surveillance of Wynnum Road at the ground level, contrary to the outcomes sought in the district centre zone code. Whilst it is noted the approved situation is not typical of an active frontage sought under City Plan 2014 (with no non-residential uses), the removal of spaces that provide opportunities for casual surveillance and activation in place of car parking spaces located behind an uninteresting screen further detracts from the outcomes sought in the district centre zone.

a) Submit amended drawings that reinstate the communal open space and units (with office potential) to activate and provide surveillance at ground level to comply with Overall outcome 4d and 4g of the District centre zone code and PO52 of the Centre or mixed use code.

Response

The site context supports the proposed ground-level changes, including relocating the communal open space to Level 6 and removing the ground-level units, only one of which previously addressed Wynnum Road. The revised frontage will instead provide a widened deep planting zone along Wynnum Road, a clearly defined pedestrian entry to the lobby and ground-level parking set behind landscaping and screened by vertical battens.

The following site-specific circumstances support the revised ground-level arrangement and are relevant to the assessment:

- Wynnum Road is a four-lane arterial road. Locating a ground-level dwelling and its private open space directly beside this corridor provides a poor residential amenity outcome. Any residential dwelling in this location would likely have its windows closed and blinds down for amenity and privacy reasons, and its courtyard used infrequently given the road traffic noise.
- Communal open space beside the arterial road corridor would also provide poor amenity. Relocating it to Level 6 creates a more usable and attractive space for residents while maintaining casual surveillance of the street from the external balcony.
- The balconies of the dwellings above ground level will continue to provide casual surveillance of Wynnum Road.
- The recently constructed Hive development adjoining the eastern boundary contains allied health / commercial office tenancies, while an established childcare centre adjoins the western boundary.

These non-residential uses already contribute activity outside of standard residential activation to the immediate streetscape.

- The approved ground level layout provides limited activation of Wynnum Road. A minimum 1.8m-high solid fence extends across the frontage in front of both Unit 001's private open space area and the communal open space, with only a narrow planting bed between the fence and the street (refer **Figure 1**). By comparison, the revised arrangement provides a deep planting zone across the full frontage, with the car park set back from Wynnum Road and screened by vertical battens. This will soften the presentation of the development and deliver a more attractive streetscape interface.

Approved Front Perspective



Proposed Front Perspective



Figure 1 *Front Perspective Comparison*

- A small ground-floor non-residential tenancy is not commercially viable in this location. Pedestrian activity along this section of Wynnum Road is limited and does not generate the passing trade typically required to support a small standalone tenancy. Nearby non-residential uses operate as destinations rather than relying on foot traffic. The adjoining Hive development provides integrated allied health and commercial offices supported by on-site customer parking, while the childcare centre to the west similarly attracts users travelling directly to the site. The approved East Village development on the opposite side of Wynnum Road will also provide commercial offices and ground-floor boutique retail and dining, adding substantial destination-based commercial floor space to the locality. The following small-scale non-residential vacancies within 750m of the subject site further demonstrate the limited demand for an additional tenancy of this type:

- 21/11 Barrack Road, Cannon Hill – 38m² ground-floor non-residential tenancy within a recently completed multiple dwelling development
- 1045 Wynnum Road, Cannon Hill (The Hive) – 80m² and 99m² commercial suites
- 1181 Wynnum Road, Cannon Hill – 30m² retail tenancy
- 9/953 Wynnum Road, Cannon Hill – 88m² retail or office tenancy
- 3/621 Wynnum Road, Morningside – 88m² commercial suite

The development responds to PO52 of the Centre or mixed use code by providing a safe, legible and visually attractive frontage that is appropriate to the site's specific context. The widened deep planting setback, clearly defined pedestrian entry, landscaped screening and vertical battens provide visual interest and a human-scale interface with Wynnum Road. Casual surveillance is maintained from the residential balconies above and the Level 6 communal open space. Although the ground storey does not contain commercial or other highly active uses, the frontage avoids an inactive blank high wall / fence and delivers a more attractive public interface than the approved arrangement.

The development also addresses Overall Outcomes 4(d) and 4(g) of the District centre zone. Ground level activation and surveillance are achieved in a manner suited to the arterial-road setting through a visible residential lobby entry, an improved landscaped frontage, screening that retains visual permeability and surveillance from upper-level balconies and communal areas. The proposal maintains a substantial residential use within the district centre supporting the centre's economic and social function.

