



29 May 2026

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

GPC Job Reference: 24.2313

**Attention: Shirley Mills (Senior Urban Planner)**

Dear Shirley,

**RE: SUMMARY OF SUBMISSIONS RECEIVED DURING PUBLIC NOTIFICATION AT 69 LANDIS STREET MCDOWALL QLD 4053 AND DESCRIBED AS LOT 6 ON SP258799 (APPLICATION REFERENCE: A006920330)**

**CHANGE APPLICATION (OTHER) FOR RECONFIGURING A LOT FOR SUBDIVISION (1 LOT INTO 10 LOTS INCLUDING COMMON PROPERTY) AND MATERIAL CHANGE OF USE FOR 9 DWELLING HOUSES**

## 1. INTRODUCTION

This correspondence provides a detailed overview of all submissions received during the public notification period for the proposed development at 69 Landis Street McDowall QLD 4053 and described as Lot 6 on SP258799 (Application reference: A006920330). Public notification was undertaken in accordance with the *Planning Act 2016* and commenced on 29 April 2026, concluding on 21 May 2026. During this period, a total of two (2) properly made submissions were lodged with Council. These submissions have been reviewed in full, and copies are available on Council's website for reference.

The submissions raised a range of matters, with key themes including amenity impacts on adjoining residents, traffic, access, and servicing, stormwater drainage and construction-related impacts. The applicant acknowledges the feedback provided and has carefully considered the issues raised as part of the ongoing assessment process.

## 2. SUMMARY OF FEEDBACK AND APPLICANT RESPONSE

The matters raised by submitters have been reviewed in full and are addressed below. The applicant acknowledges the concerns raised during public notification and has considered each matter in the context

of the submitted change application, the applicable assessment benchmarks under Brisbane City Plan 2014, the supporting technical material and the planning merits of the proposal.

The submissions principally relate to built form and residential amenity, traffic and access, stormwater drainage, construction management and potential impacts on adjoining vegetation. These matters have either been addressed through the design of the proposal, the supporting technical reporting, or can be appropriately managed through reasonable and relevant development conditions.

A detailed response to the matters raised is provided in the table below.

Submission Item	Applicant's Response
<b>Amenity</b>	
<p>One submitter raised concern that the proposed development does not comply with rear boundary setback and building separation requirements under the Multiple dwelling code.</p>	<p>The proposed development involves a small scale subdivision and dwelling house outcome within an existing rear lot arrangement. There is no conventional “front”, “side” and “rear” boundary conditions in the same manner as a standard street-fronting allotment. Notwithstanding this, the eastern boundary has been treated as the rear boundary for the purposes of assessment. Brisbane City Plan 2014 allows performance outcomes to be achieved where strict compliance with acceptable outcomes is not achieved, provided the proposal demonstrates an appropriate built form and amenity outcome. In this instance, the proposed development achieves an acceptable outcome having regard to:</p> <ul style="list-style-type: none"> <li>• the provision of meaningful boundary landscaping and private open space;</li> <li>• suitable building separation to adjoining dwellings;</li> <li>• upper-level screening and design measures to limit overlooking;</li> <li>• building siting and articulation which avoids unreasonable dominance or overbearing impacts;</li> <li>• maintenance of access to light, outlook and breezes for adjoining residents; and</li> <li>• fencing, landscaping and architectural treatments which provide an appropriate interface to adjoining properties.</li> </ul> <p>On this basis, the proposal is considered to satisfy the relevant performance outcomes of the Multiple dwelling code, including PO7 and PO14.</p>
<p>One submitter raised concern that balconies and elevated living areas may result in overlooking and loss of privacy to adjoining properties to the east. The submitter also raised concern about overshadowing and loss of access to natural light within private open space areas.</p>	<p>The proposed development incorporates appropriate design measures to protect privacy and residential amenity for adjoining properties. This includes building separation, boundary landscaping, fencing and upper-level screening where required. The third storey elements of Units 5 and 9 are a direct response to the natural slope of the land towards the rear of the site. The adjoining land at 5 Hughes Street is similarly influenced by this topography. As a result, these built form elements will not present as unreasonably elevated, dominant or overbearing when viewed from adjoining properties. The proposal maintains an appropriate relationship with adjoining dwellings and private open space areas. Any potential overlooking is appropriately mitigated through the orientation of openings, screening treatments and separation distances. The proposal is also not</p>

