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

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Zgq 2 Pty Ltd
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GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Frances Cassaniti

Application Reference: A007087171

Address of Site: 127 LAMBERT ST KANGAROO POINT QLD 4169

Dear Frances

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.

Heritage

- 1) It is noted the proposal seeks to reposition and retain Alpha House (the heritage place) within the site, providing an onsite manager's office and letterboxes for future residents of the proposed residential tower. The heritage report provides clarification with regards to the heritage significance of remaining built form, fabric and setting and provides some historic detail with regards to earlier alterations to the house.

The process of relocating the proposed house and the removal of the front and rear verandas and associated roofing to facilitate the relocation presents concerns with the loss of building fabric.

Additionally, the removal of the stone base to the chimney in its entirety is considered to result in the loss of significant heritage fabric that is representative of the historic significance of the house as an early house within Kangaroo Point.

A similar concern is shared with the proposed removal of the brick chimney above the roof form. Whilst the brick chimney is noted as 'brittle', and salvaging of brickwork for reconstruction of a new chimney may be the best means of preserving the heritage values of the place, there is insufficient detail as to how this process will be carried out.

There is also insufficient detail provided with regards to the final height of the house relative to the ground plane. Noting that the house currently presents as a raised cottage on stumps, it will be important to demonstrate that the relocated house also has a similar height relative to the site/street and is set on stumps with an undercroft space that allows for air flow and an ongoing crawlspace suitable for inspection of flooring timbers.

The proposal outlines a very high-level approach to the relocation of the house and temporary propping during excavation and construction. There is insufficient detail in the structural report provided to demonstrate how this will be managed during construction. In response to the Heritage overlay code, provide the following information:

- a) A detailed construction management plan, inclusive of all temporary structural propping techniques and protection measures needed to ensure the ongoing protection of the heritage place. The construction management plan should include details for the structural framing of the supports for house, the location for storage of elements on site, protection measures for exposed elements/openings (e.g. chimney penetration through roof), vibration monitoring and stop work provisions.
 - b) To ensure the building fabric and form will be preserved for the chimney, detailed elevational and sections through the chimney are required at a scale that shows the current pattern of brickwork (1:10/1:20 drawings).
 - c) Clarification is required that the bricks will be dismantled individually using hand tools only and will be numbered in sequence and stored on site for re-use during construction.
- 2) There are further concerns with the location of the heritage house relative to the proposed residential tower in particular:
- the ongoing care and preservation of the retained building fabric which may be impacted due to the debris and run-off collecting on the heritage roof below.
 - the current proposal lacks sufficient head-height above the heritage place to allow for the ongoing maintenance and inspection of the roof sheeting, flashing, chimney and the like.
 - the proximity of the chimney relative to the apartment building above and whether this presents a fire/smoke risk the nearby units.
 - The inclusion of existing timber cladding to a heritage place on what will become part of a larger development with a different fire classification.

The following information and amendments are required to address the above concerns:

- a) Demonstrate that debris and water run-off will not impact the retained heritage place.
- b) Increase the distance between the proposed residential tower relative to the retained heritage building to ensure ongoing maintenance and inspection of the roof form.
- c) Clarify the intended ongoing use of the existing brick fireplace and chimney and demonstrate that the use of the chimney will not impact on the nearby apartments.
- d) Clarify that the timber cladding can be retained noting that the change in classification may result in the building requiring non-combustible cladding to achieve compliance with the National Construction Code. It is important to note that retention of the timber cladding will be required to ensure the heritage significance of the place is retained, particularly as this has been identified in the heritage report as having exceptional significance. The heritage citation also notes that the house is significant as being representative as *a good example of a nineteenth century, transverse gable, timber cottage* i.e. the timber framed and clad nature of the building is significant.
- e) Demonstrate that the relocated cottage does not result in a fire-source feature that impacts the location of the proposed apartment building above.

NOTE: For the above items c, d, & e, preparation of a fire engineering report and clarification from a building certifier that the relocation and reuse of the heritage place will not result in unintended consequences with regards to fire and safety related provisions will be important in demonstrating that the heritage place can be protected.

Building Height

- 3) In accordance with AO1 of the Kangaroo Point Peninsula neighbourhood plan code the maximum building height prescribed in the Shafston precinct is 15-storey building height. The common materials provided with the application indicated that the proposal is seeking an overall building height 21 storeys with rooftop garden.

It is acknowledged that the development has incorporated principles and design elements of the *New World City Design Guide – Buildings that Breathe*. However, the overall proposal must appropriately address all the criteria listed in the performance outcome PO1 of the Kangaroo Point Peninsular neighbourhood plan code. It must be demonstrated that the proposed building height can satisfy the community's expectations for the site and that the development has been designed to avoid a significant and undue adverse amenity impact to adjoining development.

