

21 May 2026

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

Via Email: [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

Council Reference: A006904370  
Attention: Kayal Chandrasekar

Dear Kayal,

**RE: Response to Further Advice – Minor Change to Material Change of Use  
for a Multiple Dwelling at 3 - 9 Byron Street, Bulimba**

We write on behalf of our client, 3 Byron St Pty Ltd, in response to Council's 27 April 2026 Further Advice regarding the pending Minor Change at 3 - 9 Byron Street, Bulimba (A006904370).

This written response is accompanied by:

- Amended Architectural Plans prepared by MODE;
- Amended Landscape Concept Plan prepared by CUSP;
- Civil Engineering Advice Letter prepared by Morgan Consulting Engineers.

This letter sets out the applicant's response to each item. The numbering corresponds to the numbering in Council's 27 April 2026 request.

## Planning Assessment

### Services, Landscaping and Streetscape interface

*1. The proposal allocates a substantial portion of the Byron Street frontage to services, including a pad-mounted transformer and relocated infrastructure. This outcome significantly undermines the achievement of a cohesive streetscape and built form character by limiting opportunities for casual surveillance and street activation, thereby failing to contribute to an appropriate balance between landscaping and built form. The proposal does not comply with PO3, PO4, PO5, PO6, PO8 and PO28 of the Multiple Dwelling Code. Submit amended design to relocate the water meters, booster, and fire services cupboard parallel as recommended below:*

*a. Relocate either Water meter or Booster/ Fire service cupboard to the Apollo Road frontage as shown in markups below;*

*b. Provide additional landscaping along the frontage and within the corner truncation area. Alternatively, consider realigning the cupboard to the street to improve residential amenity; and*

*c. Reduce the height of the cupboard associated with the water meters to the minimum height required and incorporate a planter of max 500mm depth atop the element to provide variation in height and appearance and soften the built form.*

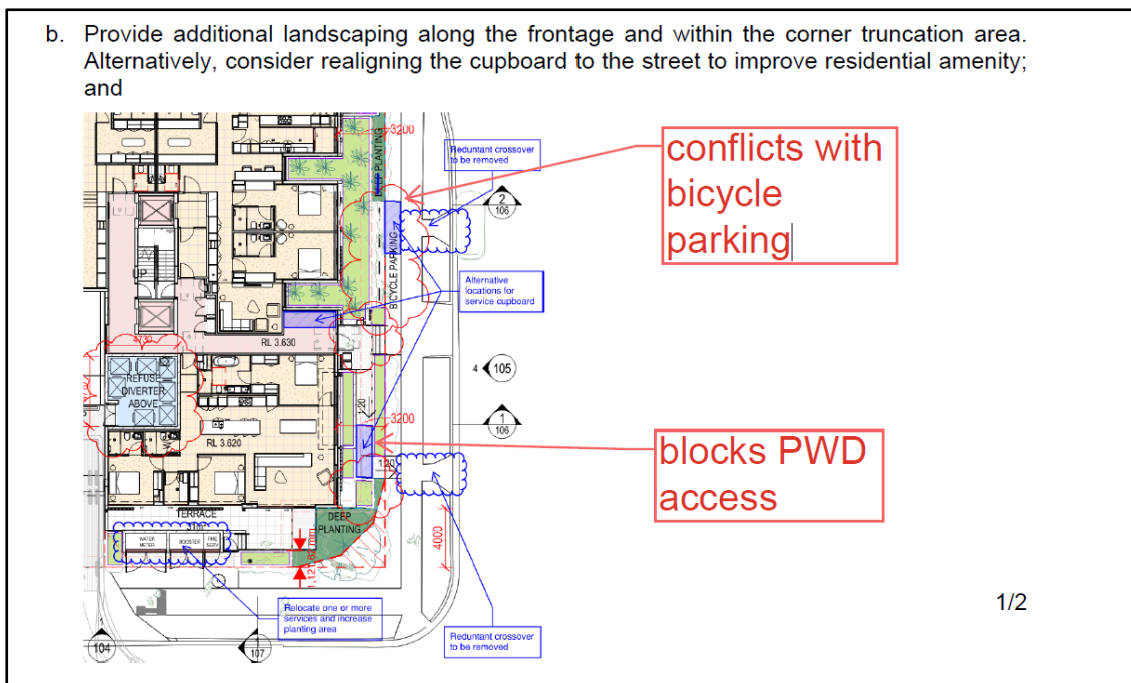
*Note: Ensure that the wall and door finishes for the cupboard is of high quality to improve appearance and reduce bulk.*

### Response

The applicant has undertaken a review of the service relocation options proposed by Council. Two options proposed include relocating services within the pedestrian access ramp or adjacent to the visitor bicycle parking on Apollo Road.

