

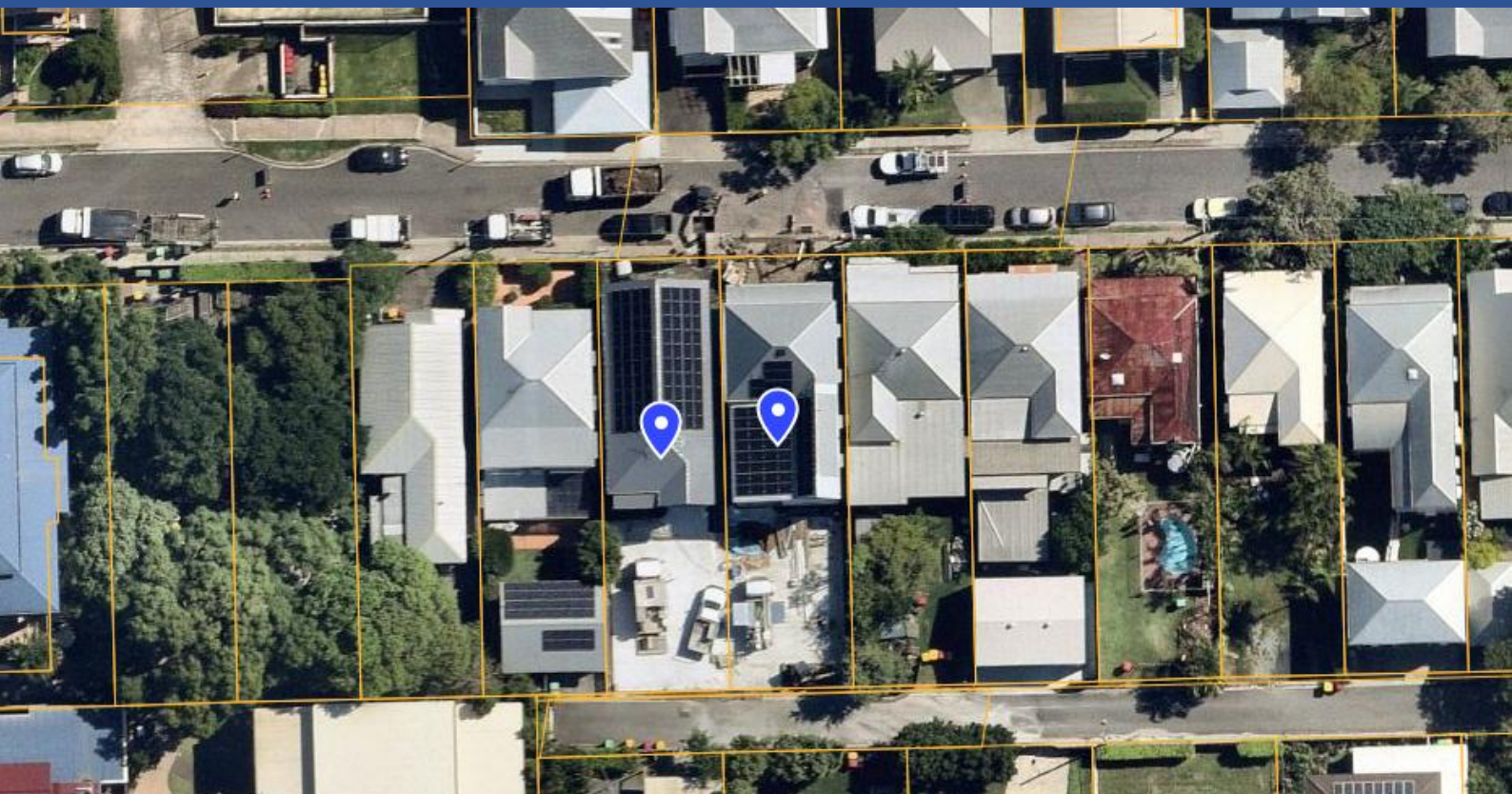
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APPLICATION REF
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Our Ref: 9311

17th July 2026

Proposed 2 x Rooming Accommodation (6+p) in Character Residential Zone CR2.