	expected to result in unreasonable overshadowing or a material loss of access to natural light.
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<b>Traffic, access and servicing impacts</b>	
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One submitter raised concern about increased traffic congestion and on-street parking resulting from the proposed development, particularly when considered cumulatively with the adjoining townhouse development.	The proposed development provides on-site parking for residents and visitors in accordance with the applicable requirements of Brisbane City Plan 2014. The proposal is therefore not expected to create an unreasonable reliance on on-street parking within Landis Street or the surrounding local road network. The submitted traffic assessment confirms that the development will generate a modest number of additional vehicle movements and that these movements can be accommodated within the surrounding road network without creating unacceptable congestion or operational impacts. The traffic generated by the proposal is consistent with the intended residential nature of the area and does not give rise to a traffic impact that would warrant refusal or further redesign of the proposal.
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One submitter raised concern about the adequacy and safety of vehicle access, including service vehicle access, pedestrian safety and potential conflicts involving children.	The existing access driveway accommodates two-way vehicle movements and is to remain generally unchanged as part of the proposed development. The access arrangement has been considered as part of the submitted traffic assessment and is capable of servicing the proposed development. Visibility at the access point will be maintained generally in accordance with the existing arrangement. While vehicle movements will increase as a result of the development, the increase is not expected to create a material safety risk or result in unacceptable conflict between vehicles and pedestrians. Servicing arrangements can be appropriately managed within the site and through standard operational requirements. The proposed development is therefore considered to provide safe and functional access arrangements.
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<b>Stormwater drainage</b>	
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Concern was raised that increased hardstand and impervious areas may increase stormwater runoff and place pressure on local drainage infrastructure.	The proposed development includes a stormwater management solution that has been designed to manage runoff generated by the development and direct stormwater to a lawful point of discharge. The civil concept plans submitted as part of the application material demonstrate that stormwater can be appropriately managed through earthworks, internal drainage infrastructure and landscaping treatments. These measures will assist in controlling stormwater flows and avoiding nuisance impacts to adjoining properties. Detailed design will be undertaken as part of the subsequent operational works stage. This will ensure the final stormwater management system is appropriately sized, designed and certified to accommodate stormwater flows generated by the development.
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Concern was raised that increased impervious surfaces and development intensity may result in stormwater runoff draining onto adjoining properties.	The proposal is not intended to discharge stormwater to adjoining private properties. Stormwater will be collected and conveyed internally through the site to a lawful point of discharge. The proposed stormwater strategy is considered capable of ensuring that post-development flows are appropriately managed and that no actionable nuisance is caused to adjoining properties. Any final design requirements can be secured through standard and reasonable development conditions, including conditions requiring detailed stormwater design and certification at operational works stage.
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## Construction-related impacts

One submitter raised concern about construction traffic, noise, dust emissions and potential damage to infrastructure or adjoining property during the construction phase.	Construction-related impacts are temporary in nature and can be appropriately managed through standard construction management practices. The applicant accepts that a Construction Management Plan can be prepared and implemented prior to the commencement of works. This plan can address matters such as construction vehicle access, parking and loading, hours of work, dust suppression, noise management, protection of adjoining property and protection of existing infrastructure. These matters are commonly addressed through reasonable and relevant development conditions and do not warrant refusal of the change application. Council can provide reasonable and relevant conditions requiring the preparation and submission of a CMP, including any particular requirements deemed relevant.
One submitter raised concern that excavation works may occur within the tree protection zone of a gum tree located at the rear of 3 Hughes Street.	The proposed civil works are set back approximately 3.92 metres from the boundary shared with 3 Hughes Street. On this basis, it is not anticipated that excavation works will materially impact the tree identified by the submitter. Notwithstanding this, tree protection matters can be appropriately managed during construction. A condition may be imposed requiring construction works to avoid unreasonable impacts to adjoining vegetation, including through suitable tree protection measures where works occur near the tree protection zone of vegetation on adjoining land. This provides an appropriate and proportionate response to the concern raised.

The submissions received during public notification have been reviewed and considered by the applicant. While the matters raised are acknowledged, the proposal has been appropriately designed and supported by technical material demonstrating that the development can proceed without causing unacceptable impacts on adjoining residents, the local road network, stormwater infrastructure or the surrounding area.

The submitter concerns are either addressed by the submitted plans and supporting reports or can be appropriately managed through reasonable and relevant development conditions. The proposed change application remains consistent with the relevant assessment benchmarks and continues to represent an appropriate development outcome for the site.

Accordingly, the applicant respectfully requests that Council proceed to approve the change application, subject to reasonable and relevant conditions.

If there are any questions, please do not hesitate to contact Nathaniel Hickey from Gaskell Planning Consultants on (07) 3392 1911.

Yours sincerely,



**Nathaniel Hickey**  
Planner