Brisbane City Council ABN 72 002 765 795

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

Dedicated to a better Brisbane

12 November 2026

Feel-J Properties Pty Ltd
C/- Sinclair Planning Pty Ltd
PO Box 130
LUTWYCHE QLD 4030

ATTENTION: Leisa Sinclair

Application Reference: A007125076
Address of Site: 16 HAMILTON ST KANGAROO POINT QLD 4169

Dear Leisa

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified there are issues that need to be addressed prior to the application being supported. The design of the building, whilst displaying positive architectural merit and innovative features, remains unable to be supported due to the excessive height, the extent of site cover and reduced boundary setbacks, the oversupply of resident car parking, the limited ground-level landscaping and the quality of the interface with Hamilton Street.

Further information and amended plans are required to address the above concerns and to provide an outcome that better responds to the requirements of the applicable benchmarks of *City Plan 2014*.

Building height

1. The proposed development has an overall height of approximately 36.2m above natural ground level, with the highest point at RL44.21m. This significantly exceeds the 12m building height identified in AO1 / PO1 for the Bright Street A sub-precinct of the Kangaroo Point Peninsula neighbourhood plan code. While there may be merit to a building which exceeds 12m given the context of the surrounding built form, the height as currently proposed does not align with the intended scale or community expectations for this location. The additional height has the potential to cause undue amenity impacts, including overshadowing, reduced access to daylight and air and has not demonstrated compliance with PO1 of the Kangaroo Point Peninsula neighbourhood plan code.
    a. Provide amended plans showing a reduced overall building height that better aligns with the expectations of the Kangaroo Point Peninsula neighbourhood plan code.
    b. For the redesigned proposal, provide comprehensive shadow diagrams comparing the acceptable outcome height; the proposed development; and a reduced-height design incorporating compliant basement levels and rooftop garden. The diagrams must clearly delineate between shadows resulting from the proposed development and those of adjoining developments and clearly demonstrate the impacts on nearby residential properties.

c. Provide a model for virtual Brisbane so that the impact of the proposed development can be accurately assessed.

   A Virtual Brisbane model can be submitted via the following link:

   Virtual Brisbane: requirements for lodgement of digital 3D models

Setbacks and site cover

2. The proposed ground-level site cover of 83.9% and tower site cover of 68.2% substantially exceeds the 45% acceptable outcome. The current site cover, together with limited front and rear setbacks, does not provide adequate building separation or support access to light and air for adjoining sites or future developments. The constrained front and rear setback and planter arrangement limit opportunities for effective screening, deep planting and canopy trees and do not adequately mitigate building bulk, privacy or amenity impacts.

   The proposal has not demonstrated compliance with AO3.1-3.3 / PO3 of the Kangaroo Point Peninsula neighbourhood plan code and AO3 / PO3, AO6 / PO6 and AO7.1 / PO7 of the Multiple dwelling code and amendments to the building envelope are required to demonstrate compliance with the relevant benchmarks. Provide amended plans showing:

   a. A reduction in the ground-level and tower site cover.

   b. Increased front and rear boundary setbacks to improve building separation, privacy, daylight, airflow and the future development potential of adjoining sites.

   c. Dimensions and cross-sections clearly demonstrating the revised setbacks, site cover and separation distances at all levels.

Car parking, access and refuse collection

3. The site is located within the City core area under the Transport, access, parking and servicing (TAPS) code and planning scheme policy (TAPS PSP). Development within the area is expected to limit parking supply, influence vehicle ownership and encourage alternative transport modes and prescribes a maximum car parking rate. The development proposes 27 resident car parking spaces, exceeding the maximum residential parking requirement by six spaces.

   a. Provide a revised proposal which reduces number of car parking spaces to align with the maximum number of parking spaces expected by AO12 / PO12 of the TAPS code.

4. Further information and amendments are required to demonstrate how the proposal provides access in compliance with the TAPS code.

   a. Provide amended plans showing a pedestrian sight splay which provides a minimum 2m x 2m sight splay in accordance with section 4.5, Figure C of the TAPS PSP.

   b. Provide a revised RPEQ-endorsed swept path assessment demonstrating vehicle maneuverability with all potential on-street parking spaces on Hamilton Street occupied.

   c. Clearly show on the amended plans any proposed changes to on-street parking on Hamilton Street.

