



*Dedicated to a better Brisbane*

27 April 2026

3 Byron St Pty Ltd  
C/- Urban Strategies Pty Ltd  
PO Box 3368  
SOUTH BRISBANE QLD 4101

**ATTENTION:** Josh Daley  
**Application Reference:** A006904370  
**Address of Site:** 3 BYRON ST BULIMBA QLD 4171

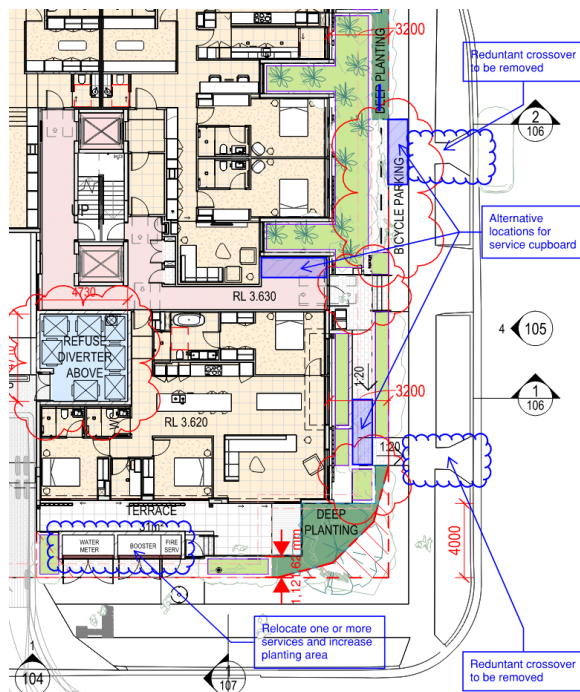
Dear Josh,

**RE: Outstanding matters**

Council has reviewed the response to the further advice letter and has determined that the following matters remain outstanding to progress the application.

**Services, Landscaping and Streetscape interface**

1. The proposal allocates a substantial portion of the Byron Street frontage to services, including a pad-mounted transformer and relocated infrastructure. This outcome significantly undermines the achievement of a cohesive streetscape and built form character by limiting opportunities for casual surveillance and street activation, thereby failing to contribute to an appropriate balance between landscaping and built form. The proposal does not comply with PO3, PO4, PO5, PO6, PO8 and PO28 of the *Multiple Dwelling Code*. Submit amended design to relocate the water meters, booster, and fire services cupboard parallel as recommended below:
  - a. Relocate either Water meter or Booster/ Fire service cupboard to the Apollo Road frontage as shown in markups below;
  - b. Provide additional landscaping along the frontage and within the corner truncation area. Alternatively, consider realigning the cupboard to the street to improve residential amenity; and



- c. Reduce the height of the cupboard associated with the water meters to the minimum height required and incorporate a planter of max 500mm depth atop the element to provide variation in height and appearance and soften the built form.

Note: Ensure that the wall and door finishes for the cupboard is of high quality to improve appearance and reduce bulk.

### **Irrigation Strategy**

2. The proposed Landscape concept plans show 15KL rainwater tanks at Level 4 in place of 30KL tanks previously approved. As previously noted, the 30KL rainwater tank was less than the desirable capacity and any reduction is not supported. The preliminary irrigation estimate is not prepared by a suitably qualified professional and does not concur with the Irrigation water usage, Catchment & Irrigation Strategy, prepared by Irrigation Design Australia and received on 26 May 2025, as part of the original approval (Council ref: A006702114). Provide amended plans showing 30KL rainwater tank capacity consistent with the approved plans.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006904370.

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

Yours sincerely



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