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B+B Reference: 181336

Council Reference: A006871612

Date: 2 April 2026

Brisbane City Council
c/- Chris Dixon / Maisie Tang
Planning Services North
DSPPPlanningSupport@brisbane.qld.gov.au

Dear Chris / Maisie,

RE: Response to Council's Further Advice for Proposed Development at 11 Picot Street, Kelvin Grove QLD, 4059, Australia

In accordance with section 81 of the *Planning Act 2016*, the Applicant hereby responds to all of Council's Further Advice dated 4 December 2025 with respect to the proposed Minor Change at 11 Picot Street, Kelvin Grove, QLD, 4059, Australia.

The proposal plans have been amended to comply with the matters raised in Council's Further Advice, as follows:

- Increase building setbacks from 1m to 1.287m (southern boundary) and 1.5m to 2m (northern boundary, excluding bike storage);
- Incorporation of further articulation such as variation in roof form, eaves, recesses and shading devices demonstrated by annotations and a materials schedule;
- Provision of landscape planting and demonstration of areas containing 1.5m x 1.5m media sufficient for supporting large canopy trees in accordance with the Landscape Design Planning Scheme Policy; and
- Increase refuse area sufficient for manoeuvring bins and realignment with previously approved refuse arrangement

Further information is provided herein. Please refer to supporting documents attached:

- Proposal Plans prepared by Gavin O'Donnell Building Design; and
- Traffic Engineering Report prepared by BMC Traffic.

Please refer to the Applicant's response below and continue with your assessment of the proposal.

Response to Further Advice items:

Plan Details

1. *The material submitted with the application claims an increase in deep planting whilst retaining a minimum 35m² private open space per dwelling, however this does not appear to be supported by the area calculations provided, noting that some areas of stairs and minimum dimension of 1.5m have been calculated as deep planting. The minimum area of 35m² with a minimum dimension of 3m mentioned in*

AO31.1 of the Multiple dwelling code is to be provided in one continuous area, which was generally achieved in the previous approval.

- a. Provide amended plans clearly showing separate area calculations for deep planting and private open space in accordance with the requirements of the Multiple dwelling code.*
- 2. The plans do not show the RL of the roof of each building.*
- a. Provide amended plans clearly labelling the RL level of the highest points of the building.*

Applicant's Response:

In response to 1.a., please refer to amended plans indicating areas of deep planting on site in accordance with AO29.2 of the Multiple Dwelling Code. The amended plans demonstrate a minimum dimension of 3m to all areas comprising private open space. It is noted that the previous approval resulted in a total private open space area less than 35m² for Building B and this outcome is maintained as a result of the proposed Minor Change, whilst ensuring 12 bicycle parking spaces can be accommodated as approved by Council.

In response to 2.a., please refer to the amended plans which label the RL level for the highest point of the building.

Deep Planting

- 3. The proposed changes to the site frontage appear to significantly impact the previously approved deep planting area. The width of this area has been reduced to approximately 1 metre, which is insufficient to support the planting of a large canopy tree as originally intended. This reduction compromises the ability to mitigate the visual bulk of the building and diminishes the landscape's contribution to both the streetscape and the microclimate. Additionally, the location of the staircase prevents any crown development. The current site plan shows a widened crossover occupying the full frontage, along with a relocated staircase positioned closer to the southern boundary. These modifications further encroach on the deep planting zone, leaving inadequate space for meaningful vegetation.*
 - a. To comply with the approved landscape intent and ensure alignment with PO26/AO26.1 and PO30/AO30.2 of the Multiple dwelling code, provided amended plans that reinstate the deep planting area at the frontage to its previously approved dimensions. This will allow for the planting of a large feature tree capable of softening the visual impact of the building's increased height and bulk, enhancing the streetscape character, contributing to a more attractive and pedestrian-friendly environment and improving microclimatic conditions, including shade provision, cooling, and air quality benefits.*

Applicant's Response:

In response to 3.a., as aforementioned, the amended plans provide the minimum 10% deep-planting areas on site in compliance with the Multiple Dwelling Code. Notwithstanding this, the proposed Minor Change will continue to provide a an area sufficient for deep planting along the site frontage comprising a topsoil depth of 1m within a 1.5m x 1.5m area in accordance with growing media specifications under Section 3 of the Landscape Design Planning Scheme Policy.

The amended plans incorporate a landscape area along the frontage similar to the extent previously approved and demonstrates the ability to provide a large canopy tree in compliance with PO26 of the Multiple Dwelling Code.

Landscaping

4. *The proposed reduction in setback along the northern boundary as currently shown does not comply with AO26.2 and PO26 of the Multiple dwelling code. A minimum 1.5m wide landscape area is required along this boundary to ensure the development contributes positively to residential amenity and supports the subtropical microclimate. The inclusion of a landscape strip allows for the planting of columnar screen trees, which serve multiple important functions, including enhancing privacy between adjoining properties, providing shade to northern building elevations, reducing heat gain and improving energy efficiency and softening built form, helping to visually reduce building bulk and improve the interface with neighbouring sites. The current design compromises this outcome by encroaching into the setback area, limiting opportunities for meaningful planting and usable private outdoor space.*
- a. *Provide amended plans that demonstrate the provision of a continuous 1.5m wide landscape area along the northern boundary, with sufficient space retained for private recreation and the planting of screen trees in accordance with PO26 of the Multiple dwelling code.*

Applicant's Response:

In response to 4.a., please refer to amended plans which incorporates a continuous 1.5m landscaping strip along the northern boundary generally consistent with the approved plans. Noting that the landscaping strip across the length of the northern boundary provides sufficient area for sub-tropical shade tree planting to occur.

