



**City Planning & Sustainability  
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000  
GPO Box 1434 Brisbane QLD 4001  
T 07 3403 8888  
[www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au)

*Dedicated to a better Brisbane*

23 October 2020

Main Street Projects Pty Ltd  
C/- Urbis Pty Ltd  
Level 32, 300 George Street  
BRISBANE CITY QLD 4000

**ATTENTION: Katherine Matthews**

**Application Reference:** A005542190

**Address of Site:** 108 LAMBERT ST, KANGAROO POINT QLD 4169

Dear Katherine,

**RE:** Information request under the *Planning Act 2016*

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

## 1. Built form

The proposal seeks performance outcomes for side boundary setbacks for Tower 1 and Tower 2, where not achieving a minimum side boundary setback of 6m to wall per AO3.1 of the Kangaroo Point Peninsula neighbourhood plan code.

Performance outcomes are also sought for building separation, where the proposed development does not achieve building separation in accordance with Table 7.2.11.1.3.F per AO3.2 of the neighbourhood plan code.

The justification detailed in the submitted assessment report (per PO3 of the Kangaroo Point Peninsula neighbourhood plan code) fails to adequately address amenity and privacy impacts and provision of light penetration and air circulation between buildings. The proposal has not been sited and designed to enable existing and future buildings to be well separated from each other.

- a) Revise the proposed plans to further increase side boundary setbacks and building separation distances. Provide a minimum 6m side boundary setback to wall for each of the proposed towers. Provide further increased building setbacks between Tower 1 and Tower 3, and Tower 2 and Tower 3, as well as separation to adjoining established buildings.

## 2. Pedestrian access

Given the constrained frontage width to O'Connell Street, further detail is required as to how potential conflicts between vehicle and pedestrian movements will be addressed to facilitate safe pedestrian access to the site. Landscape drawing SK002 indicates a site entry path separated from the vehicle crossover and trafficable surface, however this detail is not present on the corresponding architectural drawing (refer to Drawing 1786\_DA15.0106 Rev D), for access to Tower 2.

Furthermore, there does not appear to be step free/gradient appropriate access for pedestrians accessing Tower 1 from the Lambert Street frontage, which is not acceptable. A pedestrian path is to be 1.5m wide to comply with the provisions of the Transport, access, parking and servicing PSP.

On-street and off-street provision of pedestrian facilities associated with new development must achieve fair, safe and equitable access and mobility. The reliance on external stairs parallel to the access driveway presents mobility challenges to persons with reduced mobility.

- a) Provide revised drawings and documents which rationalise the pedestrian movement outcomes from both the Lambert Street and O'Connell Street frontages. Pedestrian movement is required to be safe, legible and delineated from trafficable surfaces per AO32.2/PO32 of the Multiple dwelling code.

### **3. Cyclist access**

The proposed layout is inconsistent with AO7 of the Transport, access, parking and servicing code and revision of the following is required:

- a) Visitor cycle parking is required to be located close to the building entrance and discernible from the street frontage.
- b) The design of the cycle parking and facilities access must meet AS2890.3:2015 and Austroads standards. Cycle parking in walls above car spaces is difficult to access and use especially where bikes are required to be lifted from the ground.
- c) Ramp grades need to be limited to a maximum of 1:12 to be in accordance with clause 2.6.4 AS2890.3:2015 to achieve ease of access for cyclists.

Should it be proposed that Cyclists use the lift system, lifts will need to be sized for use with a minimum of 2 bikes. It is recommended that additional treatment, such as threshold colour or texture is used to highlight conflict points should cyclists need to circulate within the carpark.

### **4. Refuse collection**

It is not clear how Tower 1 refuse storage areas are accessed and serviced. It appears refuse collection for Towers 1 and 3 are combined into one service area. However, upon review of the submitted plans there is no designated bins storage in Tower 1. This detail is required to be shown and notated on revised plans. Furthermore, detail of the pathway of bins transfer from storage areas for collection is not clearly detailed. Section 3.4 of the Traffic Report is required to be revised to include further details regarding bins storage area within Tower 1 and how these bins are collected.

