



*Dedicated to a better Brisbane*

15 April 2026

Naweed Faghriyar  
C/- Insight Planning & Development Pty Ltd  
PO Box 147  
NEW FARM QLD 4005

**ATTENTION: Anthony Colwell**

**Application Reference:** A006982385  
**Address of Site:** 15 VILLA ST ANNERLEY QLD 4103

Dear Anthony,

**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. Whilst a multiple dwelling is supported on the subject site, the current proposal does not adequately address the requirements of the Multiple dwelling code and the constraints of the site in particular the required road widening along Villa Street, a redesign will be required to be able to support the proposal. The following items are to be integrated into the proposed amended design.

### ***Future road widening***

1. A future road widening affects this site and the 3m wide linear area noted for road widening shown the proposed plans is not sufficient to satisfy the required widening for the intersection upgrade. The proposed visitor car parking space and the deep planting is located within the area to be dedicated. This will impact on the front boundary setback, the visitor car park location and deep planting, the development will need to be amended to accommodate a 4m front boundary setback from the future road widening boundary.
  - a) Provide land dedication for the future road widening of Villa Street in accordance with the Council's Road Widening Plan – "15 Villa Street - RC16145, - Issue 1, dated 12 December 2023.

### ***Stormwater***

2. The proposal has not demonstrated the capacity of the stormwater pipe proposed as the lawful point of discharge for the development. The lawful point of discharge is to be in accordance with 7.6.1 of the Stormwater drainage IDPSP. Areas have been mentioned in the report for existing and proposed catchments but there is no catchment plan provided to assess them.
  - a) Provide an assessment of the capacity of the existing stormwater drainage pipe that is proposed to be connected into.

- b) Demonstrate with hydraulic engineering calculations that this pipe has the capacity to accommodate the water flows from the proposed development, taking into account the properties that are already connected. Refer to the Infrastructure Design Planning Scheme Policy, Chapter 7, Section 7.6.1 for guidance.
  - c) Provide a catchment plan of the existing and proposed catchment areas as a part of the engineering report and stormwater management plan.
  - d) The catchment area developed coefficient of runoff has been indicated as 0.77 while the undeveloped coefficient of runoff is shown as 0.90. Please review and amend all of the runoff coefficients as required in the engineering report and stormwater management plan.
3. The proposed Multiple dwelling is covering the roofwater structure which is not acceptable. The line will need to be relocated out of the footprint of the proposed buildings in accordance with PO12 of the stormwater code.
- a) Relocate the on-site roofwater line to outside of the footprint of the proposed Multiple dwelling.
4. The proposal to install a one cubic metre detention tank is not credible to mitigate flows from the proposed development which creates an almost fully impervious area over the site. The low flow outlet structure from the tank is 0.2 metre high by 0.85 metre wide. The base of the tank is 5.68 square metres. Table 5.7 states that the Q100 level is 0.16 metre which is less than the height of the low flow outlet mentioned above.
- a) The design is to be reviewed and amended as required. Provide engineering drawings of the proposed tank and the outlet structure, and the overflow arrangement from the tank if it is blocked. An updated table is required which provides the stage/storage/discharge from the proposed tank.
  - b) A RPEQ Engineer is required to confirm the pipe network is fit for purpose by carrying out inspections and reporting accordingly.

### **Refuse**

5. It is noted that refuse bin storage enclosures have been provided which are screened on both sides. However, the refuse bin storage enclosures are required to be roofed and wholly enclosed on all sides. The internal area (in square metres) and internal dimensions are to be annotated on the plans. In accordance with PO32 and AO32 of the Multiple Dwelling Code and with PO8, AO8.1 and AO8.2 of the Infrastructure Design Code.
- a) Provide amended architectural plans which clearly demonstrates that the development's refuse bin storage enclosures have been roofed and wholly enclosed on all sides, with each unit to be provided with a minimum storage area for two mobile garbage bins (MGBs), which have a minimum internal area of 1.8 square metres (internal dimensions of 1.8 metres by 0.9 metre).
  - b) Notate on the amended architectural plans "roofed and wholly enclosed on all sides refuse bin storage enclosures" and notate the internal area and internal dimensions of each refuse bin storage enclosure. Furthermore, the amended architectural plans are required to demonstrate each refuse bin storage enclosure has been provided with gates, doors, roller doors or similar.

Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend

the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240 litre green waste mobile garbage. Please refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf>.

### **Landscaping**

6. The proposed development does not provide the 1.5m wide landscape areas along both side boundaries, required by AO28 of the Multiple dwelling code. As a result the proposal is unable to contribute to building separation, visual privacy, and amenity. Due to the reduced landscape areas, bare elevations and unshaded hardstand will contribute to the heat island impacts. The proposal does not provide sufficient space for meaningful landscaping, tree planting, or screening vegetation. This compromises the ability of the development to achieve adequate building separation, visual privacy, and residential amenity, outcomes that are fundamental to the relevant performance criteria.
  - a) Amend the Multiple dwelling to provide minimum 1.5m wide planting area along the eastern boundary with provision of columnar screening trees. Provide both amended architectural and landscape concept plans. Private open space, refuse bins and clothes lines must be located outside required landscape areas to allow for functional landscape design.
7. The proposed landscape area at the frontage adjacent to the visitor carpark is considered insufficient to provide the required planting to soften views from the street, the carpark will impact on streetscape amenity. Consequently, the development fails to contribute positively to landscape and streetscape character of the site and wider area, reduce the heat island impacts, and reduce the appearance of the development. In addition the development does not provide 4m of landscaping between the front boundary and the visitor car space and is considered to dominate the frontage.
  - a) Provide amended plans that show a minimum 2m wide landscape area along the entire frontage, excluding the driveway and pedestrian entry.

### **Built form and height**

8. The separation for height transition between the two storey dwellings adjacent is less than the prescribed 10m, the Multiple dwelling height of above 11.5m do not support a performance outcome in its current form.

Provide a development with a height, bulk and scale consistent with the intended form and character of the area, the height towards the rear boundary should be reduced to provide a compatible scale and to reduce the visual dominance or adverse impacts of the 3-storey built form to adjoining residence. This also takes into consideration future developments on adjoining lots.

  - a) Utilise the topography to amend the proposal and split the development into three blocks that allow the rear of the development to be lowered and remain below 11.5m maximum building height.
  - b) Provide sections and street elevations that include the locations of built forms adjacent.

### **Building design**

9. While the development's western façade provides components reflective of pre-46 traditional construction, the streetscape façade contains minimal external components and minimal breaks in scale of the 3 storey rendered façade resulting in a form that does not present as smaller components of a complimentary scale to the pre-47 streetscape. To reduce the bulk

of the front facade to transition into the predominant 2 storey scale in the street the following design amendments and additions are to be incorporated.

- a) Provide a roof pitch form reflective of pre-47 construction which will also reduce the bulk towards the western boundary.
- b) Provide a projecting awning over the upper-level windows to break up the scale of the wall and provide weather protection to windows during inclement weather and or, a break in wall treatment.

### ***Subtropical design***

10. It is noted that the first floor achieves a floor to ceiling height of 2.7m however the second floor does not achieve the minimum floor to ceiling height for subtropical design. To support Brisbane's subtropical character and sustainable lifestyle increase the floor to ceiling heights of the second level to 2.7m with the exception of unit 6 where a justification against the performance outcome will be required.
  - a) Amend the development to provide floor to ceiling heights of each level of 2.7m for units 1 to 5 and provide a response to the performance outcome for unit 6.

### ***Private open Space***

11. The private open space provided is less than the acceptable outcome of 35m<sup>2</sup> to be provided for a ground storey unit, with 15m<sup>2</sup> proposed to the first floor only.
  - a) Provide justification against Performance outcome PO31 of the Multiple dwelling code demonstrating that the private open space can achieve compliance with the performance outcome.
  - b) Provide detail of the location of air conditioning units, hot water systems and other services that could be located within private open space areas.

### ***Services and Infrastructure***

12. Additional information is to be submitted to demonstrate that there will be no future requirements for services such as electricity transformers, fire hydrants and booster assemblies for the development.
  - a) Provide a letter from the relevant service provider/s to confirm no future services will be required for the development.
  - b) If services are required, these are to be shown on the proposed plans and are to be located in accordance with the requirements of the Multiple dwelling code.

### ***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 A006982385.

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, appearing to read 'Kellie Hilton', written in a cursive style.

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