



Date: 3 June 2026
Ref: A006953153

Attn: Shirley Mills

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via Email (DSPlanningSupport@brisbane.qld.gov.au)

Dear Shirley,

RE: RESPONSE TO INFORMATION REQUEST
215 LANCASTER ROAD, ASCOT QLD 4007

In accordance with s13.2 of the Development Assessment Rules, a full response to the Information Request that was issued by the Brisbane City Council (the **Council**) on 4 March 2026 is provided below.

Item 1 – Multiple Dwelling (Tenement Building)

Confirm that there are no changes proposed to the existing Multiple dwelling (Tenement Building) (2 units), other than the stairs and landing to the units.

Response:

There are no internal changes proposed to the existing dwellings on the upper level of the building, for the exception of the demolition and replacement of walls as shown on Existing First Floor Plan A.02.01. External renovations including new awnings, roofs, facia, balconies, landings and stairs are proposed. A total of 2 dwellings remain.

Item 2 – Car Parking Provision

The proposed number of carparking spaces do not address the requirements of PO1, PO13 and PO14 of the Transport, access, parking and servicing code. The code responses refer to a Modus Traffic and Transport report (Appendix E) in support of the proposal, however this report has not been submitted with the application.

a) The designation of two additional angle parking spaces that are located partially in road reserve is not supported.

Response:

As requested by the Council, please refer to **Attachment 1 – Updated Proposal Plans** which no longer includes new car parking spaces partially in road reserve.

b) The proposal is to include a technical competent and accurate response to the transport and traffic elements of the development. Any performance outcome proposed must be endorsed by an RPEQ traffic.

Response:

As requested by the Council, please refer to **Attachment 2 – Traffic Engineering Report**. Modus Traffic and Transport have prepared an RPEQ endorsed Traffic Engineering Report which address all traffic and transport related matters associated with the proposed development. Of critical relevance, the report confirms that the development (including 4 new on-site car parking spaces) is capable of accommodating the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street as required by the Transport, Access, Parking and Servicing Code.

Item 3 – Refuse

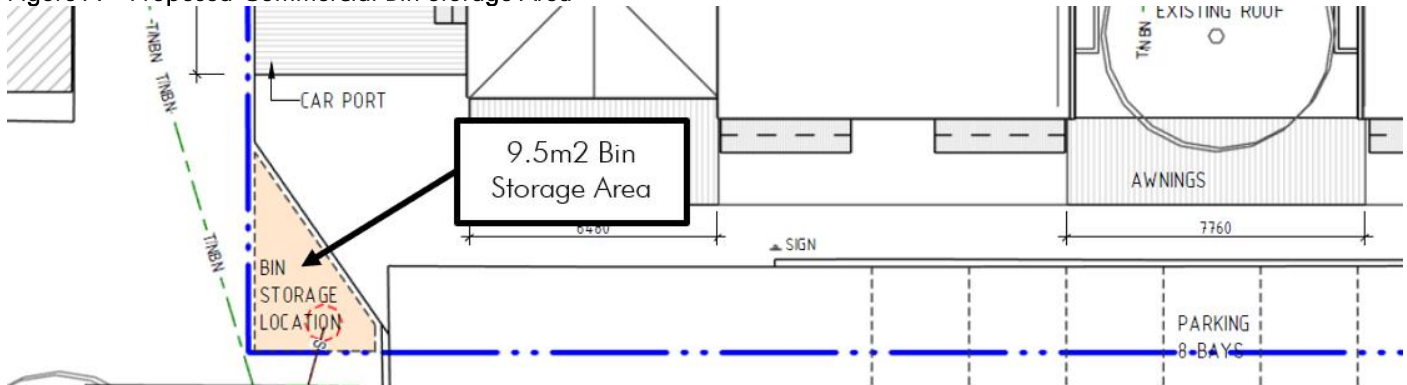
It is noted that one (1) 'Bin storage location' has been shown on the proposed plan. However, the 'Bin storage location' is not denoted as roofed and wholly screened and the triangular design and configuration does not provide sufficient storage, capacity, and source separation to cater for the commercial and residential units. To improve the amenity outcomes for the adjoining sensitive use lot, reduce the visual impact from the public realm and ensure separation of commercial and residential waste, demonstrate the following:

- a) In accordance with AO63.1 and AO63.2/PO63 of the Centre or mixed use code, AO8.1 and AO8.2/PO8 of the Infrastructure design code and AO15.1 and AO15.2/PO15 of the Small-scale non-residential uses code, provide amended architectural plans which shows a separate refuse storage location for the developments commercial refuse room (within a building) or refuse enclosure (roofed and fully screened) with a minimum GFA of 9m² (internal dimension of 3m x 3m).