- a) Provide revised drawings and a detailed assessment of refuse collection arrangements, particularly with regards to Towers 1 and 3 to demonstrate compliance with the Refuse Planning Scheme Policy.
- b) The gradients shown on driveways to access the service area do not achieve compliance with Table 12 of the TAPS PSP and are steeper than the 1:10 maximum gradient. Where a performance outcome is proposed, this is to be examined, documented and endorsed by an RPEQ responsive to AO19.1-AO19.3 of the Transport, access, parking and servicing code.
- c) Reporting regarding refuse collection is also required to be updated to show the swept paths for service vehicles entering and leaving the site at both access locations.

### **5. Preliminary construction management plan**

The proposed development includes areas of cut and fill and general earthworks on a sloping site in proximity to the Brisbane River and established land uses. Provide a Preliminary Construction Management Plan that addresses the following, responsive to the Filling and excavation code:

- a) Overall construction schedule and duration;
- b) Work methodology required to safely excavate the site addressing:
  - o the structural support of adjoining land,

- o the need for any temporary propping and/or ground anchoring into or under adjoining road reserves and lots and long-term removal of the same,
  - o ground water management, and
  - o potential noise and vibration impacts to adjoining sites.
- c) Proposed haulage solution for removal of excavated material, including proposed haulage route (road or river); and
- d) Construction to manage ground water post construction, including the basement design features.

## 6. Revised traffic reporting – Traffic impact assessment

Provide revised traffic reporting which addresses the following matters:

- a) The report is to quantify the available sight distance at the driveway accesses, taking into consideration the vertical geometry on approaches; and
- b) Detail the accident history in the vicinity of the site; and
- c) Consider the potential modification of the corner located next to the access to Towers 1 and 3 in order to ensure provision of an access which maximises visibility of the road and ensures safe pedestrian movements along the road verge.

## 7. Acid sulfate soils

The site is located within the Potential and actual acid sulfate soils overlay and the proposal involves up to 6 levels of basement with some of the levels at below 5m AHD. As the proposed development includes soil disturbance of greater than 100m<sup>3</sup> at below 5m AHD, further information is required to demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils, as per the acid sulfate soils provisions within the State Planning Policy and guidance material, and Potential and actual acid sulfate soils overlay code and corresponding planning scheme policy.

- a) Submit an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person. The Investigation Report and any subsequent Management Plan shall be prepared in accordance with the following:
  - Acid sulfate soils requirements/recommendations in the State Planning Policy and SPP state interest guidance material - Emissions and hazardous activities;
  - Potential and actual acid sulfate soils overlay code and PSP; and
  - Other associated technical guidelines such as the Queensland Acid Sulfate Soil Guidelines: sampling guidelines; laboratory methods guidelines/manuals; and Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

## 8. Units partially below natural ground level

The proposed development involves extensive site work to provide three separate buildings which results in extensive retaining walls. Due to site terrain and extent of cut, it is observed that some of the dwellings are recessed as partial subterranean spaces (in particular, Tower 1, per Section A – A 1786\_DA15.0471 Rev B and Section B – B 1786\_DA15.0472 Rev B). The sections provided show portions of dwellings and living areas below natural ground level, interfacing with retaining walls.

- a) Amend the tower design and/or provide further information to demonstrate that the lower level apartments receive adequate daylight and natural breezes. The maximum height of retaining walls for basements should not be greater than 2m under AO21.3 of the Multiple dwelling code. It is acknowledged the submitted *Buildings That Breathe* design response includes selected sections of some of the recessed units at finer detail, with winter solstice sun depiction. Revised drawings (including renders or diagrammatic images), showing

external openings afforded to these recessed dwellings would assist in confirming that these units can readily access light and breezes. The development must demonstrate that it achieves a *high level of amenity for occupants including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living* per overall outcome 2(k) of the Multiple dwelling code.

## 9. Subtropical design response

Per PO20 of the Multiple dwelling code, development is to provide subtropical design elements that support Brisbane's subtropical design character and sustainable tropical living. The *Buildings that Breathe* guideline promotes that development is to provide well ventilated buildings with natural daylighting to private and communal spaces. It is considered a positive outcome would be to adapt the lobby spaces of each of the proposed towers, so they achieve access to natural daylighting and ventilation for each floor. Currently all the common lobbies have no views to the outside or natural light and breeze.

