

INFORMATION REQUEST RESPONSE

3 September 2026

Brisbane City Council
Attn: Bijal Shah
GPO Box 1434,
Brisbane QLD 4001

Dear Bijal,

RESPONSE TO INFORMATION REQUEST – 44 WARREN STREET, ST LUCIA (APPLICATION REFERENCE - A007038499)

In accordance with Section 13.2 of the *Development Assessment Rules* and on behalf of *Panich Rungtip*, please find below a full response to the information requested by Council on the 8 July 2026 in relation to the above-mentioned development application.

The following detailed response extracts each part of Council's Information Request in *italicised* text and provides a corresponding response below:

Privacy

- 1) *The proposed townhouses will have habitable rooms located within 9m of neighbouring habitable rooms of the multiple dwelling building at 46 Warren Street. To ensure there are no impacts to amenity of the existing neighbouring building, habitable room windows on the southern facade will need to have obscured glazing up to 1.5m above floor level provided as per PO1 of the Multiple dwelling code.*
 - a) *Provide amended plans that show habitable room windows on the southern facade with obscured glazing up to 1.5m above floor level as required by AO17 of the Multiple dwelling code.*

Response to Item 1:

It is acknowledged that habitable room windows are proposed within 9.0m of habitable room windows associated with the adjoining development at 46 Warren Street, however, it is considered that the proposed design achieves the intent of PO1 of the Multiple Dwelling Code without requiring obscured glazing to 1.5m above floor level.

The southern elevation incorporates windows associated with bedrooms, dining areas and kitchens; however, these windows are relatively narrow and do not comprise large expanses of glazing that would

facilitate significant or direct overlooking. In addition, a separation distance of approximately 6.0m is maintained between the upper levels of the proposed and adjoining building. This separation, together with the limited width and extent of the proposed windows, substantially limits opportunities for direct overlooking and maintains an appropriate level of visual privacy between the respective buildings.

Consideration should also be given to the relationship between the internal floor plates of the proposed development and the adjoining development. The respective buildings have generally corresponding floor arrangements, with kitchen and dining/living areas located at second-floor level and bedrooms located at third-floor level. Accordingly, the proposed windows generally interface with rooms of a similar function rather than creating an incompatible relationship whereby highly private spaces directly overlook primary living areas. The alignment of comparable uses across the two buildings assists in maintaining a reasonable and expected level of residential privacy within a multiple dwelling environment.

It is also relevant that AO17 represents one acceptable means of achieving the relevant Performance Outcome and should not be treated as the only design solution capable of protecting residential privacy. In this instance, the combination of the approximately 6.0m building separation, relatively narrow window openings, limited extent of glazing and corresponding internal floor layouts provides an appropriate alternative design response.

Requiring obscured glazing to a height of 1.5m across all habitable room windows on the southern elevation would also unnecessarily compromise the residential amenity of the proposed dwellings by reducing outlook, access to natural light and the ability of occupants to maintain a visual connection with the external environment. Given the physical separation and window configuration already provided, such a measure is not considered necessary or proportionate to the potential privacy impact.

As such, the proposed window arrangement provides an appropriate level of privacy for both the proposed development and the existing residents of 46 Warren Street. The development therefore achieves the intent of PO1 notwithstanding the alternative solution to AO17, and it is respectfully submitted that obscured glazing to 1.5m above floor level is not warranted in this instance.

Flood overlay code assessment

- 2) The Flood overlay code assessment report prepared by Storm Water Consulting, dated 23 August 2023, has been reviewed. The site is affected by Brisbane River flood planning area sub-categories 2a, 2b, 3, 4 and 5 under the Flood overlay. The submitted Flood Report was prepared for a new dwelling house and addresses Section A of the Flood overlay code, which is not applicable to the current application. The report must be updated to reflect the proposed multiple dwelling development comprising four townhouses, which requires assessment against Section B of the Flood overlay code.*
- a) Provide a revised Flood Report for the Class 1a townhouse proposal demonstrating compliance with the minimum flood planning levels specified in Acceptable outcome AO5.1 of the Flood overlay code. Habitable areas and essential services must be located at or above 8.0m AHD, being the 1% AEP Brisbane River flood*

level plus 0.5m. Enclosed non-habitable rooms, including garages, storage areas and mudrooms, must be located at or above 7.8m AHD, being the 1% AEP Brisbane River flood level plus 0.3m.

