



7 April 2026

Attention: *Dominic Hudson - Senior Urban Planner
Planning Services North
Brisbane City Council*

Via: DSPlanningSupport@brisbane.qld.gov.au
Dominic.Hudson@brisbane.qld.gov.au

Dear Dominic,

RE: RESPONSE TO COUNCIL FURTHER ADVICE NOTICE AT 39 LACEY RD CARSELDINE QLD 4034 | COUNCIL REFERENCE NO. A006743933

The applicant provides the below written response to Council's Information Request dated 18 February 2026. The following documents are provided in response to Council's requests:

- **Attachment A – Amended Proposal Plans_v6**
- **Attachment B – Traffic Engineer's Statement_260226**
- **Attachment C – Landscape Concept Plan_v8**
- **Attachment D – Arboricultural Impact Assessment_v3**

All plan amendments have been made in accordance with, or as a direct result of, Council's requests. The Traffic Engineer's Statement has been updated solely to incorporate the most current plan set and reflects no other changes.

Land Description and Owner's Consent

Item 1

On 20 February 2025 the applicant provided an email to Council responding to item 1, including a revised DA form 1 as requested.

Item 2

On 20 February 2025 the applicant provided an email to Council responding to item 2.

Visitor Parking

Item 3

As requested, the communal visitor car park at the eastern boundary has been relocated to provide a minimum 2m setback from the boundary.

The following documents have been reviewed and confirmed for consistency with the amended layout:

Document	Checked
Amended Plans	✓
Traffic Statement	✓
Landscape Concept Plan	✓
Arborist Report	✓



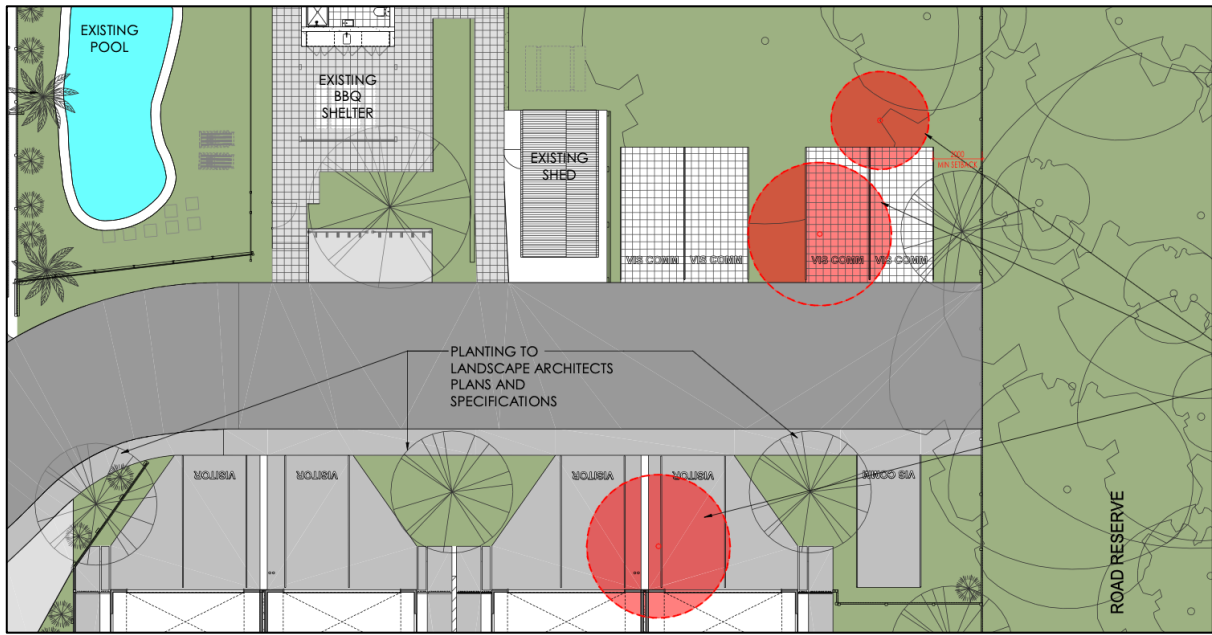


Figure 1: Extract of eastern boundary from Attachment A.

Significant Vegetation

Item 4

The proposal plans, arboricultural report, and landscape concept plan have been updated to incorporate the amendments detailed below, and are confirmed as consistent across all documents.