- a) Provide revised plans and/or commentary which examines the subtropical design outcomes of the common lobby spaces for each of the towers.

## 10. 3D model provision

Provide a detailed and textured digital 3D model in Autodesk compatible format to include in the Brisbane City Council Virtual Brisbane 3D Model. This information is required to fully assess the proposed built form and layout of the development in context with the surrounding development and character. For more information regarding the lodgement of the Virtual Brisbane 3D Model please see <https://forms.brisbane.qld.gov.au/virtualbrisbane3drequirements>. If you require assistance submitting the information or to organising a large file transfer link for the model, please contact [virtual.brisbane@brisbane.qld.gov.au](mailto:virtual.brisbane@brisbane.qld.gov.au)

## 11. Plan revisions and reporting revisions – general

- a) The total site area is listed in the report as 5,284m<sup>2</sup>, whereas the subdivision plan indicates proposed lots of 1,447.7m<sup>2</sup>, 1,259.9m<sup>2</sup>, 2,574.3m<sup>2</sup> (totalling 5281.9m<sup>2</sup>). Clarify the minor difference in area values.
- b) Subdivision plan 1786\_DA15.8001 Rev C is required to depict existing structures on the site and confirm which existing structures are intended for removal.
- c) The submitted reporting responsive to AO28.1 of the Multiple dwelling code indicates private open space provision between 19m<sup>2</sup> and 109m<sup>2</sup>, however examples of 10m<sup>2</sup> and 11m<sup>2</sup> balconies are proposed for select units proposed (see Tower 2). Provide plan revisions and/or a revised assessment response per AO28.1/PO28 of the Multiple dwelling code. The private open spaces must be attractive and functional for use by residents.
- d) Drawing 1786\_DA15.0107 Rev D shows labelling which references 'transformer under' at a location near the Lambert Street frontage of the site. However, it is unclear from the drawings as to what the dimensions of this transformer is and if the intended location is a functional and accessible location given these items require access from attending service vehicles. It is unclear if additional transformers are intended to service the other two towers in the complex. Provide revised drawings and commentary which confirms padmount transformer locations throughout the complex and confirm if a single transformer services the entire development or if additional transformers are located elsewhere within the site. Given the reconfiguration of the lot aspect of this proposal, it must be demonstrated that each of the three Multiple dwelling towers can function independently.
- e) The driveway access from Lambert Street needs to be consistently shown as 6.5m in diameter in order to accommodate refuse collection vehicles (RCV). Some drawings,

including 1786\_DA15.0102 Rev F inconsistently depict 6.0m wide driveway widths. Provide revised drawings which address this matter.

- f) The land at 46 O'Connell Street is partially within the Significant landscape tree overlay, with the tree located on the land at 40 O'Connell Street adjoining. Submitted reporting suggests the proposed development will not impact the significant landscape tree, however this has not been verified by any supporting specialist material. The development proposes significant on-site works and excavation, which may potentially impact on the adjoining tree. Provide plans demonstrating that the development has been set back outside of the Tree protection zone (TPZ) or provide certification from a Level 5 Arborist that the proposed works will not impact the trees health and stability responsive to AO1/PO1 of the Significant landscape tree overlay code, including a Vegetation Management Plan (VMP) demonstrating that the proposed works can occur without any negative long-term impact on the health of the trees. The VMP should include a tree survey and construction methodology.
- g) Clarify the rationale for the inclusion of 7.0m floor to ceiling heights for the Tower 1 Level 1 unit.

### **Urban Utilities (QUU)**

Council does not undertake water and sewer assessment of any planning applications. Contact Urban Utilities on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to Urban Utilities 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 [edaeast@brisbane.qld.gov.au](mailto:edaeast@brisbane.qld.gov.au) quoting the application reference number A005542190.

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

Yours sincerely,



Matthew Watt  
Senior Urban Planner  
Planning Services East  
Phone: 3178 8877  
Email: [Matthew.Watt@brisbane.qld.gov.au](mailto:Matthew.Watt@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council