



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

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

[brisbane.qld.gov.au](http://brisbane.qld.gov.au)

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17 July 2026

SIG Property Group Pty Ltd  
C/- Hal Architects Pty Ltd  
3/709 Main Street  
KANGAROO POINT QLD 4169

**ATTENTION: Adam Lockhart**

**Application Reference:** A007032991

**Address of Site:** 28 BELL ST KANGAROO POINT QLD 4169

Dear Adam,

**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 and Built Form**

- 1) The proposed development presents a 9 storey building, as the roof level does not meet the definition of a Rooftop garden and constitutes a storey. The performance outcomes for the built form for building height, with reduced boundary setbacks, site cover and building separation creates undue adverse amenity impacts to the adjoining developments in particular to the adjoining dwelling house to the west and is not in compliance with AO1.3, AO1.4 / PO1, PO6, AO7 / PO7 of the Kangaroo Point South neighbourhood plan code and AO3, AO7.1, AO7.2 / PO7, AO8/PO8 of the Multiple dwelling code. Further information is required to assess the impacts of the built form.
  - a) Provide amended plans and an assessment against the rooftop garden definition showing areas of soft and hard landscaping etc. whilst ensuring changes are provided so that the rooftop area does not constitute a storey.
  - b) Provide sun shadow studies to demonstrate the impact of the proposed development on adjoining properties for assessment. The shadow diagrams to are to show on a single drawing the shadow cast by a development in accordance with the acceptable outcome versus the shadows cast by the proposed development. The diagrams are to show the adjoining and nearby lots and the location of buildings and their open space on adjoining and nearby land.
  - c) Provide a Roof plan.
- 2) The proposed development has a site cover of 744m<sup>2</sup> (82.6%), which exceeds the 70% site cover anticipated under PO1/AO1.3 of the Kangaroo Point south neighbourhood plan code and AO8 of the Multiple dwelling code. The proposed site cover results in reduced front, side and rear setbacks, limiting opportunities for landscaping, deep planting and open space. In particular, the proposed 2.65m front setback from the new frontage (post-verge land dedication) and side setbacks of approximately 3m do not achieve the landscape outcomes sought by PO1/AO1.4 of the Kangaroo Point south neighbourhood plan code. The

development also incorporates built-to-boundary walls measuring 23.26m on the eastern boundary and 15.55m on the western boundary, exceeding the 15m maximum length identified in PO7/AO7.2 of the Multiple dwelling code. Collectively, these elements result in a service-dominated streetscape, reduced landscape amenity, and adverse impacts on the amenity of adjoining properties.

In accordance with and PO1/AO1.3 and AO1.4, PO6 and PO7 of the Kangaroo Point south neighbourhood plan code, PO7/AO7.3, PO28 and PO29 of the Multiple dwelling code, and PO3, PO7 and PO8 of the Landscape work code, submit revised plans which provide:

- a) Reduce the site cover to ensure an appropriate balance between built form, open space and landscaping consistent with the local character and amenity expectations.
- b) A minimum 3m setback on the ground level from the ultimate front boundary to facilitate deep planting and shade tree planting opportunities.
- c) A 3m front boundary setback to the upper levels from the ultimate boundary.
- d) Increase the side setbacks to 5m.
- e) Site frontage landscaping that includes:
  - i) a minimum 4m x 4m deep planting area capable of accommodating a large subtropical shade tree; and
  - ii) landscape areas across at least 50% of the site frontage width with a minimum width of 2m.
- f) A minimum 5m side boundary setback to facilitate 1.5m wide landscape buffers on each side boundary (excluding built-to-boundary walls).
- g) A reduction in the extent of built-to-boundary walls to achieve a maximum cumulative length of 15m along each side boundary.
- h) A minimum 1.5m wide landscaped buffer alongside boundaries incorporating screening and amenity planting.
- i) Indicative landscape cross-sections through the front and side boundaries demonstrating the proposed landscape outcomes and their relationship to the built form.

### **Ground floor activation**

- 3) While its understood consideration has been provided to the ground floor, especially around the basement entry and preservation of amenity, further treatment to the ground plane is suggested to provide genuine streetscape amenity in accordance with AO7/PO7 of the Kangaroo Point South neighbourhood plan code. Provide amended plans to demonstrate:
  - a) Location of a Pad mount transformer;
  - b) Setback of site services (fire pump, booster, water meter) to meet the minimum acceptable outcome of 3m as per AO1.4, AO7 of the Kangaroo Point South neighbourhood plan code);
  - c) Setback of the landscape planter on Level 2 to a minimum of 3m from the ultimate front boundary;
  - d) Provision of a deep planting zone as per AO28.1 of the Multiple dwelling code;
  - e) The location of letterboxes.