Response:

As requested by the Council, the development features a dedicated commercial bin storage area measuring 9.5m² (refer **Figure A**). An appropriate number of bulk bins, fitted with wheels, can be stored within the commercial bin storage area. The Council may impose a relevant condition of approval requiring the bin storage area to be roofed and screened.

Figure A – Proposed Commercial Bin Storage Area



- b) In accordance with AO63.1 and AO63.2/PO63 of the Centre or mixed use code, AO8.1 and AO8.2/PO8 of the Infrastructure design code and PO32/ AO32 of the Multiple dwelling code, provide amended architectural plans which shows a separate refuse storage location for the developments residential refuse room (within a building) or refuse enclosure (roofed and fully screened) with a minimum GFA of 3m² (internal dimension of 3m x 1m).

Response:

Kerbside refuse collection will be maintained for the residential dwellings on the upper level of the building. A total of 4x 240L mobile bins will be stored at ground level beneath the landing at the rear of the building. Wheelie bins will not be visible from either street frontage or from the adjoining property at 213 Lancaster Road, Ascot. For this reason, a roofed and screened bin enclosure is not required.

- c) Ensure the GFA and internal measurements of the bin rooms or enclosures are clearly demonstrated.

Response:

The proposal plans have been prepared to scale, enabling the dimensions of relevant elements (i.e. bin storage area) to be measured directly from the plans.

Item 4 – Acoustic Report

It is noted that the proposed hours of operation for the commercial/retail uses of 7am to 10pm do not comply with the prescribed hours of 6am to 8pm, as per AO16 of the Small scale non-residential use code. Additionally, the proposal includes an outdoor dining area which also results in non-compliance with AO17(a) of the code.

- a) Submit for assessment an Acoustic Report in accordance with PO17 of the Small-scale non-residential use code, ensuring compliance at both on-site and adjacent sensitive uses.

Response:

As requested by the Council, a Noise Assessment Report (refer **Attachment 3 – Noise Assessment Report**) has been prepared by Noise Measurements Services in support of the proposed development. The report has been prepared in accordance with the Noise Impact Assessment Planning Scheme Policy and supports 7am to 10pm operation, 7 days a week. Acoustic fencing/barriers are not required.

Item 5 – Landscaping

Provide further information regarding the existing/approved landscaping and proposed landscaping. It appears that a new tree will be located within close proximity to the built form, however it is unclear how this can be achieved with limited information on its delivery.

- a) Provide further information regarding the proposed landscaping. Indicate soil depths and volumes, tree species etc.

Response:

As requested by the Council, a Landscape Concept Plan (refer **Attachment 4 – Landscape Concept Plan**) has been prepared by Seed Landscape Design in support of the proposed development. The Landscape Concept Plan confirms landscape intent for the new outdoor courtyard area and confirms potential tree species to deliver shade to this external area. This new landscaped area will measure 2m x 2m and contains a minimum depth of 800mm to support the establishment of a new shade tree. All existing grassed areas on the Subject Site (i.e. along street frontage, along western side) will be maintained where new development is not proposed.

This letter and the associated attachments constitute a full response to the Council's Information Request and hence, the Public Notification Period will now commence.

Should you have any questions or wish to discuss, please do not hesitate to contact the undersigned on 0405 300 290.

Sincerely,



Brock Acworth

B. Urb. Reg. Plan.

Encl.

- Attachment 1 – Updated Proposal Plans*
- Attachment 2 – Traffic Engineering Report*
- Attachment 3 – Noise Assessment Report*
- Attachment 4 – Landscape Concept Plan*