



24 June 2026

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

Via Email: DSPlanningSupport@brisbane.qld.gov.au

ATTENTION: LAURA URBINA

Dear Laura,

RE: RESPONSE TO FURTHER ADVICE FOR PROPOSED MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING UPON LAND LOCATED AT 12 RYLATT STREET, INDOOROOPIILLY QLD 4068 - COUNCIL REFERENCE: A006915607.

We write in relation to the abovementioned development application and Council's Further Advice Correspondence dated 21 May 2026.

To assist Council with their assessment, and in conjunction with this written response, we attach for your records a copy of the following documents:

- Amended Architectural Plans prepared by *Z Architects*;
- Revised Landscape Concept Plan prepared by *LAUD ink*; and
- Landscape Response Letter prepared by *LAUD ink*.

We trust that the information provided is sufficient for your purposes. Should you wish to discuss this matter further, please do not hesitate to contact me at the office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Tom Kedda
PRINCIPAL PLANNER

Enc. *Response to Information Request*

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.

Response:

As requested by Council, the proposed architectural plans have been revised to revert the proposed floor-to-floor heights consistent with the previously submitted scheme (i.e. 3.3m), ultimately reducing the overall peak building height. As per the Amended Architectural Plans prepared by Z Architects enclosed, the peak building height (i.e. top of lift core) will not exceed RL 81.55m AHD, matching the previous scheme originally submitted with Council.

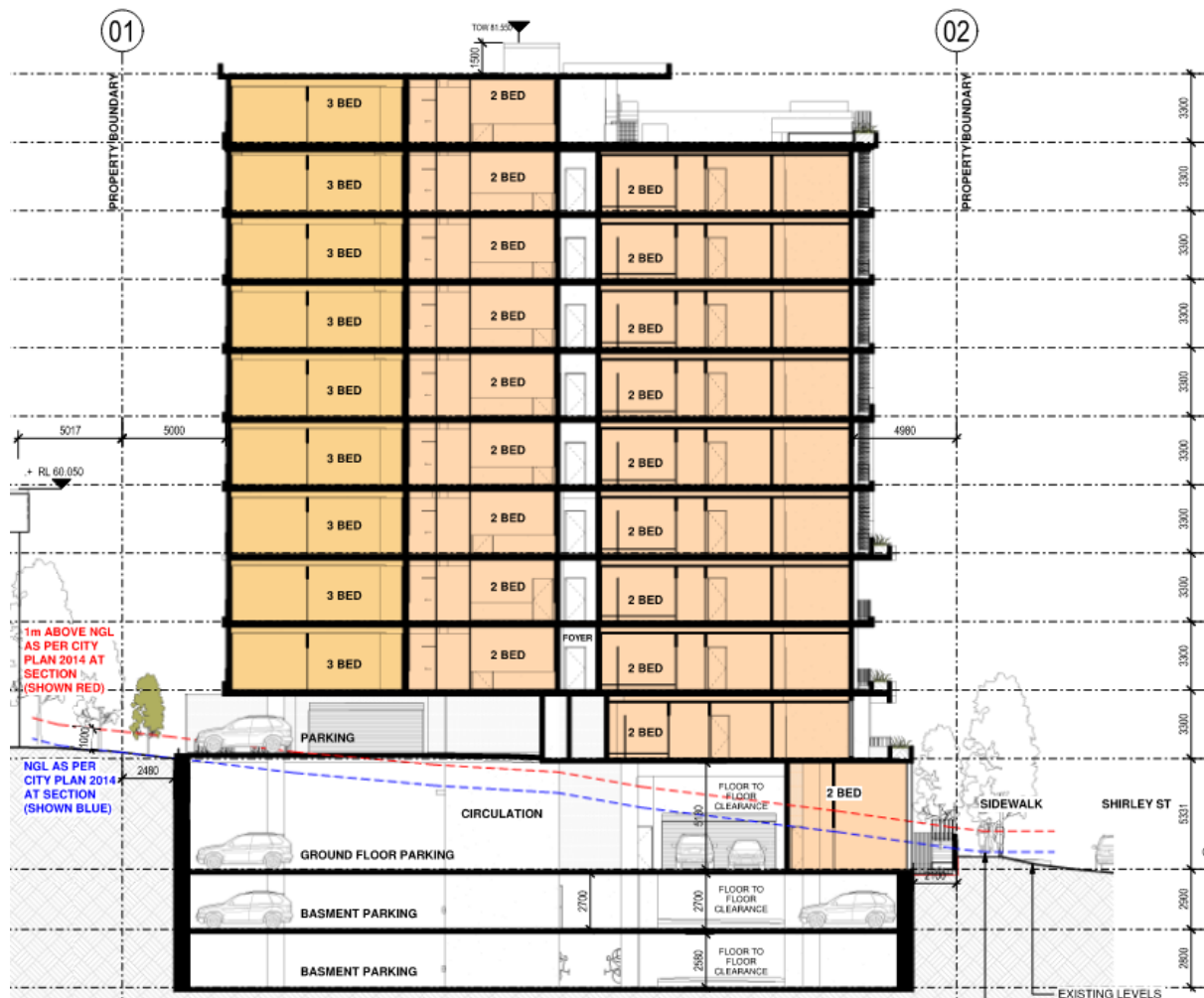


Figure 1: Section of proposed building to demonstrate reduced floor-to-floor heights and ultimately reduce the overall peak building height.

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 201m² of 2016m² 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.*

Response:

As per the attached Revised Landscape Concept Plan (2510-018-LCPs - Revision C), the extent of deep planting areas across the site has been clearly dimensioned and overlaid with all services, basement lines, and roof outlines for transparency. In addition, the proposed tree species in particular areas have been updated, ensuring each deep planting area contains at least one (1) large subtropical shade tree (*Waterhousea floribunda*) to create more shaded spaces and support a subtropical landscape design. These improvements ensure the proposal meet Council's requirements and expectations to provide a balanced outcome for the site. Please see the attached Revised Landscape Concept Plan prepared by *LAUD ink* for further detail.

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.*

Response:

As requested, additional planters for shade tree species have been incorporated into the rooftop communal area. In addition, the previously proposed palm trees have been replaced with small to medium shade trees, ensuring a minimum 25% shade cover is achieved within five years. Additionally, the design includes a partial roof over the rooftop terrace and umbrellas for shade near the pool area.

The request to replace synthetic turf with natural turf on the rooftop has not adopted. Implementing natural turf would significantly increase structural reinforcement costs and create unnecessary ongoing maintenance costs for the body corporate, making it impractical for this development. The proposed synthetic turf is a modern, UV-treated and stabilised product specifically designed to manage heat and UV exposure in the Australian climate. This surface provides a high-quality, flexible space suitable for a wide range of passive and active recreation opportunities, maximising the rooftop terrace's functionality and amenity for future residents.

For these reasons, the Landscape Concept Plans (2510-018-LCPs – Revision C) have retained synthetic turf on the rooftop. Further details are provided in the revised Landscape Concept Plans and the supporting Landscape Response Letter prepared by *LAUD ink*.

**