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22 April 2026

Poli Investments (QLD) Pty Ltd  
C/- Tam Dang Planning Pty Ltd  
PO Box 2453  
FORTITUDE VALLEY QLD 4006

**ATTENTION: Tam Dang**

**Application Reference:** A006981928  
**Address of Site:** 84 WALLACE ST CHERMSIDE QLD 4032

Dear Mr Dang

**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.

**Site Cover**

- 1) The proposed site cover for the proposed development is considered to be excessive, which results in poor landscaping outcomes and will impact the amenity of future occupants and adjoining properties.
  - a) To address PO8 of the Multiple dwelling code, design changes are required to facilitate a balance of building to open space and landscaping on the site. This includes amendments to side boundary setbacks and communal open space as discussed below.

**Side Boundary Setbacks**

- 2) The proposed side boundary setbacks of 3m is insufficient to support the separation of buildings and provide visual and acoustic privacy without the reliance of screening and therefore, inconsistent with PO3 and PO7 of the Multiple dwelling code.
  - a) Provide amended plans to increase side boundary setbacks along the eastern and southern side boundaries to closely align with the average setbacks as defined in AO7.1 of the Multiple dwelling code.

**Communal Open Space**

- 3) The submitted code assessment identifies that a performance outcome is sought for communal open space. The proposed communal open space is less than 5% of the site area, is not open to the sky with no landscaping proposed and is poorly located. Council is concerned that the submitted drawings and documentation has not addressed the requirements of PO8 and PO30 of the Multiple dwelling code, specifically, the proposed

communal open space does not demonstrate provision of passive and active recreation opportunities.

- a) Submit revised drawings in accordance with PO30 of the Multiple dwelling code which show:
  - i) A suitable location for the communal open space.
  - ii) Revised roof design to provide some openness to the sky.
  - iii) Indicative active and passive recreational facilities/opportunities.
  - iv) Landscaping to provide a pleasant outlook for residents.

### **Side Boundary Treatments and Landscape Details**

- 4) It is noted that a performance outcome is sought for side boundary landscaping to both side boundaries. Council is concerned that the proposed side boundary treatments, specifically the reduced built form setbacks and the lack of landscaping to soften built form and hardstand, do not address the requirement to reduce the appearance of building bulk and soften built form, driveways and hardstand areas from adjoining properties. Furthermore, as a Landscape Concept Plan has not been submitted, Council is unable to assess how the landscape intent for side landscape areas that have been provided will perform.
  - a) Submit revised drawings, including a Landscape Concept Plan prepared by a qualified Landscape Architect, which show a two-tier landscape plantings to the eastern side boundary setback to soften the appearance of and soften the built form, carparking and hardstand areas in accordance with PO28 of the Multiple dwelling code.

### **Legibility of Entry and CPTED Considerations**

- 5) In addition to concerns raised regarding the amenity of the eastern side boundary, the proposed long and narrow pedestrian pathway along this boundary as the primary pedestrian access raises significant safety concerns with the potential for entrapment.
  - a) Provide amended plans showing the lobby and core relocated to one of the street frontages to create opportunities for casual surveillance of the building entrance and create safe access to the development in accordance with AO9.4/AO12.2/PO12/PO23 of the Multiple dwelling code.

### **Design and Articulation**

- 6) The proposal incorporates solid balustrading to all street facing balconies, limiting opportunities for passive surveillance over the street, natural light and ventilation and adds to the bulk of the building form.
  - a) In accordance with AO16.1/AO16.3/PO16 of the Multiple dwelling code, provide a reduction of solid balustrading by introducing partial breaks with lightweight open balustrades into the balcony spaces. Further exploration of changes in materials, finishes, textures should also be explored to address PO9 of the code.
- 7) Submit amended plans which incorporate additional material/finish changes to the ground level of the development to break up the largely white rendered façade and to provide a positive streetscape character.

### **Privacy/Amenity**

- 8) To limit privacy impacts to existing and future development, provide privacy screening to the balconies where facing the southern side boundary to address AO14.1/PO14 of the Multiple dwelling code.

### **Subtropical Design**

- 9) The proposal lacks weather protection devices over windows to habitable rooms and does not incorporate design measures to address Brisbane's subtropical climate.
  - a) To provide protection and relief from Brisbane's subtropical climate and to provide further articulation and shadow casting elements, provide weather protection devices to habitable windows in accordance with AO26.1 of the Multiple dwelling code.

### **Containerised Planting – Landscape Details**

- 10) The submitted architectural drawings identify a landscape planter on structure to the western side of the building. However, the submitted drawings lack the necessary detail to demonstrate that the proposed planters on structure can support long term growth of plantings to adequately soften the built form.
  - a) Submit revised drawings in accordance with PO12, PO13 and PO15 of the Landscape work code, which show:
    - i) Planter media depths in accordance with Table 1 of the Landscape design planning scheme policy.
    - ii) Details of a stormwater harvesting and irrigation strategy.
    - iii) Maintenance access details for planters on structure.

### **Pad Mount Transformer (PMT)**

- 11) Whilst it acknowledged that the proposed plans have accommodated many of the standard services like the booster cabinet, Council is concerned that a Pad mount Transformer (PMT) may be required which will impact the provision of deep planting.
  - a) Submit revised drawings showing where a pad mount transformer may be located if needed or written confirmation from Energex that a PMT is not required for the development.

### **Deep planting**

- 12) The submitted code assessment identifies that a performance outcome is sought for deep planting regarding the width of the planting area along the Farnell Street frontage. While the proposed 3.237m wide deep planting area may have merit, the submitted assessment material does not contain a Landscape Concept Plan to demonstrate that large subtropical shade tree species can be supported to grow to maturity within this area.
  - a) Submit a Landscape Concept Plan prepared by a qualified Landscape Architect in accordance with PO28 and PO29 of the Multiple dwelling code which show proposed large subtropical shade tree species to all deep planting areas.

### **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 A006981928.

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 'Shirley Mills', written in a cursive style.

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