Further information is required to demonstrate the proposed building height can satisfy PO1 of the Kangaroo Point Peninsular neighbourhood plan code:

- a) Provide updated shadow diagrams that clearly compare a development fully compliant with the acceptable outcomes and the proposed development. The shadow diagrams must also accurately illustrate all existing and approved developments within the immediate locality to enable a comprehensive assessment of potential shadow impacts.
- b) Council has released a preliminary design for the proposed Shafston Avenue Bikeway upgrade, along the Shafston Avenue frontage of the site. There is a noted opportunity to enhance pedestrian connectivity from Lambert Street to Shafston Avenue. It is recommended that this opportunity be investigated as this would assist in demonstrating how the development contributes to a high-quality realm outcome commensurate to the scale of the development, having regard to community expectations for the development in consideration of the performance outcome and relevant matters such as community benefit.
- c) Provide rooftop plans clearly identifying all rooftop element and demonstrating compliance with the definition of a Rooftop Garden in accordance with Schedule 1 of the *Brisbane City Plan 2014*.
 - i) The plans are to clearly illustrate the extent of landscaping areas, rooftop structures and associated area calculations (m²), including the footprint and gross floor area of all roof top structures.
 - ii) Elevations are to clearly identify the height and setback of all rooftop elements and demonstrate compliance with the following:
 - (1) A maximum height above the rooftop of:
 - (a) 3.5m for a pool, spa and any elevated deck, platform, walkway or floor level (excluding safety barriers up to 1.8m where not tinted);
 - (b) 3.5m where setback less than 3m from the outermost projection of the rooftop;
 - (c) 6m where setback a minimum 3m from the outermost projection of the rooftop;
 - iii) A maximum combined total footprint of 40% of the rooftop for all roofed structures (excluding lift shaft and stairway);
 - iv) A maximum combined total gross floor area of 20% of the rooftop for all fully enclosed structures (excluding lift shaft and stairway).
- d) Provide an updated 3D model of the amended proposal suitable for use with Virtual Brisbane.

Bicycle network overlay code- Pad Mount Transformer / Electricity Supply

- 4) The PMT for the site is shown fronting Shaftson Avenue, which is a signed clearway, with two outbound lanes and a pathway, with the PMT directly facing a bus stop zone. This is not supported as it creates a conflict with both the existing bus stop and major road and pathway with heavy traffic and is a potential safety concern. In addition, the PMT will conflict with the planned upgrades for the Shafston Avenue Bikeway. In response to PO6 of the Infrastructure design code and AO2 of the Bicycle network overlay code, provide amended plans that:

- a) Explores alternatives with the electricity supplier to provide a solution that is accessible from Lambert Street, such as a pole mounted transformer, which could be addressed in conjunction with point 3 above regarding the impact on power poles at the frontage.
- b) Otherwise, the PMT should be accessible from Lambert Street to ensure there are no adverse impacts to Shaftson Avenue.

Transport, Access, Parking and Servicing Code

- 5) The proposed development is seeking to provide a total of 134 car parking spaces with 124 car spaces allocated to residents and 10 spaces to visitors (including 1 PWD space, 1 'small car' space and 1 motorcycle space). In accordance with the Transport, access, parking and servicing planning scheme policy, the minimum car parking requirement for the development is 92 resident spaces and 12 visitor spaces. In this instance, Council has concerns with the excess of resident parking spaces and reduction of visitor parking, including the impact of additional traffic generation associated with the development and its flow on effects to the road network.

In response to AO2.1 / PO2 and Overall outcome 2(a) of the Road hierarchy overlay code, and AO1 / PO1 and AO12 / PO12 of the Transport, access, parking and servicing code:

- a) Amend the car parking numbers to provide 12 visitor car parking spaces.
- b) Provide further justification detailing how the additional residential car parking spaces will not result in flow on effects to the road network.

Site Cover and Deep Planting

- 6) The proposed development seeks a site cover of approximately 63.6% in a location where a site cover of 45% is described as an acceptable outcome. The proposed site cover limits opportunities for deep planting and results in a building form which is considered to have undue amenity impacts on neighbouring properties through increased building bulk and overshadowing.

The submitted plans identify a deep planting area to the Lambert Street frontage and to the Shafston Avenue frontage. While the deep planting area to the Lambert Street frontage is suitably sized and capable of supporting the growth of a large subtropical shade tree, the deep planting area nominated to the Shafston Avenue frontage is narrow and is further constrained by the building overhang above and infrastructure below. Furthermore, the nominated planting palette for Shafston Avenue deep planting area does not contain large subtropical shade tree species. There is concern the proposed development design does not provide sufficient areas for deep planting to establish large subtropical shade trees which will soften the impact or complement the scale of the building.

Given the lack of genuine deep planting space for the site, it is not apparent that the development strikes the right balance between built form and landscaped open space.

- a) Reduce the overall site cover and increase the areas available for deep planting.
- b) Submit revised drawings in accordance with PO29 of the Multiple dwelling code which shows:
 - i) A 4.5m wide deep planting area along the Shafston Avenue frontage planted with large subtropical shade tree species.
 - ii) A minimum 5m built form setback to the Shafston Avenue boundary.