Importantly, the outcomes do not require ground floor commercial or activated uses irrespective of context. The site's location on a four-lane arterial road, the poor amenity that ground level residential or communal spaces would experience, limited passing pedestrian activity, the availability of vacant small-scale commercial / retail tenancies nearby and the existing and approved destination-based commercial uses in the locality (e.g. East Village development, The Hive) are relevant matters to support the proposed outcome. In these circumstances, requiring a small ground-floor commercial tenancy would not generate meaningful activation or be commercially viable. The revised design instead delivers the intended outcomes through passive surveillance, a clear pedestrian entrance and an improved landscaped streetscape interface.

Landscaping

3) The landscaping buffers along the southern and western property boundaries have been reduced to less than 1.5m contrary to AO28.2 of the Multiple dwelling code and AO57.1 and AO62.1 of the Centre or mixed use code. The open car parking spaces at ground level also do not achieve a setback to the same boundaries above in accordance with AO41.1 of the Centre or mixed use code and AO34.1 and AO35.1 of the Multiple dwelling code. The resulting car park and landscaping areas remove landscaping that will reduce the appearance of building bulk and scale and contribute to privacy and amenity between the adjoining properties. Landscaping is also necessary in minimising the impacts of the building height along the southern property boundary.

a) Submit amended drawings and an amended landscape concept plan that provides a 1.5m wide landscaping strip between car parking and manoeuvring areas and the southern and western property boundaries to meet PO1 and PO5 of the River gateway neighbourhood plan code, PO28/AO28.2 of the Multiple dwelling code and PO55/AO55, AO57.1 and PO62 of the Centre or mixed use code and PO3, PO4 and PO7 of the Landscape work code. The soil depths are to be in accordance with the Landscape design planning scheme policy to accommodate screening shrubs and tree species to provide amenity and privacy. The landscape concept plan is to show buffer planting species and stock sizes that allow for safe, efficient and effective landscape maintenance can be undertaken.

b) Submit landscape cross sections through the side boundaries to illustrate the landscape buffer outcomes to be delivered. Note: It is recommended that the second basement level is reintroduced to address Item 2 and 3.

Response

The architectural design has been updated to increase the southern side setback to the ground level car park to introduce a 2.45m – 3.75m wide landscape buffer. This has been achieved through removing the two car parking spaces from the south-eastern corner of the ground floor. As illustrated on the updated Landscape Concept Plan (**Appendix B**), the area will comprise columnar screening trees, screening shrubs and understorey planting.

The extent of buffer planting to the southern boundary exceeds the current development approval which comprises a width of 1.65m, suitable for screening shrubs only. The introduction of canopy trees to the southern boundary, in addition to the screening shrubs and understorey planting, will provide amenity, privacy and support building height transition to the adjoining property in accordance with PO1 and PO5 of the River gateway neighbourhood plan code; PO28 of the Multiple Dwelling Code; PO55, PO77 and PO62 of the Centre or mixed use code and PO3, PO4 and PO7 of the Landscape work code.

The updated Landscape Concept Plan includes a cross section through the southern boundary interface as illustrated under **Figure 2** below.

The western boundary landscape buffer remains unchanged and provides continuous understorey screening shrubs within a planter, except where there are essential service structures. A 1.8m high acoustic fence is also proposed along the common boundary, noting that there is also an existing high fence beside the established childcare centre. Given the limited interaction between the two properties, this combination of landscaping and fencing will provide effective screening and ensure the reduced buffer does not adversely affect privacy or amenity.