### **Front facade elevation**

- 4) While portions of the proposed building is providing a reasonably successful level of articulation and amenity, such as balcony presentation from Level 6 to Level 8, minor amendments to the facade treatment (particularly on the street-facing elevation) are required

to obtain a built form outcome in accordance with PO6 of the Kangaroo Point South neighbourhood plan code. Provide amended plans that provide:

- a) A similar level of articulation of glazed portions of facade from Level 2 to Level 5 achieved through recesses in a similar manner and incorporation of landscaping/greenery to provide a vertical articulated spine up the building;
- b) Formal variation in feature SC01 battens to accentuate the verticality of the building form; and
- c) Bringing certain facade elements down to ground level to tie together formal outcome.

### **Isolation of Adjoining Lot**

- 5) Further information is required to demonstrate that the development does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged and to ensure future buildings are well separated from each other for the Medium density zone being 5 storeys in accordance with PO1 of the Kangaroo Point south neighbourhood plan code and PO2/AO2 of the Multiple dwelling code.

### **Screening**

- 6) Provide amended plans showing screening to all windows on the northern, eastern and western elevations in accordance with AO14.1/PO14, AO17.1, AO17.2, and AO17.3/PO17 of the Multiple dwelling code. It appears that there are floor to ceiling windows and appropriate building separation and setbacks have not been achieved for the development, screening is to be provided to balconies and/or habitable spaces to ensure the amenity of the adjoining dwelling house and the approved and existing multiple dwellings habitable rooms and private open spaces is achieved.

### **Rooftop Communal Space Natural Shade**

- 7) Containerised planters in selected areas on the perimeter of the rooftop are to be amended to provide soil depths and volumes to accommodate small trees up to 5m in height to help moderate the rooftop built form elements. Revisions are also required to the rooftop planters to provide additional opportunities for shade tree planting to ensure 25% of the space is shaded by trees within 5 years for shading and amenity for future residents. In accordance with the PO8, PO28 and PO30 of the Multiple dwelling code and PO4, PO13 and PO16 of the Landscape work code and the Landscape design planning scheme policy (LDPSP), provide revised plans which provide:
  - a) Rooftop perimeter planters with soil depths and volumes in accordance with the LDPSP for trees and landscape planting to moderate the built form elements within the rooftop communal space.
  - b) Additional or revised containerised planters with soil depths and volumes in accordance with the LDPSP for tree planting to ensure 25% of the communal open space is shaded by trees within 5 years

### **Landscape Maintenance Access**

- 8) Provide amended plans to illustrate how safe access is to be gained to all landscape buffer, deep planting and containerised planters within the development to allow efficient and effective maintenance to be undertaken in accordance with PO28 and PO29 of the Multiple dwelling code and PO4, PO13 and PO15 of the Landscape work code and the Landscape design planning scheme policy.

### **Refuse**

- 9) The refuse storage room appears to be of an efficient size and in an enclosed area however additional information is required to address PO32/AO32 of the Multiple dwelling code and

PO8/AO8.1 and AO8.2 of the Infrastructure design code. Provide amended architectural plans addressing the following:

- a) Clearly annotate the 'Bin Storage' internal dimensions (m<sup>2</sup>).
  - b) Denote the type of roller door, gates or the like being installed to the 'Bin Storage' room.
- 10) Submit an amended Traffic Impact Assessment report in accordance with PO1/AO1, PO19/AO19.2 and AO19.3 of the Transport, access, parking and servicing code and PO8/AO8.1 and AO8.2 of the Infrastructure design code which demonstrates the following:
- a) An RPEQ certified swept path analysis for a 10.24m Rear Loading Refuse Collection Vehicle (RCV) (As per BSD-3008-2) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m.
  - b) Demonstrate the entry and exit swept path analysis RCV clearance envelope does not conflict with lawfully parked vehicles along the Bell Street frontage.
- 11) Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage. Refer to <https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/aboutcouncil/documents/waste-management-technical-notes.pdf.coredownload.pdf>

### **Mechanical plant**

- 12) Provide amended plans demonstrating where the basement exhaust/vents are located, where air conditioning compressors are to be located (individual units or an exclusive servicing area) or other building plant in accordance with AO5, PO10 and PO22 of the Multiple dwelling code.
- a) Provide amended plans which locates the building plant for the development and car parking exhaust vents ensuring that suitable acoustic and visual screening is provided.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007032991.

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

Yours sincerely,



Katrina Bogoevski  
Senior Urban Planner

Planning Services South  
Phone: (07) 3178 7654  
Email: [katrina.bogoevski@brisbane.qld.gov.au](mailto:katrina.bogoevski@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council