



**City Planning & Sustainability
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30 January 2020

108 Lambert St S1 Unit Trust
C/- Mewing Planning Consultants Pty Ltd
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Frances Cassaniti

Application Reference: A005260505

Address of Site: 108 LAMBERT ST KANGAROO POINT QLD 4169

Dear Frances,

RE: Advice about development application

Further to Council's acknowledgement of your request of 14 January 2020 to stop the decision period for the above application and ongoing discussions, I wish to reiterate the significant issues regarding the design and built form of the proposal that have resulted in Council's current position that the application is not supported.

It is noted that three towers are proposed over a subject site that now includes additional parcels of land when compared to previous applications. The proposal presents as a significant departure from the community's expectations regarding the nature of development to be built in this location. The following outlines the critical issues and performance outcomes that are required to be addressed via provision of a design change to this development application proposal.

Building bulk and scale

- 1) A combination of proposed performance outcomes regarding site cover, building separation and setbacks have resulted in an overall bulk and scale that does not appropriately respond to the site characteristics and impacts on the residential amenity of the adjoining sites and future residents of the proposed towers. The proposed setbacks reduce access to natural light and breezes and result in privacy concerns between the buildings. Further, the proposed site cover of 48% restricts the site's ability to provide landscaping and deep planting within the site and provide appropriate setbacks, site cover and building separation.

The proposal does not correlate to the utility of the site, which is specifically evident through the building proposing performance outcomes for site cover, setbacks and separation distances, particularly between towers 1 and 2, and between the proposed towers and neighbouring buildings. The proposal is required to be significantly amended to respond to PO3, PO4 and PO6 of the Kangaroo Point peninsula neighbourhood plan code, PO8, PO9, PO11, PO13, PO14, PO26 and PO30 of the Multiple dwelling code.

Pre-1911 dwelling houses

- 2) While it is acknowledged that the pre-1911 dwelling houses are now proposed to be retained on the development site, the cantilevered tower 3 structure that extends completely over all three pre-1911 dwelling houses is not of a form or scale that integrates with the existing or intended neighbourhood structure for the area, nor is this design consistent with the street context of the site. Tower 3 appears to completely overshadow and cover the roof tops of the pre-1911 dwelling houses, which presents poorly to the streetscape.

The cantilevered tower 3 structure also presents issues in terms of adequate building separation and access to daylight and sunlight for the future occupants of the units proposed within the pre-1911 dwellings.

The design of tower 3 is required to be significantly amended by removing the cantilevered structure that fully extends over the top of the pre-1911 buildings in order to appropriately respond to Overall outcome (2)(e)(i), (2)(k), PO5, and PO17 of the Multiple dwelling code.

Deep planting

- 3) Some areas of deep planting have been provided however the plans submitted state a deep planting calculation of 13.4% over the site. This area includes planting areas restricted by underground services, a bio basin and the future park area given this the development is not considered to meet deep planting requirements and design changes will be required.

Retaining walls

- 4) Filling & excavation code especially P01 and AO1 have not been addressed satisfactorily. It is important at this stage to identify retaining wall heights to confirm compliance with the code. A performance outcome is to be addressed during the application stage if AO1 is not achievable. This is due to the extent of the proposed cut on the site as this application now includes a larger site area and additional tower.

There are excessively high retaining walls proposed that need to be addressed now rather than at Compliance Assessment stage as suggested.

Noting that the decision period will recommence on 10 February 2020, please be advised that the outstanding issues are required to be addressed via submission of amended plans to be reassessed for the application to favourably progress. It is recommended that the Decision period be extended should amended plans be submitted.

Any amended plans submitted to address the key issues with the proposal as outlined in this letter will be fully re-assessed, noting items within Council's original Information Request dated 01 October 2019 are considered unresolved.

The assessment team is willing to organise a meeting with you to further discuss a revised design of this proposal should you wish to make changes to proposed plans.

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 black ink, appearing to read 'Lucy Stenzel', with a stylized flourish at the end.

Lucy Stenzel
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