Response to Item 2a:

A revised Flood Report has been provided in Appendix 2.

All habitable rooms are proposed to be constructed above the minimum flood immunity level of 8.0m AHD (i.e. minimum proposed level is 9.44m AHD). The private open space areas are proposed to be located below the minimum non-habitable level of 7.8m AHD. A Performance Outcome has therefore been addressed for these areas in the Flood Report.

Flood resilient materials are to be utilised for any part of the development which is located below 7.5m AHD. Any electrical outlets or switches are to be located above 7.5m AHD. The footings and supports should be designed to withstand the hydrostatic (flood levels up to 7.5m AHD) and hydrodynamic (flow velocities up to 0.1m/s) loads.

Refuse collection location

- 3) Kerbside refuse collection is proposed; however, it is unclear whether sufficient kerbside space is available due to potential conflicts with existing street trees and the proposed vehicle crossover.*
- a) Submit revised plans clearly identifying the bin presentation area within the site frontage. The plans must show all existing street trees and the proposed crossover, and include dimensions as required by AO8.1 of the Infrastructure design code.*

Response to Item 3a:

As shown in Figure 1, there is sufficient space to accommodate the refuse bins along the kerbside. We note that a street tree will need to be removed.

As per item 5 of the information request, Council included a note stating that they would advise on the removal of the street tree. Given we have not heard anything further, it is assumed that the street tree is permitted to be removed.