64 & 70 Lockerbie St, Kangaroo Point QLD 4167



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Annexures

A	Building Plans
B	Code Compliance
C	Strategic Outcomes

Report Summary

Site Details

Applicant name	Fabian Carneil
Report prepared by	Gateway Survey and Planning (Jacob Rutherford)
Site address	64 & 70 Lockerbie St, Kangaroo Point QLD 4169
Real Property Description (RPD)	Lots 64 & 70 on RP11160
Site area	354m ² & 354m ²
Zone	Character Residential Zone CR2 (Infill housing)
Neighbourhood plan	Kangaroo Point south neighbourhood plan
Relevant overlays	Airport environs overlay Community purposes network overlay Critical infrastructure and movement network overlay Dwelling house character overlay Road hierarchy overlay Streetscape hierarchy overlay Traditional building character overlay

Aspects of Development

Type of development	Material Change of Use
Proposed use	Two x Rooming Accommodation (6+ people each)
Brief description of proposal	Conversion of existing Rooming Accommodation (5p) to Rooming Accommodation (6+p each)
Referral agencies	SARA - DTMR
Specialists' reports provided	-
Pre-lodgement advice	Yes - A006989154
Level of assessment	Impact

1 Site Location & Background Review

The subject sites comprise of 64 and 70 Lockerbie Street, located within the suburb of Kangaroo Point. The two subject lots were previously approved for Material Change of Use for dwelling houses in September 2025 (approved by BCC – Ref A006748618). The application also approved Building Work involving partial demolition, extension and shifting of the existing pre-1947 dwelling house to be within the property boundaries of 64 Lockerbie St (Lot 11), as well as a new dwelling to be constructed on 70 Lockerbie St (Lot 10). This application also included a Reconfiguration of Lots for an easement over a BCC access restriction strip in Burke Street which was approved.

Since then, construction of the dwellings on both lots has been completed and plan sealing has been approved. Subsequent to the completion of the dwellings, the applicant obtained a building approval for rooming accommodation (5p) as accepted development. The rooms have also recently commenced tenancy. As such current use for both dwellings is rooming accommodation, maximum of 5 persons each.

Due to the increasing demand for housing in Brisbane, and the site's strategic location—close to a high frequency bus interchange, university, hospital and the Brisbane CBD—the applicant seeks to increase the number of people living within the existing rooming accommodation. Specifically, the proposal aims to increase the occupancy from five to up-to ten persons per dwelling, with the intension of facilitating two persons per room for both 64 & 70 Lockerbie St, Kangaroo Point QLD 4169. This will allow couples to occupy the rooms if necessary, achieving a maximum capacity of 10 persons per dwelling.

The proposed increase in occupants for both 64 & 70 Lockerbie St (Lot 11 on RP11160 & Lot 10 on RP11160) is impact assessable as it is proposed to accommodate 6 or more persons per lot in the Character residential zone. Although impact assessable, the proposal demonstrates compliance with the applicable planning instruments, including the Rooming Accommodation Code and all applicable secondary codes. Further, the proposal demonstrates consistency with the overall outcomes of the Character (Infill housing) zone and precinct as it provides people with suitable accommodation throughout their lifecycle and does not subvert the predominant traditional building character and the surrounding amenity. The Character residential precinct NPP-002 of the Kangaroo Point south neighbourhood plan echoes this, with the overall outcomes specifying closely spaced 'tin and timber' detached houses. The proposal achieves these overall outcomes by maintaining buildings that are a bulk and height comparable of the surrounding low-rise built form and aesthetic. Finally, the proposal demonstrates compliance with the Rooming Accommodation Code's overall outcomes for accommodating 6 persons or more as being within easy walking distance of high-frequency public transport (Woolloongabba bus interchange, 530m), a higher education campus (QUT Gardens Point, 1.6km) or a teaching hospital (Mater Hospital, 750m).

It is noted the proposal does not result in any physical changes to the building and lot, however, merely allows for couples to rent rooms, if needed. This is consistent with the definition of Rooming Accommodation in the City Plan 2014.

The existing shared crossover associated reciprocal access easements were approved by Council as part of the original subdivision application. In addition, the proposal complies with the density requirements for shared common space, kitchen, laundry, health, safety, amenity, carparking, services, shared facilities, and refuse. Further, no external buildings works are required to facilitate any of the aforementioned conditions.

The subject premises is ideally located for further development, being within walking distance of the Woolloongabba bus interchange and the future Woolloongabba Cross River Rail station, as well as QUT Gardens Point, Mater Hospital and Brisbane CBD, as well as amenity such as The Gabba and Kangaroo Point cliffs.

