



Dedicated to a better Brisbane

11 March 2026

Tricia Donnelly
C/- Hal Architects
3/709 Main Street
KANGAROO POINT QLD 4169

ATTENTION: Adam Lockhart

Application Reference: A006953659
Address of Site: 79 ANNIE ST NEW FARM QLD 4005

Dear Adam

RE: Information Request

Council has carried out an initial review of the above application and has identified that changes are required for Council to support the proposal.

1. Flood overlay code

As the entire site is affected by Brisbane River and Overland flow flood overlay in the Brisbane City Plan 2014, the proposed change application is not supported in its current form. The proposed changes to Unit 5 do not comply with the minimum floor levels set out in the 2002 development approval on the site. The floor level of the unit and the garage is proposed at 3.36m AHD, instead of minimum 3.6m.

- a) Provide a RPEQ assessment of the Flood overlay code and revise the proposal to address/demonstrate the flood planning level in accordance with Council requirements.

2. Carparking/access

The proposed sliding gate/fence across the common property area will impact the existing turning/manoeuvring area for vehicles on the site.

- a) Remove the proposed gate from the proposal.

3. Landscaping

The 2002 development approval included a landscaping bed along the rear boundary.

- a) Revise the proposed plans to provide a minimum 0.6 metre wide landscaping area along the length of the Unit 5 rear boundary to reduce amenity impacts and soften the built form.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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 cursive script that reads "Angela Cleary".

Angela Cleary
Urban Planner
Planning Services Special Assessment
Phone: 31785733
Email: Angela.Cleary@brisbane.qld.gov.au
Development Services
Brisbane City Council