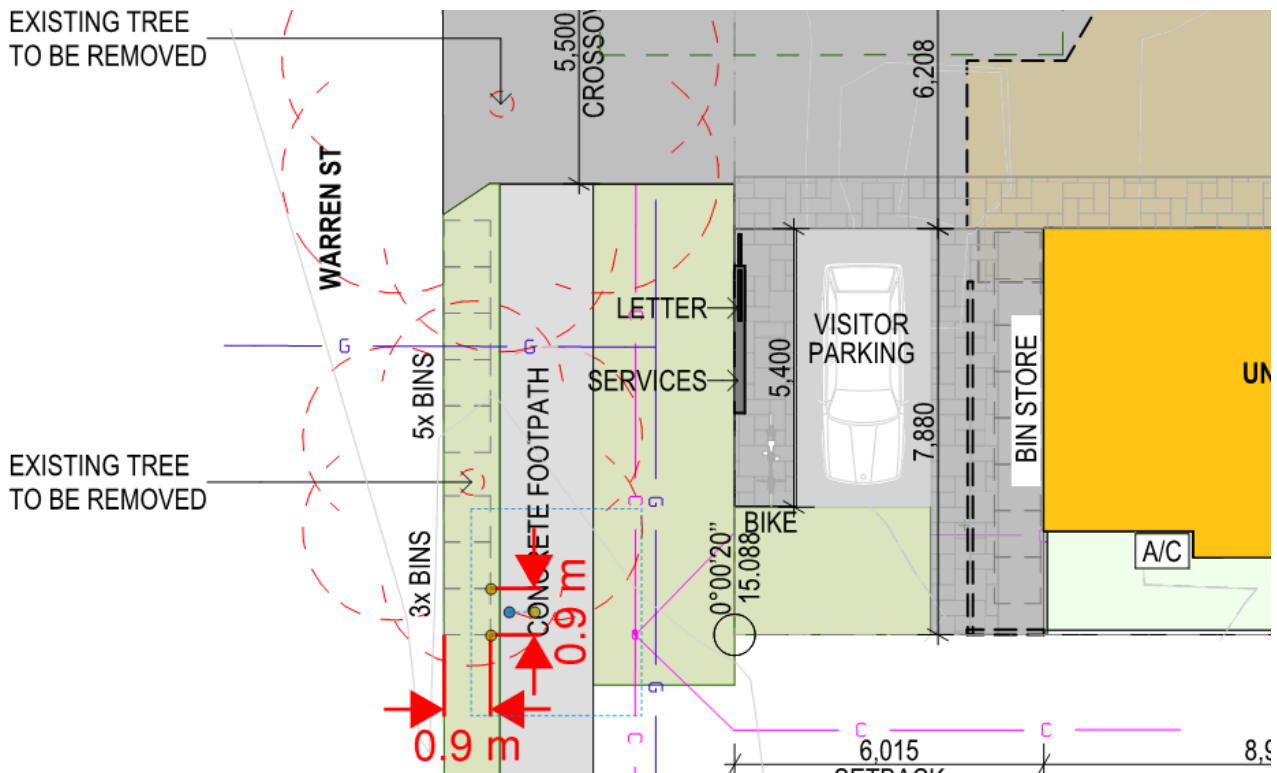


Figure 1: The refuse bins located within verge. A 0.9m x 0.9m dimension per bin was used.

Lawful point of discharge

- 4) The assessment report states that lawful point of discharge will be achieved to the kerb and channel "through to the upstream slope using a pump-out system". However, insufficient information has been provided to demonstrate that this arrangement is suitable as required by PO3 of the Stormwater code.
- a) Provide a preliminary stormwater design demonstrating how lawful point of discharge will be achieved. The response must be endorsed by a Registered Professional Engineer of Queensland (RPEQ).

Response to Item 4a:

The proposed development will be fitted with a stormwater sump with duty and standby pumps. The minimum tank storage is 395m^2 roof area at 9.5KL per $100\text{m}^2 = 37.5\text{KL}$

A stormwater rising main will be constructed through the driveway to discharge into the stormwater pit and then piped through to the discharge water to the kerb and channel. Refer to Appendix 3 for the Engineering Plans.

Landscape concept plan

- 5) A Landscape Concept Plan (LCP) with sufficient detail to support self-certification conditions is required and has not been provided.

a) *Submit a Landscape Concept Plan prepared in accordance with Brisbane City Council's guideline for preparing landscape concept plans, including the level of detail required by the guideline. <http://www.brisbane.qld.gov.au/planning-building/planning-guidelinestools/> brisbane-city-plan-2014/fact-sheets/guide-preparing-landscape-concept-plan As a minimum, the concept plan must include the following:*

- i) existing and proposed surface levels and gradients;*
- ii) concept design details for landscaped areas, including an indicative planting plan and planting schedule showing proposed plant sizes. A plant palette with a legend alone is not sufficient;*
- iii) existing trees identified by location, species, canopy spread, diameter at breast height and condition, with no works proposed within the tree protection zone;*
- iv) details demonstrating how the landscaping requirements of the Multiple dwelling code are addressed.*

Note: Council will shortly advice on the proposed street tree removal to facilitate access.

Response to Item 5:

A Landscape Concept Plan is provided within Appendix 4.

As stated in the response to item 3a, we have not heard any further with regards to the removal of the street tree, therefore, have progressed the development based on the tree being able to be removed.

The information contained herein and attached provides a response to the matters raised in Council's Information Request. On behalf of the Applicant, we request that Council proceed with its assessment of the development application.

If you have any further queries, please do not hesitate to contact the undersigned on 0435 812 611.

Kind Regards,



Zoc Pankaluic

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Enc. Appendix 1 – Proposed Plans
 Appendix 2 – Flood Report
 Appendix 3 – Engineering Plans
 Appendix 4 – Landscape Concept Plan