1.1 Site Characteristics

Site Shape/Dimensions	Rectangular small lots measuring 354m ² each.
Access	The lots are currently accessed from Lockerbie Street via pedestrian entry and Burke Lane via an existing driveway crossover and associated reciprocal access easements, including an easement over a BCC access restriction strip.
Existing Vegetation	The site contains no protected or significant vegetation. There is no street trees impacted as existing crossovers are to be reused.
Topography	The site slopes gradually to the east, with negligible implications.
Flooding	-
Infrastructure	Unaffected by the scope of the proposal.

1.2 Site History

The subject lots, 64 and 70 Lockerbie Street, Kangaroo Point, form part of a MCU and BW approved in 2025, which resulted in the construction of two dwelling houses in Traditional Building character overlay. Subsequently, the applicant obtained approval for Rooming accommodation for up to 5 people which is accepted development as per City Plan 2014.

2 Proposal

The application is for rooming accommodation (5x bedrooms occupying 1-2 people per room) within each existing dwellings at 64 & 70 Lockerbie Street, Kangaroo Point QLD 4169.

We consider the proposal includes the following component:

- Material Change of Use – Development Permit.

→ Refer to Annexure A—Building Plans

The proposal reutilises the existing dwellings, access crossovers and carparking, as such does not result in external physical changes on site. It is to be noted the tenants have been storing the bins in the central alley behind the gate – the storage location will be moved closer to the house and screening provided as per the Refuse PSP.

The existing dwellings accommodate 5 ensuite bedrooms each, which the applicant wishes to continue renting out per room however now each room will be occupied by couples rather than individuals.

It is noted that the proposal involves the reuse of the existing buildings as is with no building or further site works required.

The application for both 64 and 70 Lockerbie St is impact assessment as is impact assessable as it is proposed to accommodate 6 or more persons per lot in the Character residential zone.

3 Assessment Benchmarks and Compliance

The proposal reflects the relevant planning outcomes set out in all applicable State and local government planning instruments, as follows.

3.1 South East Queensland Regional Plan

The development involves residential dwellings within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ). In addition, the dwellings are nearby a bus stop with high frequency which connects to major employment hubs around Brisbane.

3.2 State Planning Policy

The site is located in the following *State Planning Policy* mapped areas:

SEQ REGIONAL PLAN TRIGGERS

- SEQ Regional Plan land use categories

WATER RESOURCES

- Water resource planning area boundaries

The relevant state interests are reflected in applicable *City Plan 2014* overlays. The site is not affected by the Flood overlay.

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

3.3 Temporary Local Planning Instruments

Table 1. Current TLPIs in effect (Brisbane City Council).

TLPI	Description	Comments
02/23 (QLD)	Kurilpa Sustainable Growth Precinct	No effect on the site.
01/25 (QLD)	Colmslie Road Industry Precinct	No effect on the site.

3.4 Public Notification

The development is subject to impact assessment and therefore requires public notification under section 53 of the Planning Act 2016. For this application type, the minimum public notification period is 15 business days.

3.5 Referral Agencies

The development requires referral to SARA under the *Planning Regulations 2017* under Schedule 10 Development Assessment; Part 9 Infrastructure Referrals; Division 4 State transport infrastructure—referral agency's assessment; Subdivision 3 State-controlled transport tunnels and future State-controlled transport corridors; Table 2—Material change of use of premises on or near a State-controlled transport tunnel or future State-controlled transport tunnel.

3.6 Brisbane Planning Scheme and Planning Scheme Policies

The categories of development and assessment for the proposal are determined in accordance with Part 5 of *City Plan 2014*, as follows:

Table 4. City Plan 2014 categories of development and assessment—Material Change of Use (rooming accommodation):

	MCU (rooming accommodation)
Zone	
CR2 Character (Infill housing)	Impact assessment
Neighbourhood plan	
Kangaroo Point South Neighbourhood Plan Code (NPP-002)	No change
Overlays	
Airport environs overlay	Not applicable
Community purposes network overlay	Not applicable
Critical infrastructure and movement network overlay	Not applicable
Dwelling house character overlay	Not applicable
Road hierarchy overlay	Not applicable
Streetscape hierarchy overlay	Not applicable
Traditional building character overlay	Not applicable

For impact assessment, all City Plan 2014 codes are applicable to the extent relevant. The following codes are relevant to the proposal:

Table 5. Applicable City Plan 2014 codes for the MCU and ROL area as follows:

Primary Code	Rooming accommodation code
Zone Code	Character residential zone code
Neighbourhood Plan Code	Kangaroo Point south neighbourhood plan code
Secondary Codes	• Filling and excavation code • Infrastructure design code • Landscape work code • Outdoor Lighting code • Stormwater code • Transport, access, parking and servicing code • Wastewater code
Overlay Codes	N/A

- Refer to Annexure B—Code Compliance.
- Refer to Annexure C—Strategic Outcomes.

