

Dear Sir/Madam,

RE: Development Application A007000564 – 41 Kelburn Street, Upper Mount Gravatt QLD 4122 – Multiple Dwelling (5 Townhouses) and Reconfiguring a Lot (1 into 5) – Lot 30 on RP119240

I refer to the public notice dated 4 September 2026 (submission period 4 September to 25 September 2026) for the above DA. I note the proposal is for 3 storeys, 9.8m building height, site cover 56.3%, with setbacks noted as Side (north): 3m.

I do not object to appropriate development in this corridor, but I respectfully request that the following reasonable conditions be included in any development approval to protect the amenity and privacy

Retain 3m Northern Setback for All Storeys:

The 3m setback on the northern side adjoining 38 & 40 Khandalla Street, as shown on the public notice, is to be retained for all three storeys (9.8m height) and is not to be reduced by any subsequent minor change. This 3m setback is to be maintained as deep planting landscaped area, not to be used for hardstand, bin storage, or air-conditioning condensers.

Privacy and Overlooking:

Given the 3-storey height, all north-facing windows above ground floor and any balconies with direct outlook into 38 & 40 Khandalla Street are to be fitted with fixed privacy screens, obscure glazing to minimum 1.7m sill height, or dense planter boxes to prevent direct overlooking into our private open space and habitable rooms.

Landscaping Buffer:

The 3m northern setback is to be densely landscaped with evergreen screening plants capable of reaching 3m mature height at maturity to provide an effective visual buffer between the new development and our existing dwellings.

Stormwater Management:

38 & 40 Khandalla Street is lower than the subject site at 41 Kelburn Street, I request a condition that all stormwater from the 5 new lots be directed to the lawful point of discharge on Kelburn Street / Mirimar Street, with no overland flow onto 38 & 40 Khandalla Street.

Construction Management and Protection:

A construction management plan is to be required, including protection of the existing common boundary fence and retaining structures along the northern boundary, with any damage caused during construction to be made good at the developer's cost prior to occupation.

I believe these conditions are reasonable, consistent with Brisbane City Plan 2014 Multiple Dwelling Code, and will ensure the development is compatible with surrounding low density residential uses while allowing the project to proceed.

Please confirm receipt of this submission and keep me informed of the decision. A photo of the public notice as displayed on site is attached for reference.

Kind regards,

PROPOSED DEVELOPMENT HAVE YOUR SAY

MULTIPLE DWELLING (5 TOWNHOUSES); AND RECONFIGURING A LOT (1 INTO 5 LOTS AND ACCESS EASEMENTS)

- 📍 41 Kelburn Street, Upper Mount Gravatt Qld 4122
👤 Lot 30 on RP119240
🔍 Approval sought: Development Permits for Material Change of Use;
and Reconfiguring a Lot
📄 Application reference: A007000564

**Make a submission: 4 September to
25 September 2026**



Lot size and frontage
• Minimum lot size: 98m²
• Minimum frontage: 5.84m



Building height
• 3 storeys
• 9.8m



Setbacks
• Primary frontage (Mirimar Street): 3m
• Secondary frontage (Kelburn Street): 5m
• Side (north): 3m
• Side (east): 2.1m



Site cover
• 56.3%



Perspective - Mirimar Street



For further information and to view a copy of the application, contact:

- Brisbane City Council
- <https://development1.brisbane.qld.gov.au>
- (07) 3403 8888

Submissions can be made to:

- Brisbane City Council
- GPO Box 1434, Brisbane QLD 4001
- dalodgement@brisbane.qld.gov.au
- <https://development1.brisbane.qld.gov.au>

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016



Real property signs

SECURITY LABEL: OFFICIAL