Section B-B: Southern Boundary Interface

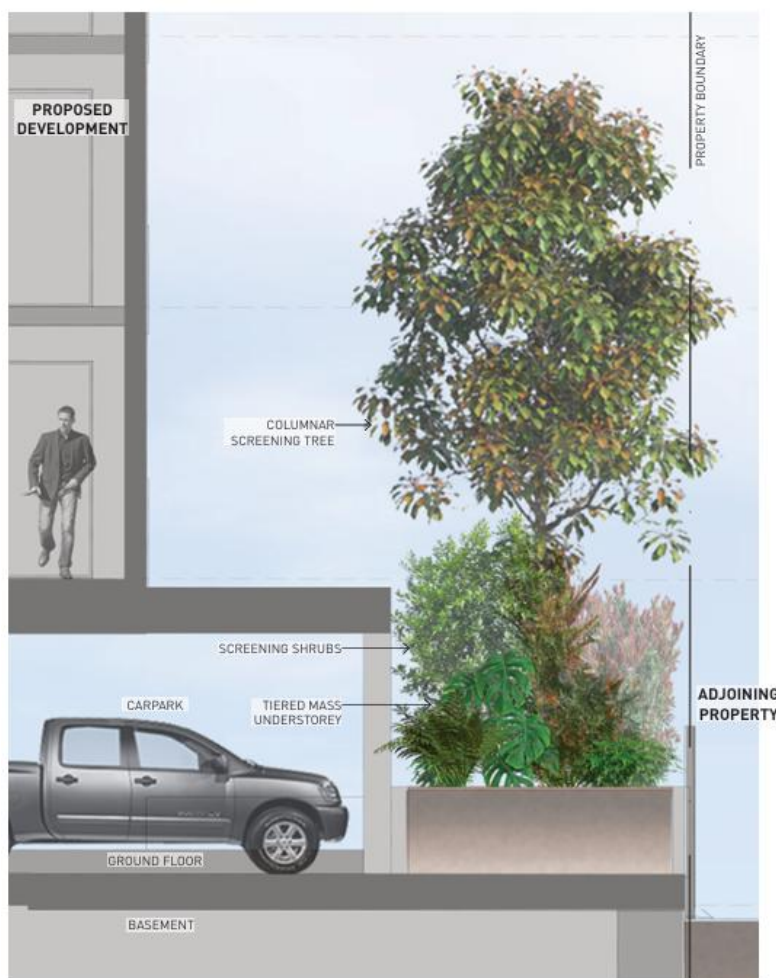


Figure 2 Proposed Southern Boundary Landscaped Interface

4) It is noted that the submitted architectural plans illustrate proposed containerised planters within private open space and communal open space provided on Level 6 of the development. No details were provided within the submitted landscape concept plan (LCP) to determine if the planters were integrated into the development and to ensure the containerised planters have dimensions and soil depths in accordance with the Landscape design planning scheme policy (LDPSP). Furthermore, no details were provided on the LCP to identify the proposed planting species and types to be delivered within the Level 6 containerised planters.

a) Submit a revised LCP that provides the following details to comply with PO8 and PO30/AO30.1 of the Multiple dwelling code and PO4, PO7, PO12 and PO13 of the Landscape work code and the Landscape design planning scheme policy (LDPSP):

i) Integrated landscape planters with dimensions and soil depths in accordance with the LDPSP.

ii) Details of the proposed landscape planting and shade tree species to be provided within the COS area.

Response

The updated Landscape Concept Plan (**Appendix B**) includes additional details of the containerised planting located in the private and communal open space areas on Level 6.

In the communal open space area, the integrated planter box will include a small podium tree and cascading understorey planting, providing shade and visual relief to the space. While the private open space areas, will comprise trough understorey planting.

The containerised planting will have minimum internal depths and widths sufficient to support healthy plant growth, with the dimensions and soil volumes complying with the following requirements outlined under Condition 25(b) of the existing development approval:

- Trees - 1200mm width x depth
- Large shrubs and palms - 800mm width x depth
- Small shrubs and groundcovers - 600mm width x depth.

Built Form

5) The level of articulation though slightly simplified, continues to be of similar proportions to that originally approved. However, a comparable material and finish to the larger portions of rendered wall incorporating vertical grooves to break up the bulk and scale of the proposed development is recommended.