3.7 Definition of Rooming Accommodation

“Rooming accommodation means the use of premises for—

- a. residential accommodation, if each resident—*
 - i. has a right to occupy 1 or more rooms on the premises; and*
 - ii. does not have a right to occupy the whole of the premises; and*
 - iii. does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and*
 - iv. shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or*
- b. a manager's residence, an office or providing food or other service to residents, if the use is ancillary to the use in paragraph (a).*

Examples of rooming accommodation— boarding house, hostel, monastery, off-site student accommodation”

A tenant cannot therefore occupy a self-contained unit OR has only limited private facilities. The rooming accommodation definition offers an alternative to being self-contained i.e. ***“or has only limited facilities available for private use”***. The only private facilities this proposal offers is an ensuite bathroom attached to the master bedroom of either dwelling – which is not the full suite of facilities required to meet the definition of a self-contained unit under the *Residential Tenancies and Rooming accommodation Act 2008*. Other than the master-bedroom ensuites, all other facilities, areas and furniture are communal and shared, including ancillary bathrooms, toilets, kitchens and living areas.

Further, it has been raised by Council that three separate courtyards across both dwellings indicates more towards a self-contained unit such as a Multiple dwelling. The Rooming accommodation definition stipulates that each resident *“shares other... facilities... outside of the resident's room with 1 or more residents, whether or not the... facilities... are on the same or different premises.”* The courtyard spaces are only accessible via common-areas and there is no direct access from any private-room. Additionally, three courtyards shared amongst both dwellings (10 rooms) with a proposed maximum density of 20 people would almost certainly necessitate sharing to some extent for the purposes of drying laundry, outdoor living, etc.

As the proposed bedrooms contain limited facilities for private use, the proposal complies with the definition of rooming accommodation.

3.8 Walking distance to points of interest

Under the Rooming accommodation code,

“The purpose of the code will be achieved through the following overall outcomes: a. Development accommodating 6 persons or more is located in an area identified for higher residential density or within easy walking distance of high-frequency public transport, a higher education campus or teaching hospital.”

64 & 70 Lockerbie Street satisfy the overall purpose of the Rooming accommodation code as the site is located within easy walking distance of all three criteria.

3.8.1 High-frequency public transport – Woolloongabba Bus Interchange

The Woolloongabba Bus Interchange is located 530m from site (Figure 1), or a 10-minute walk according to Google Maps. Walking is facilitated via footpaths the entire duration of the walk. This

site services 25 different routes including 4 BUZ services (100, 200, 333 and 340) which operate every 10 minutes or less during peak times, or every 15 minutes or less at all other times.

This is also the site of the future Woolloongabba Cross River Rail station which will be serviced by high frequency trains.

3.8.2 Higher education campus – Queensland University of Technology (QUT) Gardens Point

QUT Gardens Point is located 1.6km from site (Figure 1), or a 22-minute walk according to Google Maps. Walking is facilitated by footpaths and dedicated cycle/walking paths including the Goodwill Bridge.

3.8.3 Teaching hospital – Mater Hospital

Mater Hospital is located 750m from site (Figure 1), or an 11-minute walk according to Google Maps. A teaching hospital is one that provides medical training and education which is provided through the Mater Clinical Unit. Walking is facilitated by footpaths.

3.8.4 Other points of interest

Some other nearby facilities and amenities accessible by footpaths and walking paths are The Gabba sports stadium (600m), Kangaroo Point Cliffs (380m), and the Brisbane CBD (2km) which is accessible via the Kangaroo Point Green Bridge (Figure 2).

