



Dedicated to a better Brisbane

20 May 2026

Barry Moule
C/- Willowtree Planning (Qld) Pty Ltd
Level 9, 243 Edward Street
BRISBANE CITY QLD 4000

ATTENTION: Darcy Thynne
Application Reference: A007001519
Address of Site: 42 WELLINGTON ST MANLY QLD 4179

Dear Darcy

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

- 1) The proposed development seeks a performance outcome for the number of storeys, overall height, the transition to the adjoining dwelling houses, site cover, and setbacks. To achieve compliance with AO3/PO3 and AO4.1–AO4.2/PO4 of the Multiple dwelling code and OO3(g) of the Wynnum-Manly neighbourhood plan code, amend the plans to include the following:
 - a) Show 'ground level' as defined in City Plan 2014, 1m above ground level and 9.5m above ground on all elevation and section plans.
 - b) Reduce the overall height to minimise the extent of the building that is above 9.5m above 'ground level'.
 - c) An improved building height transition to the adjoining dwellings for building elements above 9.5m to achieve a sensitive reduction in building height to the adjoining dwelling houses.
 - d) Clearly identify where the proposed building height does not achieve AO4.1–AO4.2. Provide a visual representation of the proposed versus acceptable height transition outcomes on updated elevation plans.
 - e) Amended shadow diagrams showing the shadow cast by a building designed in accordance with all acceptable outcomes versus the shadow cast by the proposed building. Provide the comparison at each time (summer and winter solstice) on the same plan and show the shadows in context with the open space and habitable rooms on adjoining sites.

Setbacks, Separation, and Site Cover

- 2) The proposal seeks performance outcomes for side setbacks, adjoining building separation and site cover under the Multiple dwelling code. Specifically, the proposal does not achieve AO3/PO3, AO7.1/PO7 (setbacks), Site coverage of 56.9% is also proposed, in lieu of 45% as per AO8/PO8. Accordingly, submit amended plans showing the following:

- a) Increased side setbacks to improve the separation distances to adjoining dwellings and reduce site cover.
- b) Clearly identify where the building height above ground level alters the corresponding side boundary wall setback requirement on each level, to demonstrate compliance with the intended setback outcomes on each level given the sloping nature of the site.

Privacy and overlooking

- 3) The proposed plans do not provide sufficient information on building separation and the relationship of the proposal to the adjoining lots. This information is required to assess the minimum building separation requirements and how the proposed development minimises direct overlooking.
 - a) Provide a site context plan and dimensioned floor plans and elevations showing adjoining and adjacent buildings, including the location of private open space and windows, and demonstrate design responses to address building separation issues, including consideration of measures such as increased setbacks, offset balconies, placement of private open space, screening, and other suitable design treatments.
- 4) The proposed courtyards on Level 2 adjoining Bed 3 and Bed 4 as well as the service courtyards adjoining Bed 3 and Master Ensuite on Level 3 are within the setback zone and could impact on adjoining neighbours. In accordance with AO3/PO3 of Multiple dwelling code:
 - a) Provide amended plans to relocate or remove courtyard spaces to meet setback requirements so as to not impact the privacy of adjoining neighbours.

Drawing Clarity

- 5) Due to the nature of the sloped site, additional drawings are requested for a full understanding and assessment throughout the site.
 - a) Provide additional short sections of the whole site through the following areas -
 - i) Secondary lift servicing Unit 1;
 - ii) Master bedroom of Unit 1 through the large window on the eastern elevation;
 - iii) Living/dining/kitchen of Unit 1 and green roof above.
 - b) Provide amended plans and additional sections to indicate fence treatment on side boundaries with dimensions and proposed materials.
 - c) Indicate a line of 9.5m above NGL on all elevations and sections.

Lift Overrun

- 6) The development is serviced by two lifts however, it is unclear as to whether adequate space has been allowed for the lift overrun especially as it impacts the usability of the private open space of Level 4 unit and overall bulk and scale of the development. In accordance with AO10.2/PO10 of Multiple dwelling code:
 - a) Provide further information to demonstrate that adequate height allowances for the lift overruns have been allowed for within the proposal.
 - b) Clarify method of servicing of lifts on roof level.

Deep Planting

- 7) The provided architectural plan indicates that 10.9% of the site is deep planting however areas proposed include underground services, hardstand elements including a pedestrian path to Wellington Street and based on the Landscape Concept Plan includes palm trees which do not achieve the characteristics of large subtropical shade tree. The proposal is to ensure all areas

of deep planting support the provision of large subtropical shade trees which at maturity are complementary in scale in height to the building form and respond to the sites' design needs in accordance with PO28 and PO29 of the Multiple dwelling code.

- a) Provide amended plans including an amended Landscape Concept Plan that demonstrates the following:-
 - i) Remove all proposed hardstand elements from within the deep planting area proposed on Wellington Street. A pedestrian pathway can be supported however is required to be permeable and clearly detailed in the submitted plans;
 - ii) Remove all proposed services from areas of deep planting or demonstrate their provision will not impact the long-term success of the proposed shade trees;
 - iii) Demonstrate the proposed booster location will not require access through the deep planting area or require underground connections that run through the deep planting area. Consider relocating further within site or at the street frontage;
 - iv) Amend the design of all deep planting areas to contain large subtropical shade trees and understorey planting within mulch. Palm trees can be supported however are to be complementary to any large subtropical shade tree.

Side Boundary Landscaping

- 8) The provided plans include several inconsistencies between the Landscape Concept Plan and Architectural plans regarding the side boundary landscape design including different planter designs and indication of inground planting on structures. Furthermore, the submitted documentation does not effectively demonstrate in terms of design and documentation how the proposal supports side boundary landscaping that effectively softens the built form and prevents amenity impacts to adjoining properties in accordance with PO28 of the Multiple dwelling code.
 - a) Provide amended plans including an amended Landscape Concept Plan that demonstrates the following:-
 - i) Consistency between the Architectural and Landscape Concept plans including consistent dimensions and positioning of the containerised planters;
 - ii) That all containerised planters are accurately documented in terms of planting depth;
 - iii) Include sections and elevations of how the containerised planters will effectively soften and screen the development from adjoining properties;
 - iv) Implement additional opportunities for landscaping along the boundaries of the site including adjacent to proposed private open space areas and along the north-western boundary where the proposed access easement is located.

Fuel Burning or Power Generator

- 9) The proposed development includes a pump room on the Ground floor which may include the use of fuel burning (e.g. gas boiler that involves fuel burning) or a back-up/emergency power generator. Such uses are defined as "Fuel Burning" in Schedule 1 Definitions – Industry Thresholds.
 - a) Submit further information outlining whether the pump room includes a power generator / fuel burning (e.g. gas boiler that involves fuel burning) is proposed. Such information is to include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. (In some circumstances an Air Quality Report may be required demonstrating compliance with PO1 of the Industry Code).

- b) NOTE - Amendment to the DA form and an amendment to the proposed application may be required if a new industry use/threshold is triggered.

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 A007001519.

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

Yours sincerely



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Development Services
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