



*Dedicated to a better Brisbane*

17 December 2025

Shoujie Dai As The Trustee For Hongsheng Family Trust  
C/- Oasis Town Planning Pty Ltd  
505/77 Victoria Street  
WEST END QLD 4101

**ATTENTION:** Jerome Fang  
**Application Reference:** A006881477  
**Address of Site:** 68 QUEENS RD EVERTON PARK QLD 4053

Dear Jerome

**RE:** Further advice

Following review of the material submitted, Council has identified outstanding matters that need to be addressed prior to proceeding to a decision. Please find below the relevant issues.

### **Building Height**

- 1) It is noted that part of the minor change request will result in Units 7 and 8 exceeding the 9.5m height limit and presenting the appearance of three storeys. This outcome is inconsistent with AO3/PO3 and AO4/PO4 of the Multiple dwelling code and does not align with the intended building height for the Emerging community zone precinct, nor with the prevailing two-storey character of the surrounding streetscape. To ensure the development aligns with the Multiple dwelling code and the original development approval:
  - a. Reduce the overall building height to units 7 and 8 to be below 9.5m.

### **Raised Vehicle Driveway**

- 2) As a result of the revised design, the proposal now includes a significantly raised driveway servicing Units 7 and 8. This is considered to have a negative impact on the adjoining existing development and is inconsistent with AO3/PO3 and AO34.1/PO34 of the Multiple dwelling code. In its current form, the proposal does not adequately address concerns regarding the interface with both the existing and future adjoining development, including potential impacts from noise and vehicle headlights. The proposal also does not provide an appropriate built-form separation or a sensitive transition between the neighbouring houses and the proposed development. Accordingly:
  - a. Provide a revised site layout that increases the setback to accommodate landscaping elements. The design should incorporate patterning and texture to reduce the visual impact of the blank wall formed by the raised driveway edge.

### **Landscaping**

- 3) The revised plans omit the deep planting and landscaping provisions that formed part of the original development approval, particularly along the side boundaries. In accordance with PO3, PO6, PO7, PO28 and PO34 of the Multiple dwelling code:
  - b. Provide confirmation that all approved plans will reinstate landscaping and deep planting outcomes that formed part of the original development approval.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Luke Hadrick', written in a cursive style.

Luke Hadrick  
Urban Planner  
Planning Services North  
Phone: (07) 3178 9403  
Email: [Luke.Hadrick@brisbane.qld.gov.au](mailto:Luke.Hadrick@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council