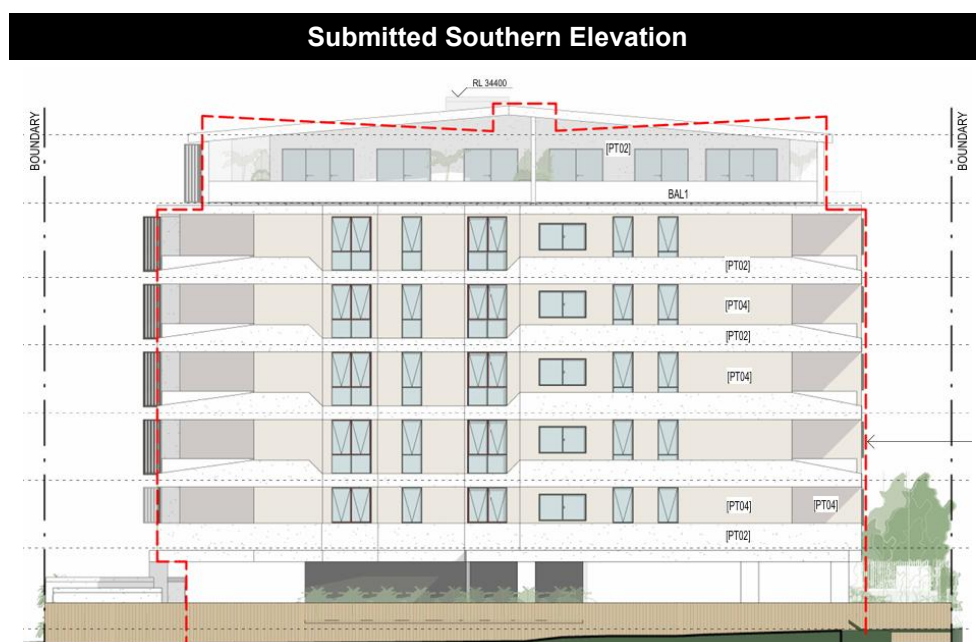
a) Submit amended drawings that provide additional design solutions to break up the bulk and scale to meet PO9 of the Multiple dwelling code.

Response

The updated Architectural Plans (**Appendix A**) include revisions to the southern elevation to manage building bulk and scale as requested. The updated elevation treatments include the introduction of:

- Aluminium vertical screen feature running from Level 1 to Level 5;
- Additional high-level windows in the living area of each south-eastern unit;
- Fixed vertical batten screening to bedroom 2 also of each south-eastern unit.

The updates to the southern façade provide additional articulation and variation, breaking up the extent of rendered wall, in accordance with PO9 of the Multiple Dwelling Code.



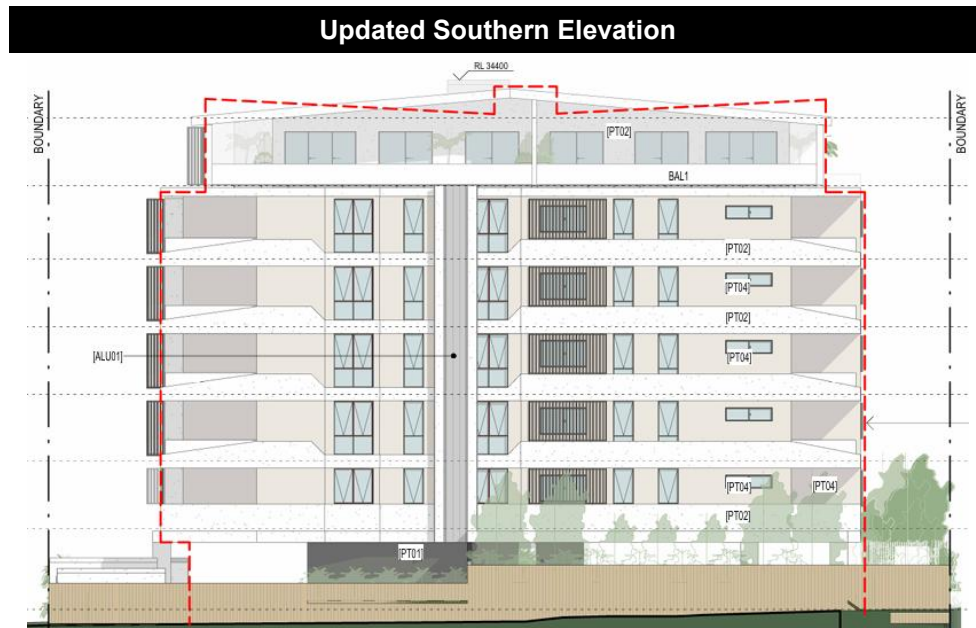


Figure 3 Southern Elevation Comparison

Communal Open Space

6) The revised communal open space (COS) area is less than 5% of the site area, does not provide a minimum of 25% landscaping or a range of recreational activities to meet AO30.1 of the Multiple dwelling code. Amendments are required to provide additional integrated landscape planting and to demonstrate how both passive and active recreation opportunities will be delivered for future residents.

