



Dedicated to a better Brisbane

26 May 2026

Absun Pty Ltd
C/- B Planned & Surveyed Pty Ltd
PO Box 58
CAMP HILL QLD 4152

ATTENTION: Daniel Zilli
Application Reference: A006836035
Address of Site: 652 KESSELS RD UPPER MOUNT GRAVATT QLD 4122

Dear Daniel

RE: Further advice

Thank you for your response to Council's Information Request dated 18 September 2025. Council has reviewed your response received 24 March 2026, and a number of issues must be resolved to progress the application. Whilst it is understood that the site is a made up of a specific set of circumstances and characteristics that would allow higher density, the land size is a major constraint to providing a functional basis of development for the project. Amended plans that address the following outstanding matters are required:

Dwelling House Separation, Bulk, and Scale

- 1) The Information Request response retains the previously submitted built form and does not provide additional separation to adjoining residential properties which are not included within a centre zone. The development does not comply with Acceptable outcomes AO2 and AO9.4 of the Mt Gravatt Corridor neighbourhood plan code. The corresponding Performance outcomes PO2 and PO9 state that buildings are to be well-separated to facilitate reasonable access to sunlight for neighbouring dwellings and their open space, as well as adequate access to breezes and air circulation. Additionally, AO3/PO3 and AO4.2/PO4 of the Multiple dwelling code require that building height transitions be provided. Submit amended plans that demonstrate the following:
 - a) Increased side boundary setbacks to achieve a minimum separation of 1.5m from the adjoining residential property boundary, in lieu of a built-to-boundary wall.
 - b) Additional variation in building form and articulation along the side boundary façade to reduce visual bulk and improve amenity outcomes for adjoining properties to incorporate the landscape improvements specified in Item 2a) below.
 - c) Reduced reliance on 'spider legs' column to cantilever the proposal as they seem to reach to a double storey height along Pickworth Street and would represent an imposing built form.
 - d) The annotation of "Mezzanine" for the fourth floor of development should be amended to "Fourth floor".

Landscaping and External Interface

- 2) The proposed western side boundary interface retains the previously submitted design and does not incorporate in-ground landscaping. While containerised planters are proposed, these are limited in size and extent, and do not adequately offset the built form or improve the interface with adjoining properties as currently proposed.

The proposed streetscape interface along Player Street also remains unchanged and does not provide a sufficient landscaping outcome. In particular, climbing plants are proposed in constrained ground level conditions, with discrepancies between architectural and landscape plans regarding the provision of adequate growing media.

Similarly, the proposed upper-level balcony planters are limited in number and size, restricting opportunities for meaningful greening. The proposal also relies on the adjoining Council verge to provide sufficient growing media. However, this area may be fully paved in the future and cannot be relied upon to achieve on-site landscape outcomes. Accordingly:

- a) Provide revised architectural and landscape plans consistently demonstrating improvements to the western boundary interface, including the following:
 - i) In the absence of an in-ground landscape buffer, increase the upper-level setback and incorporate continuous deep planters along the length of the built form at Level 2. Planters are to be located just above the fence line and provide a minimum soil depth of 0.8m, capable of supporting columnar screening shrubs to a minimum height of 3m.
 - ii) Extend the provision of planters along Level 3 to run the full length of Units 6 and 7 to achieve a multi-layered landscape outcome and improved growing conditions.
- b) Provide revised architectural and landscape plans demonstrating improvements to the street interfaces, including the following:
 - i) Increase the extent and volume of growing media for ground level planting, including climbing species. The planters shown on the elevational drawings to be starting from ground level do not seem to be provided with growing medium/planter.
 - ii) Provide increased landscaping opportunities within the pedestrian entry ramp and foyer areas.
 - iii) Increase planter sizes and quantities on upper-level balconies to achieve a more substantial, multi-layered green façade incorporating climbing and cascading vegetation.
 - iv) Review the use of *Jasminum floribundum*, and provide an alternative species where appropriate, having regard to potential amenity and health considerations. This species can cause significant allergic reaction and respiratory issues from its scent and pollen. Considering the proposal is primarily for a disability accommodation provider, it is recommended that an alternate species be implemented.
- c) Demonstrate how the proposal achieves water sensitive urban design measures in accordance with PO12 of the Landscape works code.
- d) Identify the location and capacity of any irrigation infrastructure, including water tanks, to demonstrate how containerised planting will be sustainably maintained on site.

Waste Management

- 3) As the proposal comprises both residential and non-residential activities, a separate refuse storage area is required for the non-residential activities (Short-term accommodation and Health care service). In accordance with AO32/PO32 of the Multiple dwelling code, AO63.1-AO63.2/PO63 of the Centre or mixed-use code, and AO8.1-AO8.2/PO8 of the Infrastructure design code, demonstrate the following:

- a) Submit amended architectural plans that clearly demonstrate a separate refuse storage area for the non-residential activities. The refuse storage area is to be a minimum size of 2.16m² (2,400mm x 900mm) and the dimensions must be clearly demonstrated on the amended plans, noting that the non-residential refuse storage area is not to impact the current residential refuse storage area.
- b) Demonstrate the non-residential refuse storage area is housed either within a building (dedicated room) or roofed and wholly screened enclosure, where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

It is recommended that you either stop or agree to extend the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on the number below if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink that reads "Casey". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Ryan Casey
Senior Urban Planner
Planning Services South
Phone: 07 3178 6818
Email: Ryan.Casey@brisbane.qld.gov.au
Development Services
Brisbane City Council