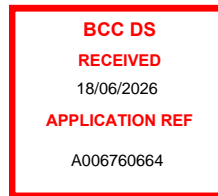


18 June 2026

Brisbane City Council  
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Dear Justin,

**Re: Development Application for a mixed-use development at 33 Vulture Street, West End on land described as Lot 1 on RP166870, Lot 43 on RP11203 and Lot 61 on RP11203 (BCC Ref: A006760664).**

We refer to the above development application which is currently being assessed by the Council.

Please take this letter as formal notice under section 52(1) of the *Planning Act 2016* that Stockwell seeks to change the development application to now seek approval for the development of the **enclosed** plans.

The changes to the development application have been made in response to the matters raised by the Council in its further advice letter and which were also raised by submissions received during the public notification process.<sup>1</sup>

As can be seen from the revised plans, the key changes involve:

- a reduction to the overall height of the building by 6.2 metres (i.e. a reduction by two storeys and the loss of 20 dwellings);
- an increase of the onsite deep planting areas;
- increased side boundary setbacks; and
- as a consequence of the above, alterations to the carparking.

The changes are beneficial and confirm the appropriateness of approving the development application because:

- the reduction in height further reduces offsite shadowing impacts (in circumstances where shadowing is a reasonable expectation given that the planning scheme contemplates high-rise development on the land); and
- the increase in onsite deep planting allows for a further softening of the development and in combination with the reduction in height and greater side boundary setbacks ensures that there are no unacceptable impacts including upon the adjoining dwellings and their outdoor areas.

The changes have been carefully considered because, in the context of this site and the applicable planning framework, the current form of development is considered appropriate and supportable.

However, the changes ensure that any concerns about offsite impacts should now be resolved.

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<sup>1</sup> given that the changes are in response to a further advice letter and matters raised in the submissions, the change does not stop the development assessment process and in any event, the changes would constitute a "minor change"

Accordingly, it is considered that the proposed development complies with the City Plan and achieves the intentions of the Neighbourhood Plan Code.

In particular, the proposed development:

- positively contributes to the locality through the provision of a high-quality building comprising non-residential uses at the street levels creating active frontages which include public art and landscaping (with the retention of existing vegetation and the provision of deep planting) with residential use above (overall outcome 3(a)-(b), (d) and 6(c));
- has an appropriate height, scale and form particularly given that the Neighbourhood Plan Code contemplates high rise development on the subject land and does not mandate a height in metres and in any event the proposed development caters to a clear need for housing (overall outcome 3(c) and P01).

### Building Height

Stockwell have taken on board feedback from Council and the community and reduced the height of the proposal. This ensures that any concerns about offsite impacts should be resolved, particularly in combination with the other beneficial changes dealt with below.

### Side Boundary Setbacks

An increased side boundary setback has been provided central to the podium to achieve 4m from the boundary (previously 2.19m). The proposal allows for improved amenity outcomes, particularly through landscaping at the ground level, for the adjoining residential dwellings rear outdoor open space. The step in the podium is strategically located in order to reduce building bulk on the back gardens of the adjoining dwellings. The location of the step continues this form and allows for a continuation of the green corridor located to the rear of dwellings within Paris and Turin Street.



Figure 1: Increased Side boundary setback

The varying setback between 2.19m and 4.0m for the podium is well beyond the 0m setback required where a blank wall is proposed with no openings as prescribed in City Plan. The outcome will ensure residential amenity is preserved while achieving efficient use of the subject site.

The increased setback allows for in ground deep planting in this location for large subtropical trees. The resultant landscaped outcome will result in a positive outlook for adjoining dwellings and mitigate any actual or perceived impacts resulting from the podium.

### **Deep Planting**

A direct result of the increased podium setback to the side boundary of the site is the ability to achieve a significant increase in the deep planting provision as part of the proposal. The setback results in the increased provision of 112sqm of deep planting or 3% of site area along the side boundary of the site. This provision is a significant increase from the existing site conditions which has limited planting locations due to the retention of the character walls and a notable increase from that proposed as part of the application. The provision of additional deep planting will significantly improve the residential amenity of the immediately adjoining dwellings providing a green outlook with additional natural screening.

### **Parking**

The increased side boundary setback proposed in this response has resulted in a reduction in the number of parking spaces provided within the podium levels of the proposal. The change removed a further sixteen (16) parking spaces across the Level 1 and Level 2 of the podium levels in addition to the 8 spaces removed as part of the previous response. The parking remains appropriate given the reduction in dwelling numbers and will avoid unnecessary impacts on the surrounding area. The rate of parking provided will ensure that future residents are provided adequate parking facilities to avoid burdening the on-street parking facilities available in the area.

The proposed parking is a product of efficient use of the building footprint. The parking provision fits within the compliant setbacks of the podium and does not result in any additional building bulk or scale. This minor surplus of spaces is reasonable and appropriate to the location on the City Core. It is not sufficient to affect the traffic functions of the road network, nor to dissuade public and active transport use.

We look forward to your prompt and favourable assessment of our revised application. Should you have any questions or require additional information, please don't hesitate to contact the undersigned.

Regards,



Sam Tatham  
**Development Manager**  
**Stockwell**

### **Attachments:**

1. *Architectural Plans prepared by MODE Design dated 08/06/2026; and*
2. *Landscape Plans prepared by RPS dated 11/06/2026.*