a) Submit revised drawings and a landscape concept plan that provides the following detail to comply with PO8 and PO30/AO30.1 of the Multiple dwelling code and PO4, PO7, PO12 and PO13 of the Landscape work code and the Landscape design planning scheme policy (LDPSP):

- a. a COS that achieves a minimum 5% of the total area of the site;
- b. additional details and information or amendments to provide passive and active recreation opportunities within the COS for future residents;
- c. integrated landscape planters with dimensions and soil depths in accordance with the LDPSP;
- d. 25% of the proposed COS for landscaping and is to include planters for shade tree planting that will shade 25% of the space within 5 years; and
- e. details of the proposed landscape planting and shade tree species to be provided within the COS area.

Response

The updated architectural and landscape plans attached under **Appendix A & B** and the below details confirm the development's compliance with the relevant assessment benchmarks under the Multiple Dwelling Code and Landscape Works Code.

- a. The communal open space area has been increased from 113m² to 126m², equivalent to almost 5.2% of the proposed site area (post road dedication), compliant with AO30.1(a) of the Multiple Dwelling Code.
- b. The communal open space area comprises an internal area with lounges, seating and kitchen facilities, opening out onto an external balcony that has seats and lounges, set amongst landscaping.
- c. Integrated landscape planters have been provided. Dimensions and soil volume will comply with the existing requirements outlined under Condition 25(b) of the development approval.
- d. Approximately 49% of the communal open space is outdoor balcony area. Of this outdoor space, approximately 15m² (24.2%) is provided as landscape planting that will be capable of providing adequate shade to the space within 5 years.
- e. The updated landscape concept plan identifies a small podium tree and cascading understory planting within the communal open space area.

Servicing

7) *The dimensions and a reference to the diverter chute within the "Bin Store" have not been included on the proposed plans.*

a) Submit revised drawings that provide the dimensions of the bin store and reference to the diverter chute to comply with PO32/AO32 of the Multiple dwelling code.

Response

The updated ground floor plan, attached under **Appendix A**, dimension the bin store and reference the diverter chute as requested.

8) *A minimum vertical clearance of 3.6 metres is required across the entire 6.5 metres wide aisle to comply with PO32/AO32 of the Multiple dwelling code and PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code.*

a) Submit revised drawings that demonstrate a minimum 3.6 metres vertical clearance across the entire width (6.5 metres) and length of the aisle where trafficable by the Refuse collection vehicle.

Response

Please refer to the attached Traffic Response prepared by L+R, attached under **Appendix C** which undertakes an assessment of the service vehicle access and loading and the two-way passing ability, to address the identified benchmarks contained in the City Plan 2014.

Other Minor Changes

As identified in response to Item 3, it is proposed to remove two resident car parks from the south-eastern corner of the ground level to provide additional landscaping.

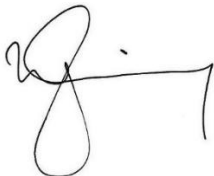
The removal of these two car parks will result in the development providing a total of 101 residential car parking spaces, still satisfying Council's minimum parking requirement of 78 spaces. There will continue to be 16 visitor car parking spaces in accordance with Council's requirements. The changes maintain a minimum 1m aisle extension for both dead-end parking spaces adjacent to the increased landscaping area. L+R has provided support for the change to the car parking layout under **Appendix C**.

The change to the on-site car parking arrangement is in response to Item 3 of Council's information request. Notwithstanding, it is also deemed a "minor change" in accordance with the *Planning Act 2016* ("the Act"). In accordance with section 52(3) of the Act, the change does not affect the development approval process.

This response to Council's information request is provided in accordance with section 13.2(a) of the DA Rules. In accordance with section 15.1 of the DA Rules, Part 3: Information Request is complete at the lodgement of this response, and the applicant will now proceed with undertaking public notification in accordance with Part 4: Public Notification.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours Sincerely,



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