The landscape concept plan and architectural plans have been amended to include the following:

(i) Existing Tree Locations and Retention/Removal Intentions

- Existing tree locations are now consistent across all plans and the AIA in terms of retention and removal intentions.

(ii) Replacement Shade Canopy Trees – Eastern Boundary

- Replacement shade canopy trees added along the eastern boundary adjacent to the new road reserve, sited and selected to address the future streetscape interface.

(iii) Revised Communal Open Space – Stage 3

- Communal open space revised in response to tree removals in the Stage 3 area.
- Design meets PO30 / AO30.1 requirements: range of uses, flexible use, minimum 25% landscaping, and a flat paved or grassed area with a minimum 5m dimension in any direction.

(iv) Additional Shade Trees – Private Open Space (U37 & U40)

- Shade trees added in garden beds (min. 4.8m wide × 2.5m deep) at the visitor parking interface.
- The 2.5m end section of retaining wall removed from U40 garden bed to improve root establishment in the deep planting zone.

(v) Additional Columnar Feature Trees – U37 Building Entry

- Columnar feature trees in common ownership added between the U37 building entry and the visitor parking to the west.
- Garden bed is 5m long × min. 1.5m wide to minimise radiated heat, improve privacy, and provide amenity.

Refuse Location

Item 5

The refuse storage area has been retained in its existing location, extended as per Council requirements and is notated to be roofed and screened. The storage area has been dimensioned to accommodate 8 x 1100LT bins.

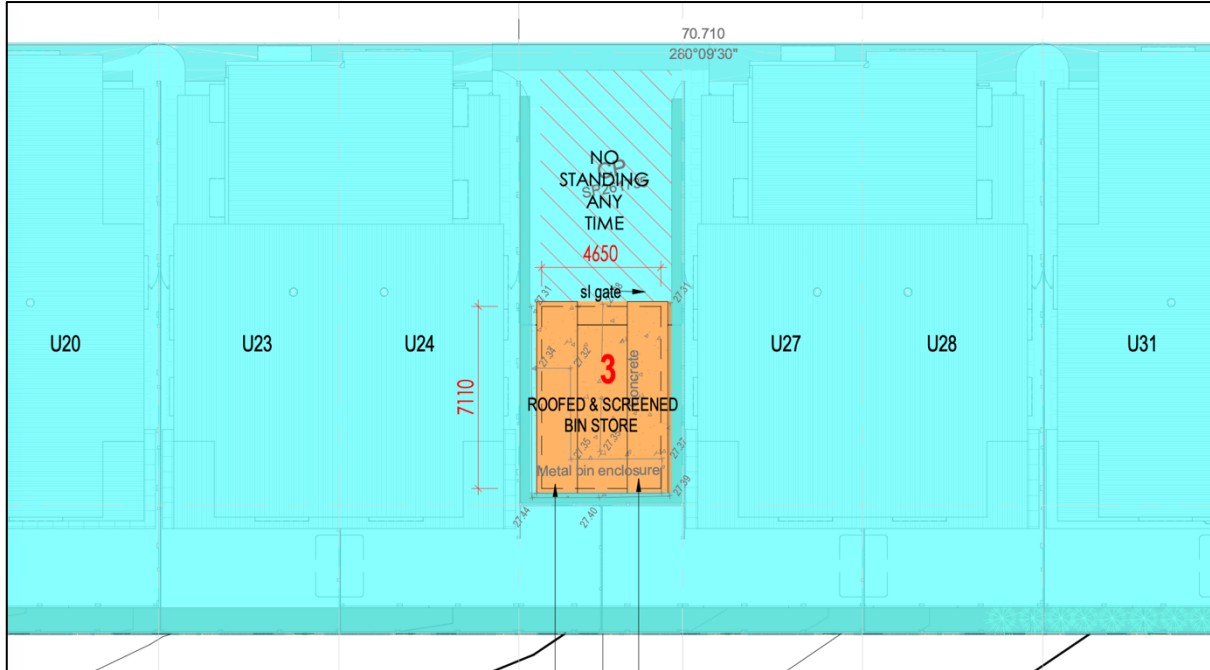


Figure 2: Extract of refuse storage location from Attachment A.

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Should you require anything further please contact me via plan@upqld.com.au.

Kind Regards,
Jessica Reynolds BRTP(Hons)
Director
Urban Planners Queensland