The extent of landscaping provided is appropriate to ensure shaded areas to pedestrian pathways, whilst ensuring sightlines to the northern boundary are maintained. In combination with revised designs which increases side boundary setbacks further reducing building bulk, the amended design utilises landscape treatment along the ground storey to present an integrated landscape character, contributing positively to subtropical micro-climate on site. On this basis, the proposed change continues to comply with PO26.

Amended traffic report

5. *The internal carparking aisle has been further reduced to 3.791m and introduced even narrower bends near the queuing area. The current proposal appears to include additional rooms comparing with the previous approval. A Registered Professional Engineer of Queensland (RPEQ) certified Traffic Report was submitted to demonstrate compliance with the performance outcomes of Transport, access, parking and servicing (TAPS) code at the time of original approval. However, the original traffic report no longer reflects the current design.*
- a. *Provide an amended traffic report endorsed by a RPEQ to represent the amendments that seek performance outcomes under the TAPS Planning Scheme Policy.*
- b. *The amended "Letter box – Parcel & Food Deliveries" protrusion creates a kink in the aisle which reduces manoeuvrability and introduces conflict points. It is advised to amend the design to eliminate the conflict point and provide a smoother curve. Nevertheless, this needs to be addressed in the amended traffic report*

Applicant's Response:

In response to 5.a. and b., please refer to traffic report prepared by BMC Traffic. The approved use for Rooming Accommodation remains as 4x 3 or more-bedroom dwellings. As such, inclusion of 1x additional

room will not alter parking requirements previously assessed by Council and therefore does not warrant re-assessment.

Flooding and overland flow easement

6. The proposal reduces the ground floor level for Building D/Dwelling 4 from 12.5m AHD to 12.1m AHD is not acceptable mainly due to the changes that have occurred in the area and updated rainfall data that is likely to increase flood levels.
 - a. Provide updated plans to establish a minimum floor area at 12.5m AHD as previously approved.
7. A volumetric overland flow easement at the rear of the property boundary to facilitate the new introduced balcony can be supported in principle. However, it is unclear as to why the proposed height limit is capped at RL14.69 m AHD, mainly because this is above the floor level of the rear building and the newly introduced boundary. It is suggested that the height constraint of the volumetric overland flow easement will be capped at the bottom on the lower-level balcony.
 - a. Provide amended plans to show the extent of volumetric easement on sections and plans.

Applicant's Response:

In response to 6.a., please refer to amended plans demonstrating a minimum ground floor level of 12.5m AHD.

In response to 7.a., the extent of the volumetric easement can be capped to the extent of the lower-level balcony. This can be conditioned as part of the revised condition package.

Refuse management

8. It is noted that the refuse storage area has decreased in size resulting in a reduced functionality with Mobile Garbage Bins (MGBs) being placed in tandem with occupants not being able to easily access each MGB. In accordance with PO9/AO9 of the Rooming accommodation code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans the following.
 - a. Increase the size of the refuse storage area so that each MGB can be accessed individually without the need to rotate bins (refer to current approval and waste management letter as an example).
 - b. Demonstrate the refuse storage area is roofed and screened.
 - c. Denote the dimensions of the refuse storage area on the amended plans.
9. Condition 51 of the current approval (A005324251) relates to a specific collection method stipulated in the waste assessment letter by TTM dated 10/03/2020. This letter will need to be updated to reflect the amended layout of the development and refuse storage area.

Applicant's Response:

In response to 8.a., b. and c., please refer to amended plans which increases the size of the refuse storage area on site which is roofed and screened. The amended plans incorporate a location, size and dimension that is generally in accordance with the approved layout.

In response to 9., the proposed change includes the addition of one additional bedroom on site. As a result, refuse arrangements has included an extra recycling bin to accommodate the increase in demand and remains in accordance with the assessment prepared by TTM dated 10/03/2020. Refuse arrangements will

continue to be undertaken as previously approved (inclusive of the additional recycling bin) and therefore no amendments to the waste collection method is required.

Design

10. The proposed changes have simplified the building form and removed variation along the side facades of the building. The approved skillion roof has also been replaced with a relatively flat roof form.
 - a. Provide amended plans reinstating a greater variety in the design of the built form including variation and modulation of the facades and sloping roof form with eaves in accordance with PO9 and PO10 of the Multiple dwelling code.
11. There is no materials legend or notes on the drawings to indicate proposed materials or finishes.
 - a. Provide annotations and legend on the plans showing proposed materials and finishes along with notes of existing materials maintained in accordance with PO9 of the Multiple dwelling code

Applicant's Response:

In response to 10.a., amendments demonstrate greater variations, recesses, eaves and articulation consistent with the intended streetscape and setback pattern. These include a combination of hipped and gable roof forms, shade devices to window openings, eaves and recesses in compliance with PO9 of the Multiple Dwelling Code. The amended plans also incorporate a greater setback along both side boundaries to reduce any perceived bulk. Increased setbacks will also contribute to sufficient areas for landscaping to occur, contributing to increased privacy, amenity and landscape character in compliance with PO10 of the Multiple Dwelling Code.


In response to 11.a., please refer to amended plans which include annotations and materials legend which have been provided to demonstrate compliance with PO9 of the Multiple Dwelling Code.

Summary

The Applicant has amended the proposal in response to Council's further advice and demonstrates compliance with the planning scheme.

Should you require any further information or clarification, please do not hesitate to contact Fergus De Guzman.

Kind regards,



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Senior Town Planner

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