5. The Refuse Collection Vehicle (RCV) swept path analysis does not take into consideration on-street parking bays to the south of the crossover. In addition, the final standing location of the RCV differs from the proposed architectural plans and does not allow sufficient space between the RCV and the wall for bins to be transferred to the rear of the RCV for servicing.

   a. Provide amended swept path analysis demonstrating the RCV can enter and exit the development without conflicting with parked vehicles. Ensure the RCV final standing

location allows 1100L bulk bins to be transferred from the bin room to the rear of the RCV for servicing to comply with AO32 / PO32 of the Multiple dwelling code.

b. Where a roller door (or similar) is to be used as the 'Line of Security', the head of the roller door that forms the lowest projection must have a minimum 3.6m height clearance and must be demonstrated on elevation/sectional plans.

6. The refuse room closest to the foyer has not provided sufficient space around each bin to allow residents access to the front of the bin.

   a. Provide amended plans demonstrating that each individual bulk bin can be accessed from the front of the bin to demonstrate compliance with AO32 / PO32 of the Multiple dwelling code. To achieve this, the internal dimensions required to be 2990mm x 2740mm.

Street interface

7. The proposed development provides limited ground-level landscaping and a highly built-up frontage including multiple services and enclosed visitor parking all of which are proposed within close proximity or on the front property boundary. The resulting interface does not sufficiently soften the built form, provide shade or deliver the subtropical streetscape outcomes sought by the relevant benchmarks.

   Provide amended plans to comply with AO5 / PO5, AO6 / PO6 and AO34.1 / PO34 of the Multiple dwelling code and to address the following:

   a. A redesigned ground level with an increased boundary setback and a reduction in the extent of built form to provide a clear, landscaped and pedestrian-focused address to Hamilton Street.

   b. Amended plans and additional information to demonstrate how the street interface applies subtropical design principles by including shade, shelter, landscape integration, passive surveillance and a legible pedestrian entry.

   c. Ensure private landscaping and structures do not encroach into the public verge.

Landscaping

8. The proposed balance between built form and open space does not provide adequate ground-level landscaping to the frontage, rear or northern side boundary. All deep planting is concentrated at the southern boundary, while the remaining areas of landscaping rely substantially on constrained or elevated planters. It has not been demonstrated that these outcomes result in a subtropical landscape character, sufficient screening or softening of the scale and bulk of the building in accordance with AO27.2 / PO27, AO28.2 / PO28 and AO29.2 / PO29.

   Provide a coordinated landscape plan and schedule identifying species, mature heights and canopy spreads, planter widths, depths and soil volumes, irrigation, drainage and maintenance arrangements to address the following:

   a. Frontage tree planting capable of reducing the apparent building bulk and providing shade and amenity to Hamilton Street.

   b. In ground planting or planters with dimensions and soil volumes consistent with the Landscape design planning scheme policy for the selected plant types.

   c. Planting over a minimum 50% of the site frontage with a minimum width of 2m, either in-ground or within planters designed in accordance with the Landscape design planning scheme policy.

   d. A minimum 1.5m-wide planters along the full length of the northern side boundary, with soil volumes and dimensions suitable for the selected trees and planting.

e. A minimum two cross-sections through the frontage landscape areas showing setbacks, planter dimensions, soil depths, planting and the public-private interface.

Stormwater

9. Limited information has been provided to demonstrate the stormwater arrangement for the proposed development and further how existing stormwater infrastructure shown on the plans is to be managed by the development.

   Provide additional information and amended plans to comply with AO1 / PO1 of the Stormwater code:

   a. An upslope connection with a 225mm diameter pipe and a volumetric easement over the existing stormwater pipe. The plan must detail connection of the stormwater from the site and upslope to the underground drainage in Hamilton Street.

   b. A concept stormwater plan demonstrating a lawful point of discharge.

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 A007125076.

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

Yours sincerely



Joel Wake
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7467
Email: joel.wake@brisbane.qld.gov.au
Development Services
Brisbane City Council