



Dedicated to a better Brisbane

4 August 2026

Genius Loci Property Pty Ltd
C/- Dts Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

ATTENTION: Melissa Lowe
Application Reference: A007057417
Address of Site: 4 DOROTHEA ST CANNON HILL QLD 4170

Dear Melissa

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.

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.

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.

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.

- 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.

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.

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.

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.
- 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.

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 A007057417.

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

Yours sincerely



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Development Services
Brisbane City Council