



**City Planning and Economic Development Services
Development Services**

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Dedicated to a better Brisbane

24 July 2026

Anthony Doolin
C/- Aspect Town Planning Pty Ltd
PO Box 2101
GRACEVILLE EAST QLD 4075

Attention: Zoc Pankaluic
Application Reference: A007043724
Address of Site: 57 MCLENNAN ST ALBION QLD 4010

Dear Zoc,

RE: Further advice

An initial review of the application has been undertaken, which has identified that further information is required to assess the proposal.

Heritage

1. Additional information and reporting is required to be submitted in order to understand the impacts of the proposal upon the significance of the Local heritage place.

Submit additional and updated documentation including, but not limited to:

- a. Architectural documentation and plans prepared by a BOAQ (Board of Architects of Queensland) registered architect.
- b. Structural engineering documentation prepared by a RPEQ (Registered Professional Engineer of Queensland) providing all necessary structural engineering documentation to demonstrate the existing timber-framed flooring of the heritage place can support the new proposed upper ground floor lobby (i.e. likely car accommodation); and
- c. Heritage impact statement of the proposed works prepared by an ICOMOS (International Council on Monuments & Sites) registered heritage architect.

Car parking

2. The proposed plans show a "lobby" room on Level 1 which may still be used as car accommodation/parking area for the dwelling; however, the proposal does not provide for and has not demonstrated sufficient and safe vehicle access and parking on-site in accordance with AO4/PO4 of the Dwelling house code and the relevant Brisbane standard drawings.

In noting the constraints of the site (being a Local Heritage Place), submit amended and additional plans including, but not limited to, the following:

- a. 1 (one) on-site car parking space for the dwelling house clearly indicated;
- b. Sections and drawings which demonstrate compliance with the grades in BSD-2024, to ensure safe vehicle access and parking can be provided on-site.

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 black ink, appearing to read 'REKRI'.

Roseanne Ekri
Urban Planner
Planning Services House & Homes
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Development Services
Brisbane City Council