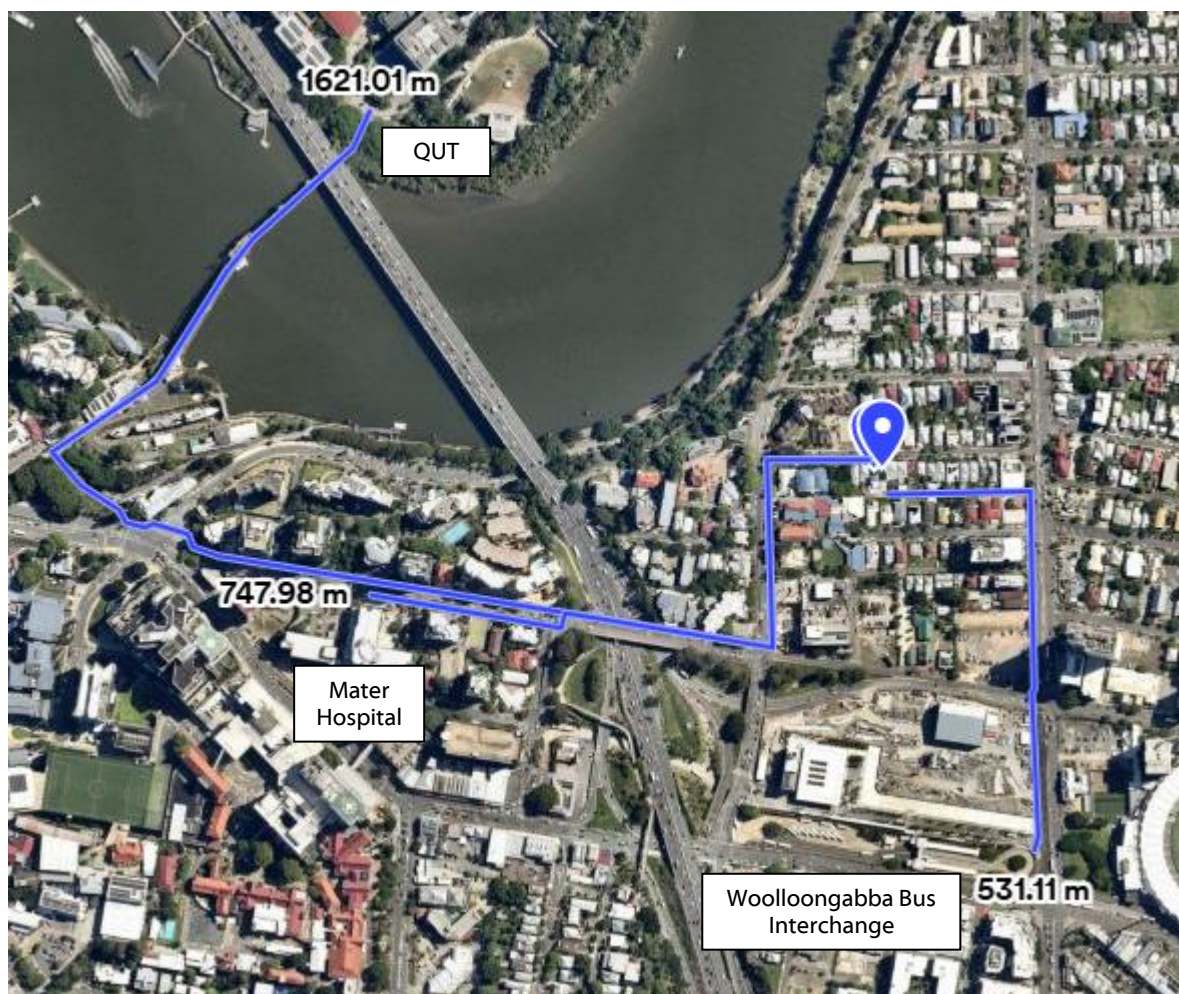


Figure 1. Walking distance to Woolloongabba Bus Interchange, QUT and Mater Hospital



Figure 2. Distance to The Gabba, Kangaroo Point cliffs and the Brisbane CBD

4 Infrastructure Charges

As each dwelling can be considered one suite of 5 bedrooms, we believe the infrastructure charges will be \$0.00 as the demand and credit are the same.

5 Recommendation & Conclusion

The proposed development provides rooming accommodation that is responsive to the specific constraints of the site while aligning with the evolving housing needs of Brisbane and the historical development patterns in the surrounding area. The proposal complies with all relevant provisions of the Rooming Accommodation Code and the Zone Code, thereby demonstrating consistency with the applicable use, zone, and overlay outcomes.

Furthermore, the development advances the strategic intent for City Plan 2014 in providing built form which protects the amenity and subtropical lifestyle of residents, while facilitating urban consolidation through residential infill, nearby public transport and employment.

With these considerations, the development should be approved by Council, subject to relevant standard conditions.