



Dedicated to a better Brisbane

1 September 2026

Jk Apartments Pty Ltd
C/- Dts Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

ATTENTION: **Melissa Lowe**
Application Reference: A007062809
Address of Site: 73 LINTON ST KANGAROO POINT QLD 4169

Dear Melissa

RE: Further advice

An initial review of the proposal has been undertaken and further information is required to assist in the assessment of this s81 Minor Change development application and its compliance with the relevant provisions of *Brisbane City Plan 2014*.

Flood management

- 1) The proposed changes to the slab level, and subsequent changes to the undercroft restricted height easement can be considered, provided the following information is demonstrated:
 - a) Provide the ground level Digital Elevation Model (DEM) plan used for the updated flood modelling, similar to Figure 4.3 of the original Flood Modelling Report.
 - b) Confirm the assumed height of each opening within the wall along the southern boundary, ensuring that all openings extend to the base-of-slab level. In addition, where screening is proposed, it must consist of pool/safety-style fencing with a minimum permeability of 75%. The hydraulic model must be updated to account for a 25% obstruction within each opening. Alternatively, the openings are to remain fully open with no screening.
 - c) Confirm that the revised flood impact assessment was undertaken using the 1987 IFD methodology adopted in the original assessment.
 - d) Confirm that the revised proposal does not alter flood hazard impacts on external properties or surrounding road networks, as these impacts form part of the flood impact assessment considerations.

Architectural treatments

- 2) Noting that on the architectural plans there is a pattern design proposed across the face of the south elevation podium:
 - a) Provide additional information regarding the design intent, including materiality, finishes and colour palette to demonstrate the feature patterning complies with PO9 of the Multiple dwelling code by reducing the bulk and scale of the built form visible from the surrounding area and provides relief to an otherwise blank wall.

NB: All previous amendments in red and conditions relating to the sun-shading devices and creative lighting will be retained as part of this minor change.

Acoustic barriers and screening

3) The proposed changes seek to reduce the height of the acoustic barriers provided along the ground and podium levels from 1.8m to 1.2m. While it is acknowledged a noise report has been submitted in support of these amendments, this does not adequately address all the requirements of PO35 of the Multiple dwelling code. In addition, the report lacks sufficient detail and supporting information address all the relevant impacts has been undertaken satisfactorily.

- a) Provide analysis, including relevant metres above AHD, demonstrating that the change to the ground and podium screening minimises impacts from the headlights of cars parking and/or manoeuvring throughout the subject levels.

NB: This is to include an analysis of the headlight impacts to dwellings approved on adjoining sites.

- b) Provide an inset diagram clearly showing the components of podium screening that is to be used for acoustic purposes and for architectural purposes.

Landscape concept plan

4) An updated landscape concept plan has not been provided; this is required to demonstrate how the landscape outcomes on site will be delivered in accordance with *Brisbane City Plan 2014*.

- a) Provide a landscape concept plan to demonstrate how landscape outcomes required in the Multiple dwelling code and Landscape works code are being achieved. The plan is required to be prepared by a suitably qualified landscape architect and address changes made to the approved design.

Refuse

5) The dimensions of the refuse room have not been provided and the new diverter has not been denoted on the architectural plans provided.

- a) Submit amended plans that include the dimensions of the Refuse Room and denote the chute with diverter.

Amended plans

6) Provide a roof level plan that demonstrates the boundary setbacks are consistent with those of the previous approval.

7) The elevations and sections provided with the architectural plans all denote an SSL.

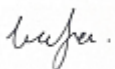
- a) To ensure consistency, provide the vertical measurements on the architectural plans using RLs.

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.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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

Yours sincerely



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