Setbacks

- 7) There is concern with the proposed 3.5m setback to the balcony shown for the front boundary setback to Lambert Street. It is further noted that integrated planter beds, attached to the balconies, extend beyond this proposed setback resulting in a practical setback of approx.

2.75m. The resulting built form is not consistent with the setbacks of other buildings fronting the same street and will be overly dominant in the streetscape.

- a) Provide amended plans that include a greater front boundary setback to the street.

Lambert Street frontage landscaping

- 8) While a deep planting area has been proposed to the Lambert Street frontage, this site frontage is dominated by services, hardstand and the relocated heritage house.
 - a) Submit revised drawings in accordance with the Multiple dwelling code PO28 which show:
 - i) A 2m wide landscape strip along the entire Lambert Street site frontage excluding the pedestrian and vehicle access, planted with trees, shrubs and groundcovers.
 - ii) All motorbike and car parking setback behind the 2m wide landscape strip.
 - iii) The heritage house setback behind a 2m wide landscape strip.

Side boundary landscaping

- 9) The submitted ground floor plans demonstrate a deep planting area aligned to the southeastern side boundary towards the Lambert St frontage however this side boundary is largely dominated by carparking and hardstand which is open to the sky. Council is concerned that the proposed southeastern side boundary interface results in a poor physical and visual amenity outcome from the adjoining property and for users of the development.
 - a) Submit revised drawings in accordance with PO28 of the Multiple dwelling code which shows:
 - i) A minimum 1.5m wide landscape buffer along the southeastern side boundary. The landscape buffer is to be planted with columnar tree species.
 - ii) All parking and vehicle manoeuvring areas setback behind the side boundary landscape buffer.

Rooftop landscaping

- 10) While the submitted plans show a rooftop design which incorporates some landscaping, the rooftop communal open space is dominated by built form and hardstand. Furthermore, the rooftop design relies heavily on structural/roof shade with only one tree proposed to provide natural shade to a large rooftop area. Council is concerned that the proposed communal open space does not provide an adequate balance of built form and landscaping to address subtropical outdoor living, heat island effect mitigation and amenity requirements outlined in the Planning Scheme.
 - a) Submit revised drawings in accordance with the Multiple dwelling code PO28 and PO30, the Landscape work code PO16 and the Subtropical design planning scheme policy which show:
 - i) A minimum 25% of the rooftop communal open space area provided as soft landscaping.
 - ii) Additional shade trees to the rooftop communal open space area capable of providing shade to a minimum of 25% of the area within 5 years of planting.

Refuse Collection

- 11) It is noted that the development provides a sufficiently sized 'Refuse Room' and separate 'Greens Bins' enclosure. However, minor changes are required to the developments refuse solution to satisfactorily address AO32/PO32 of the Multiple dwelling code and AO8.1 & AO8.2/PO8 of the Infrastructure design code. Provide amended architectural plans addressing the following:

- a) Clearly annotate the area (m²) and internal dimensions of the 'Refuse Room' and 'Green Bins' enclosure.
- b) Demonstrate the 'Green Bins' enclosure has been roofed and wholly screened.
- c) Include a mark-up and annotation which demonstrates a transition ramp or smooth grading has been provided between the Refuse Room FFL and the 1:20 carpark ramp, to negate a step or obstruction whilst servicing bulk bins.

Relocation/Replacement of Existing Power Poles

- 12) Existing power poles are shown to be impacted by the development and are indicated for removal, these also provide reticulation and connection to adjacent lots other than the subject site. These poles appear to contain multiple infrastructure components.
- a) In response to PO6 of the Infrastructure code provide further details and advice from associated service providers to confirm how an alternative connection will be provided.

Stormwater

- 13) While the stormwater proposal demonstrated in the engineering report (from Morgan Consulting Engineers dated 31 July 2026) is considered acceptable in principle due to the other services in the verge along the Shaftson Ave frontage, further information is required to ensure there is no conflict between the new stormwater drainage and proposed gully.
- a) In response to PO1, PO2 and PO3 of the Stormwater code confirm there isn't a risk of conflict between the new stormwater drainage to the gully proposed, to ensure the concept drainage proposed is feasible.

Fuel Burning – Back Up Pumps and Generators

- 14) Provide additional details regarding any proposed on-site fuel burning activities, such as standby power generators, fuel pumps, or fire booster pumps that run on a fuel such as diesel or gas. If such equipment is planned, outline the following information:
- a) the type, location, and cumulative fuel burning capacity measured in megawatts (MW) for all fuel burning equipment;
 - b) the type of fuel used to operate the equipment, along with the quantity;
 - c) information on the positioning of vents and controls aimed at preventing undesirable air and noise emissions towards sensitive uses;
 - d) the annual number of hours the equipment is expected to be operational, including testing as per the manufacturer's recommendations; and
 - e) for equipment powered by Diesel, an evaluation in accordance with *Australian Standard AS1940* and suggested actions to ensure any potential leaks or spills are adequately contained.

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 A007087171.

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 dark ink, reading "K Segovic". The signature is written in a cursive, slightly slanted style.

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