



*Dedicated to a better Brisbane*

21 May 2026

Gd Developments One Pty Ltd  
C/- Town Planning Alliance  
PO Box 7657  
EAST BRISBANE QLD 4169

**ATTENTION: Tom Kedda**

**Application Reference:** A006915607  
**Address of Site:** 12 RYLATT ST INDOOROOPIILLY QLD 4068

Dear Tom

**RE:** Further advice

Council has reviewed the information request response and requires further information to complete the assessment of the development application.

**Building height**

- 1) Council has reviewed the amended architectural plans submitted with the Information Request response and does not support the proposed increase in floor-to-floor heights from 3.3 m to 3.8 m. The resulting height increase creates an unacceptable amenity impact, scale and intensity that is inconsistent with Performance Outcome PO1 of the Indooroopilly Centre Neighbourhood Plan Code and Performance Outcome PO2 of the Multiple Dwelling Code. Amend the architectural plans to:
  - a) Revert the proposed floor-to-floor heights to the previously submitted scheme (3.3m); and
  - b) Ensure the overall building height and bulk are consistent with the plans prior to the amended Information Request response.

**Deep Planting**

- 2) The revised landscape concept plans do not provide compliant deep planting areas of at least 4 m x 4 m in natural ground, free of underground structures and open to the sky, to support large subtropical trees, as required by PO8 and PO29 of the Multiple dwelling code. This appears to be a result from the proposed site cover and the extent of the basement, underground sewer and stormwater infrastructure, and building overhangs. Reconsider the proposal to provide compliant deep planting areas for large subtropical trees and achieve an appropriate balance of built form, open space, deep planting and landscaping on the site. In accordance with PO8 and PO29 of the Multiple dwelling code. Amend revised plans to:
  - a) A minimum 10% or 201m<sup>2</sup> of 2016m<sup>2</sup> site area for deep planting. Deep planting areas should offer a minimum 4m x 4m dimension within natural ground, with at least one that is free of underground development and fully open to the sky with access to light and rainfall; and

- b) Deep planting areas with large subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs.
- c) Provide a clear illustration of all proposed underground infrastructure, the extent of proposed basement and the extent of built form above the site;

### **Rooftop Communal Open Space – Natural Shading**

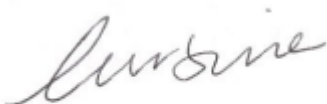
- 3) The proposed rooftop communal space landscaping provides three x 1200mm depth planters to accommodate one palm tree each. Revisions to the proposed tree species within the 1200mm depth planters is required to provide shade tree species to create dense, natural shading of the space. Additional planters for shade tree species are also required within the rooftop communal open space which provide soil volumes and planter depths in accordance with Landscape design planning scheme policy to provide a minimum 25% shade cover of the area within 5 years.
  - a) In accordance with the Landscape design planning scheme policy, PO8, PO28 and PO30 of the Multiple dwelling code and PO4, PO13 and PO16 of the Landscape work code, provide revised plans which illustrate:
    - i) The removal of the proposed synthetic turf and replaced with natural turf with minimum 300mm soil depths or an alternative surface material;
    - ii) Replace the proposed palm tree species within the illustrated 1200mm depth planters with shade tree species that provide dense, natural shade;
    - iii) Additional or revised containerised planters with sufficient depths, widths and volumes to support small to medium shade tree species for this space; and,
    - iv) Indicative illustration demonstrating how the proposed shade tree planting will provide a minimum 25% shade cover to the rooftop communal open space within 5 years.

*\*Note: The proposed synthetic turf within the rooftop communal open space is not supported as it is likely to create high levels of reflected heat for future residents and reduce the amenity and useability of the space. The proposed synthetic turf is to be removed and replaced with natural turf with minimum 300mm planter depths or an alternative surface material.*

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



Laura Urbina  
Senior Urban Planner  
Planning Services North  
Phone: 31785047  
Email: [Laura.Urbina@brisbane.qld.gov.au](mailto:Laura.Urbina@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council