The ramp is approved for PWD access and is the only space available on either frontage to provide a wheelchair accessible ramp in accordance with Australian Standards. Therefore, the service cupboards cannot be relocated to this area (Figure 1).

Further to this, the area proposed on the northern portion of the Apollo Road frontage would result in the visitor bicycle spaces being obstructed (Figure 1). Relocating the visitor bicycle spaces further within the site would also result in a loss of landscaping and/or deep planting.



**Figure 1: Proposed Ground Floor Cabinet Relocation Options**

Further consideration has been given to relocating the water services within the lobby and connecting to the 100mm water pipe on Apollo Road, as detailed further within the Civil Engineer Advice Letter prepared by Morgan Consulting Engineers. The existing 100mm cast iron watermain within Apollo Road was constructed in 1906 and is expected to have less capacity than the 150mm watermain within Byron Street. The pressure and flow performance of the Apollo Road watermain is unknown.

Urban Utilities have confirmed through the connection application that the development is to be serviced via the Byron Street watermain.

Notwithstanding, several design amendments have been made to the servicing cabinets to improve the cohesive streetscape and built form character presenting to Byron Street. Specifically, the following amendments are proposed:

- The individual water meters will continue to be located internal to the site, away from the frontage.
- The water connection cabinet has been removed. The water connection will now be open to the sky and will be obscured from view by landscaping. This has significantly reduced the bulk of the solid masonry cabinets on Byron Street compared to the previous plan set and approved plans (See Figures 2, 3 and 4 & 5). This also opens up additional surveillance of Byron Street from the ground floor terrace.
- A shallow planter has been provided on top of the remaining cabinets to further reduce to perceived bulk when viewed from Byron Street.

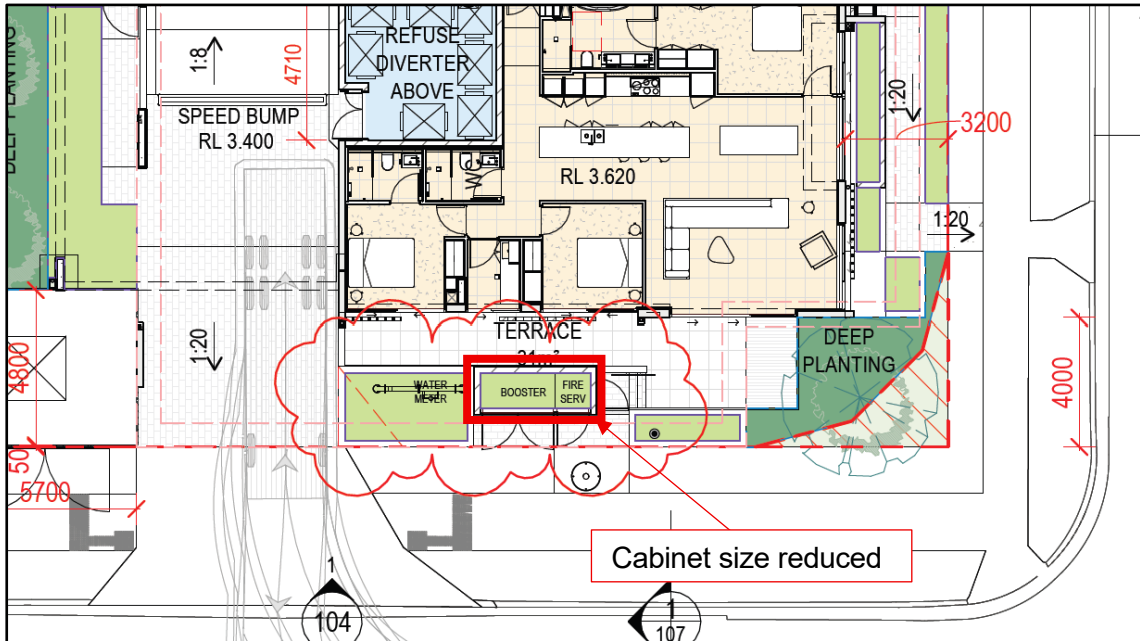


Figure 2: Amended Ground Floor Plan (Source: MODE)



Figure 3: Information Request Development Render – Byron Street Frontage (Source: MODE)



Figure 4: Updated Development Render – Byron Street Frontage (Source: MODE)



Figure 5: Approved Byron Street Frontage

It is noted that Conditions 33(a) and 34(b) of the approval require minimum internal depths and widths for the proposed planters ranging from 600mm to 1200mm. The shallow planters added at ground level have a depth less than 600mm to minimise bulk at the street (Figure 6). As such, it is requested that Condition 33(a) and 34(b) are amended

as set out in red text below, to include a specific reference to the proposed low profile planters.

