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

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26 August 2026

Fabian Carniel
C/- Gateway Survey & Planning Pty Ltd
PO Box 689
WYNNUM QLD 4178

ATTENTION: Jacob Rutherford

Application Reference: A007072279
Address of Site: 64 LOCKERBIE ST KANGAROO POINT QLD 4169

Dear Jacob

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.

An increase in the number of persons residing in each building may be considered at this location where the proposal better aligns with the requirements of the Character residential zone code, protects adjoining residential amenity, and where adequate infrastructure can be provided.

1. Landscaping and residential amenity

The Character residential zone code requires that *“(development) is of a form and scale that reinforces a distinctive subtropical character of low-rise buildings set in green landscaped areas”*. However, the proposal includes large areas of concrete and paving with no shade trees to provide relief from Brisbane’s subtropical climate.

There is an opportunity for deep planting areas (with mature tree heights up to 5m) within the front courtyards and the backyard area to provide shade and amenity for residents and to contribute to the landscape character of the local area.

The communal open space area accessed from the communal kitchen should also be increased in size to accommodate a small table and chairs.

In relation to privacy screening, it is unclear whether obscure glazing or an alternative screening design has been applied to upper floor windows and balconies on the eastern and western boundaries of the site, as per the conditions of the dwelling house approval (A006748618).

Accordingly, provide the following:

- a) A Landscape Concept plan prepared by a suitably qualified and experienced landscape architect clearly illustrating:-
 - i) Deep planting areas within the front and rear of the site
 - ii) Additional communal open space, e.g. a small pergola at the rear
 - iii) 1 m wide landscaping vegetation buffer along the side boundaries adjacent to the car parking area

- iv) The extent, function and character of areas to be landscaped, including existing and proposed surface levels and gradients, details of walls and fences.
- v) An indicative planting plan or plant palette together with a detailed legend to demonstrate that planting design will address functional requirements.
- b) Revised plans showing privacy screening to all upper floor windows and balconies facing the eastern and western boundaries of the site, as required.

Please refer to BCC's fact sheet on the preparation of Landscape Concept Plans for minimum specifications and standards: <https://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/fact-sheets/guide-preparing-landscape-concept-plan>

2. Car parking and refuse storage

The site provides vehicular access via Burke Lane, which is a narrow rear laneway. Council previously approved two (2) dwellings on the subject site including an access easement to permit access via Burke Lane over Council-owned land. However, the proposed plans now include five (5) parking spaces per lot, presenting a significant increase over the two (2) spaces per lot anticipated when the access easement was approved.

Given the above, the proposal provides an excess of car parking in a highly accessible location. The proposed extent of open hardstand to the rear also presents a noise and glare issue for residents and adjoining neighbours. The proposed increase in the number of persons living on the site will also require additional refuse storage space for both standard refuse and recycling in accordance with the Refuse PSP.

Accordingly, provide amended plans including the following:

- a) Reduce the number of car parking spaces to two (2) spaces per lot.
- b) Provide a minimum of 2 x 240L refuse bins and 2 x 240L recycling bins per lot in a covered and screened refuse storage area accessible from the common kitchen area.

3. Pedestrian entry point

The main entrance to each building must be easily identifiable from the street, providing clear building numbering and access for emergency services, deliveries, etc. However, from Lockerbie Street, it is not clear how the main entrance to each building is to be accessed.

- a) Provide revised plans that include landscaping, lighting and/or other embellishments to highlight the main entrance for visitors to the site.

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 quoting the application reference number A007072279.

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 'Angela Cleary'.

Angela Cleary
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Development Services
Brisbane City Council