Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

03 March 2026

Robert J Cooper
C/- Town Planning Strategies
PO Box 800
HAMILTON CENTRAL QLD 4007

ATTENTION: Marcus Brooks

Application Reference: A006939523
Address of Site: 101 PHILIP ST HAWTHORNE QLD 4171

Dear Marcus,

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.

Built form

1. The development seeks a performance outcome on separation distance and building height transition to the adjoining dwelling house at 97 Philip Street. The current side setbacks to the third storey component have not sympathetically managed the setback to the adjoining dwelling house and risks adversely impacting on the amenity of adjoining residents, contrary to AO3 / PO3 and AO4.2 / PO4 of the Multiple dwelling code.

   a. Provide amended plans increasing the side boundary setback for the third storey components of Unit 02 and Unit 03.

   Note: Subject to increasing the side boundary setback to the southern boundary, provide additional information regarding the interface with the adjoining dwelling house to provide justification against any performance outcome sought.

2. The rear setback does not provide for adequate separation to adjoining residents nor does it sufficiently protect the amenity or privacy of future residents.

   a. Provide increased rear setbacks to comply with AO7.1 / PO7 of the Multiple dwelling code.

Traditional building character – Design and demolition

3. The proposed dwellings to the rear of the site exceed the bulk and scale of the existing house resulting in a built form outcome that diminishes the traditional character of the retained house. Further to this, the rear dwellings do not include roof forms of a pitch and proportion of dwelling houses constructed before 1946 nor do they include similar materials contrary to AO21.1 / PO21 and AO18.1-18.2 / PO18 of the Traditional building character (design) overlay code.

   Provide amended plans to address the following:

a. An amended design of the rear dwellings at the rear of the site to reduce the bulk and scale of development;

b. Inclusion of roof forms which contribute to the character of the development;

c. Amended design to better respond to the materials and elements of residential buildings built before 1946 in the street.

4. The proposed partial demolition of the front door and one set of the flanking French doors is considered to result in the loss of traditional building character integral to the character of the house as seen from the street and conflicts with AO1 / PO1 of the Traditional building character demolition overlay code.

   a. Provide amended plans showing the retention of the French doors and the front door.

5. The replacement of the balustrade with new three rail balustrade to match the existing balustrade style is supported however, the drawings differ from the annotation and clarification is required to ensure the new handrail meets AO5 / PO5 of the Traditional building character design overlay code.

   a. Provide amended elevations showing the proposed handrail to represent a bottom, mid and top rail with broom stick balusters.

6. The removal of the southern side window hoods on the existing house, which appear to be pre-1946 in origins, will result in the loss of character as seen from the streetscape on the oblique. Demolition of these elements will result in the loss of integral elements that diminish character and conflicts with AO1 / PO1 of the Traditional building character demolition overlay code.

   a. Provide amended plans showing retention of the existing window hoods on the southern side of the house.

Traffic, car parking and refuse

7. The proposed plans do not show a visitor parking space as required by AO13 / PO13 of the Transport, access, parking and servicing code.

   a. Provide amended plans showing a visitor parking space.

8. There does not appear to have been an assessment against Transport, access, parking and servicing (TAPS) code provided as part of the application.

   a. Provide an assessment against the TAPS code;

   b. Confirm that current double garage widths are sufficient and make any amendments to the current width where required to comply with the TAPS code.

   Note: Any performance outcomes should be supported by a Registered Professional Engineer of Queensland (RPEQ) statement considering and endorsing the suitability of the outcomes particularly with regard to parking provision for residents and visitors and the suitability of the access driveway and manoeuvring areas.

9. The following additional information is required to enable a detailed assessment of the proposal and to demonstrate compliance with AO32 / PO32 of the Multiple dwelling code and AO8.1-AO8.2 / PO8 of the Infrastructure design code.

a. Provide amended plans demonstrating a refuse storage area with a minimum internal area of 1.8m x 1m (1.8m2) for each dwelling. Ensure that MGBs are not stored or transferred through dwellings (including garages).