**Condition 33(a)**

*Prepare a Detailed Container Planting Design for all container planting identified on the approved Landscape concept plan. The plan must be prepared and certified by suitably qualified professionals and must comply with the relevant Brisbane planning scheme codes. In addition to the above, the design must include the following:*

- *Shade and aspect studies including:*
- *Sunshade modelling for 9am, noon and 3pm on June 21, September 22 and December 21;*
- *Wind report measuring m/s for the container planting location/s;*
- *a reticulated drip irrigation system with stand-alone power supply and smart-tech central control and alert;*
- *waterproofing;*
- *adequate fascia protection and drip tray depth to minimize drips onto the footpath or surrounding properties;*
- *for planter boxes:*
  - *adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters unless otherwise endorsed by Development Services must be trees 1200mm; large shrubs and palms; 800mm; small shrubs and groundcovers; 600mm. **The minimum depths described above do not apply to the proposed Ground Level Shallow Planters depicted in Section 7.0 of the approved Landscape Concept Report (Issue J, dated 20.05.26);***
  - *a plant schedule that demonstrates planting appropriate to container type, size and location, - considering orientation, shading and wind direction;*
  - *for vegetation supported by trellises and screens:*
  - *design to ensure at least 50% coverage of the trellis or screen area with living plants;*

**Condition 34(b)**

*In addition to the requirements listed above, the plan must include the following:*  
- *Feature shade canopy trees in 200L stock planted in deep planting areas where shown on approved plans.*

*Note: Feature trees must be planted a min 1.0m from site boundaries, with maximum distance from built forms to allow for a balanced canopy spread.*

- *Deep planting areas as shown on the approved drawings planted with trees capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting noting that this is a minimum*

- requirement and trees are expected to grow beyond these measurements.
- Columnar canopy form or screening tree/shrub species planted at suitable spacings along side and rear boundaries in planting areas shown on the approved drawings.
  - Shade and/or round canopy trees planted at suitable spacings along front boundaries in planting areas shown on the approved drawings.
  - Minimum internal depths and widths sufficient to support healthy plant growth, with the following dimensions or other dimensions if achieving the same soil volume; trees - 1200mm width x depth, large shrubs and palms - 800mm width x depth, small shrubs and groundcovers - 600mm width x depth. *The minimum depths described above do not apply to the proposed Ground Level Shallow Planters depicted in Section 7.0 of the approved Landscape Concept Report (Issue J, dated 20.05.26).*
  - One hose cock within any private landscape and recreation area.

