



Dedicated to a better Brisbane

5 May 2026

Scas 3 Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Tom Kedda

Application Reference: A006928376
Address of Site: 81 YORK ST INDOOROOPIILLY QLD 4068

Dear Tom

RE: Further advice

The following further matters have been identified and require amended plans or additional information.

Landscaping and deep planting

1. Whilst it is noted the required pedestrian and vehicle accesses and services at the front of the site limit opportunities for deep planting and landscaping, there appears to be further opportunities to improve landscaping at the front of the site.

The landscaping between the pad mount transformer and pedestrian entry is currently raised above ground level and separated into two planter areas by a fence which limits the size of planting and results in a 1.5m high retaining wall along the frontage. The provided 'Landscape Concept Plan Sections – Sheet 2' shows that if this planting area was lowered to ground level and consolidated without a dividing fence, it could support a 2.2m wide landscaped area with a minimum depth of 1.6m above the top of the basement carpark slab. It is noted Council may support a small reduction in proposed unit G01's private open space to allow for this improved landscaping to support a larger tree and improved planting, and a better overall outcome and contribution to the streetscape.

- a. Provide amended architectural and landscape plans showing a consolidated landscaped space between the padmount transformer and pedestrian entry to allow for more significant planting.
2. Whilst landscaping is proposed over the dual fire pump and booster, the entry awning also presents an opportunity to provide a better landscaped outcome along the frontage in accordance with PO27, PO28 and PO29 of the Multiple dwelling code.
 - a. Provide amended architectural and landscape plans showing landscaping atop the entry awning.

Side boundary landscaping

3. The proposal currently does not sufficiently demonstrate compliance with PO28 of the Multiple dwelling code. While rear setback deep planting and supplementary façade or container planting are noted, these measures do not adequately address the lack of continuous side boundary screen planting nor offset the impacts of reduced side setbacks.
 - a. Provide amended plans and revised landscape concept plan (LCP), demonstrating the western side boundary landscaping is capable of supporting columnar or narrow canopy screen trees with a mature height of approximately 5–8m, providing functional long-term outcomes in terms of shade, privacy, visual separation, acoustic buffering, microclimate cooling, subtropical character and softening the impacts of the built form. The LCP is to detail the species and size of planting.
 - b. Noting the absence of side boundary landscaping along much of the eastern boundary, provide amended plans and landscape concept plan showing additional containerised vertical planting along the eastern façade of the building to soften the extent of hardstand area and built form.
4. The plans show a 15m² hatched blue area within the rear deep planting area. It is unclear what this area is.
 - a. Provide amended plans removing any proposed structures or services from deep planting areas.

Refuse collection bay

5. The revised 'Elevation 2 (York Street)' on the 'Elevation 2 & 4' plan, DWG No. SK301 shows the vertical clearance to be less than 3.6m. The plan is not consistent with 'Section 3 – Refuse Collection Bay' on the 'Sections' plan, DWG No. SK401.
 - a. In accordance with PO32 of the Multiple dwelling code and PO18 and PO19 of the Transport, access, parking and services code, provide amended plans which demonstrate a minimum vertical clearance of 3.6m is provided across the entire aisle. Ensure all plans are consistent.

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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Development Services
Brisbane City Council