   Note: If the preferred location is to store MGBs in the common area, the storage enclosure must be roofed and screened.

b. Provide amended plans demonstrating a transfer path for each lot's MGBs from the refuse enclosure to the kerbside that does not exceed a gradient greater than 1:14.

   Note: Where compliant gradients are not achievable, a mechanical aide (such as a bin tug) must be demonstrated to assist with the transfer of MGBs to the kerbside for presentation.

   Note: 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 240L green waste mobile garbage bins. Refer to https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents/waste-management-technical-notes.pdf.coredownload.pdf.

Landscaping outcomes

10. Limited information has been provided to demonstrate how the development complies with landscaping outcomes of the Multiple dwelling code and the Landscape work code and it is unclear if the proposal currently meets the landscaping outcomes expected in the Multiple dwelling code.

    Additional information and amended plans (including a Landscape concept plan) are required to address the following and demonstrate compliance with the relevant benchmarks:

    a. Deep planting areas containing shade canopy trees, equivalent to a min 10% of the site, along front and rear boundaries, that meet the quantity, dimensions and criteria required to comply with AO29.1- AO29.4 / PO29 of the Multiple dwelling code;

    b. Shade canopy trees (ie. min 5m high with a 5m diameter canopy within 5 years) along the site frontage in min 2m wide garden beds to comply with AO28.1 / PO28 and AO29.3 / PO29 of the Multiple dwelling code;

    c. Buffer planting in min 1.5m wide garden beds along the southern side boundary to provide visual screening to minimise impacts from vehicle manoeuvring areas to the adjoining dwelling in accordance with AO28.2 / PO28 of the Multiple dwelling code;

    d. Details of retaining walls, gradients and finished levels, including spot levels along site boundaries and at top and bottom of walls.

    e. Relocation of the proposed pool to achieve a vegetated buffer along the northern side boundary to reduce amenity impacts on adjoining residents;

    f. Details of proposed upper-level planting (if any) including typical planter sections to demonstrate adequate soil depths and drainage, and the size and location of proposed

rainwater tanks if containerised planting is proposed. (Refer to Section 6 of the Landscape design planning scheme policy;

g. A Planting Palette with proposed trees, shrubs and groundcover species, identifying where proposed species or forms are selected for specific areas or purposes (eg, shade trees, feature trees, buffer planting);

h. Additional information to demonstrate that planting indicated is commensurate with proposed soil volumes, garden bed widths, and offsets from buildings and structures, as required to establish and maintain proposed plant forms and heights;

Note: Palms and deciduous tree species generally do not meet required subtropical character to address site amenity (eg. shade, privacy, visual screening, reducing bulk and scale), but may be used in limited areas as 'feature planting'.

i. Details of proposed landscaping materials, finishes, and specifications.

Private open space

11. The area of Private open space within the rear setback is not directly accessible from a living space within Unit 3 and it is unclear if it is intended to function as an area of private open space or whether it is exclusively for landscaping.

    Provide additional information to demonstrate compliance with AO31.2 / PO31 of the Multiple dwelling code and to address the following:

    a. Clarify the function of the area with regard to primary use and purpose;

    b. Clarify how the area is accessed for maintenance purposes.

Street tree

12. It is unclear if the proposed crossover will impact on the existing street tree.

    a. Provide additional information to demonstrate that sufficient separation is provided between the proposed crossover and the existing street tree to demonstrate compliance with AO2.1 / PO2 of the Streetscape hierarchy overlay code.

Application material

13. No assessment against relevant secondary codes has been provided.

    a. Provide a code assessment against all relevant secondary codes as detailed in Table 5.5.2 of City Plan 2014.

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 A006939523.

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

Yours sincerely,



Joel Wake
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7467
Email: joel.wake@brisbane.qld.gov.au
Development Services
Brisbane City Council