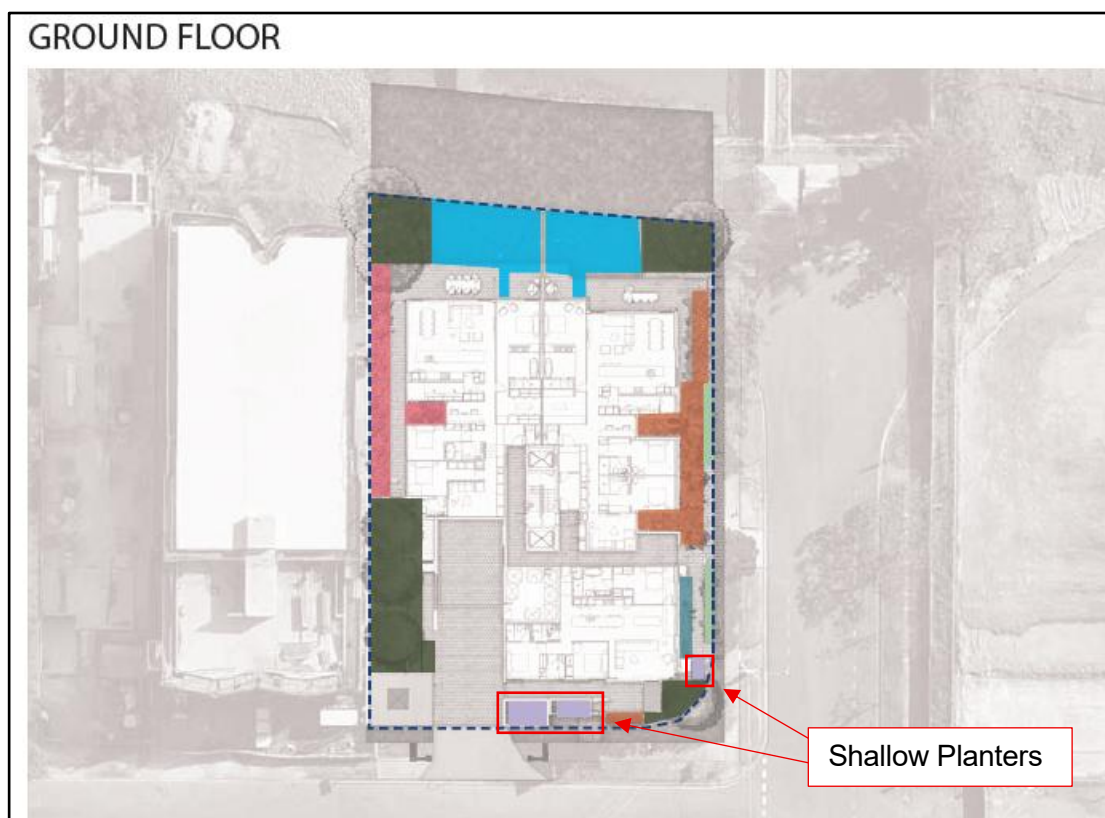


Figure 6: Amended Ground Level Planter Plan (Source: CUSP)

**Irrigation Strategy**

2. The proposed Landscape concept plans show 15KL rainwater tanks at Level 4 in place of 30KL tanks previously approved. The 30KL rainwater tank was less than the desirable capacity and any reduction is not able to be supported. The preliminary irrigation estimate is not prepared by a suitably qualified professional and does not concur with the Irrigation Water Usage, Catchment & Irrigation Strategy, prepared by Irrigation Design Australia and received on 26 May 2025, as part of the original approval (Council ref: A006702114). Provide amended plans showing 30KL rainwater tank capacity consistent with the approved plans.

**Response**

Following ongoing discussions with Council, the architectural plans have been amended to include 30KL rainwater tanks.

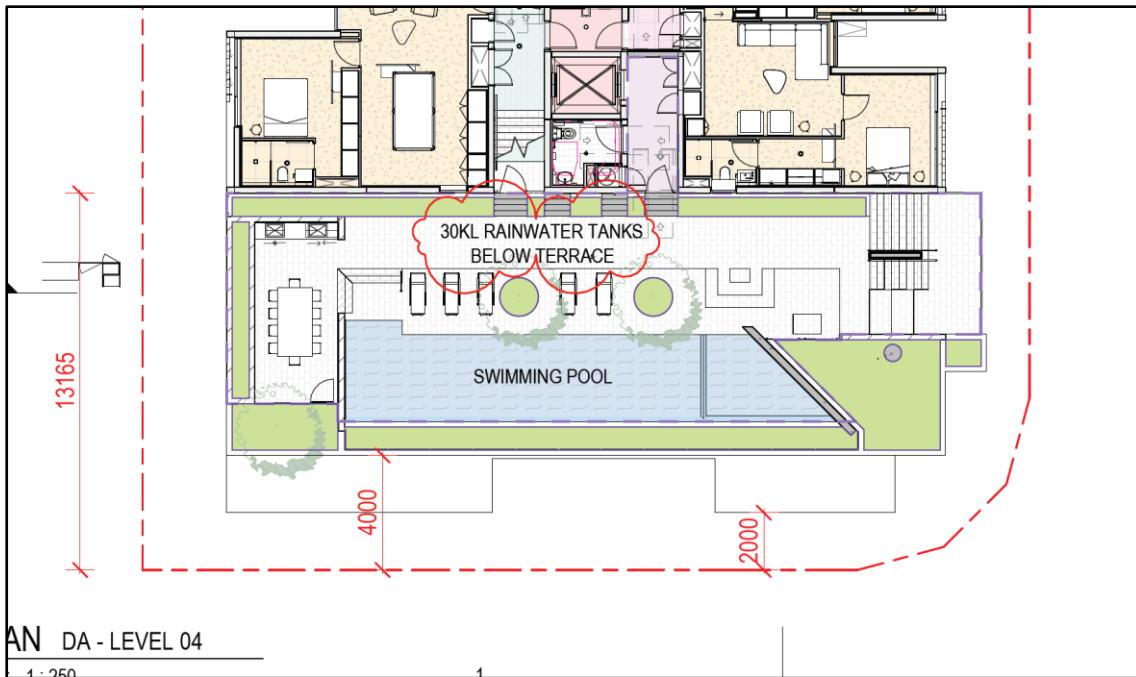


Figure 7: Amended Level 4 Plan (Source: MODE)

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We trust the above and accompanying information will enable Council to issue a prompt decision. Should further clarification or information be required please contact our office.

Yours faithfully

**URBAN STRATEGIES PTY LTD**



**Joshua Daley**

**SENIOR TOWN PLANNER**