

LAUD ink

landscape architecture and urban design

23 June 2026

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Our ref: 2510-018
Your ref:

Dear Tom,

FURTHER ADVICE RESPONSE – 12 RYLATT STREET, INDOOROOPIILLY

I refer to Brisbane City Council's Further Advice Letter dated: 21 May 2026 – BCC Development application reference: A006915607 for the development proposal located at the above-described address. This response relates specifically to the following information request items:

BCC Information Request Item #2 – Deep Planting

2) The revised landscape concept plans do not provide compliant deep planting areas of at least 4 m x 4 m in natural ground, free of underground structures and open to the sky, to support large subtropical trees, as required by PO8 and PO29 of the Multiple dwelling code. This appears to be a result from the proposed site cover and the extent of the basement, underground sewer and stormwater infrastructure and building overhangs. Reconsider the proposal to provide compliant deep planting areas for large subtropical trees and achieve an appropriate balance of built form, open space, deep planting and landscaping on the site. In accordance with PO8 and PO29 of the Multiple dwelling code. Amend revised plans to:

a) A minimum 10% or 201m² of 2016m² site area for deep planting. Deep planting areas should offer a minimum 4m x 4m dimension within natural ground, with at least one that is free of underground development and fully open to the sky with access to light and rainfall; b) Deep planting areas with large subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs. c) Provide a clear illustration of all proposed underground infrastructure,

LAUDink response to BCC item #2 – Deep Planting:

The LAUDink Landscape Concept Plans (2510-018-LCPs – Revision C) have been amended to include additional deep planting areas and exceed the minimum 10% requirement. These areas have now been dimensioned and all services, basement lines and roof over line are overlaid for clarity to demonstrate compliance. The proposed tree species have also been amended to include a minimum 1 x large subtropical shade tree (*Waterhousea floribunda*) in each deep planting area to balance and complement the built form and key boundary interfaces as requested.

BCC Information Request Item #3 – Rooftop Communal Open Space – Natural Shading

3) The proposed rooftop communal space landscaping provides three x 1200mm depth planters to accommodate one palm tree each. Revisions to the proposed tree species within the 1200mm depth planters is required to provide shade tree species to create dense, natural shading of the space. Additional planters for shade tree species are also required within the rooftop communal open space which provide soil volumes and planter depths in accordance

with Landscape design planning scheme policy to provide a minimum 25% shade cover of the area within 5 years.a) In accordance with the Landscape design planning scheme policy, PO8, PO28 and PO30 of the Multiple dwelling code and PO4, PO13 and PO16 of the Landscape work code, provide revised plans which illustrate:i) The removal of the proposed synthetic turf and replaced with natural turf with minimum 300mm soil depths or an alternative surface material; ii) Replace the proposed palm tree species within the illustrated 1200mm depth planters with shade tree species that provide dense, natural shade; iii) Additional or revised containerised planters with sufficient depths, widths and volumes to support small to medium shade tree species for this space; and, iv) Indicative illustration demonstrating how the proposed shade tree planting will provide a minimum 25% shade cover to the rooftop communal open space within 5 years.

LAUDink response to BCC item #3 :

The LAUD ink Landscape Concept Plans (2510-018-LCPs – Revision C) have been amended to replace previously proposed palm species with small to medium shade trees to provide a minimum 25% shade cover within 5 years. An additional, planter and tree has been proposed to provide even more shade. Furthermore, there is partial roof over the rooftop terrace and umbrellas to be provided for shade adjacent the pool.

The proposed synthetic turf is a modern UV treated and stabilised yarn which is specifically designed to absorb and manage Australian heat and UV exposure (Urban Turf Solutions – Synthetic Turf). The suggestion to provide an alternative surface treatment such as natural lawn imposes a significant maintenance and construction cost on the developer and does not allow for the same flexible uses. Natural turf is likely to fail given roof over and request for additional shade trees and cannot hand the same volume of traffic. The other suggested ‘alternative surface treatment’ would be pavers or tiles which absorbs and holds heat and increases the heat island effect.

The purposes of the synthetic turf space is to provide an active recreation space for yoga, tai chi, pilates, stretching etc. which creates varied mixed use of functions for the roof terrace to maximise potential uses and high-end amenity outcome for end-users. BCC commonly accepts synthetic turf on rooftops as the maintenance constraints need to be acknowledge and the high traffic nature of these areas. This cannot be treated and maintained in the same manner as a traditional lawn on ground.

The LAUD ink Landscape Concept Plans (2510-018-LCPs – Revision C) has amended the podium planter depth summary diagrams and typical details to ensure all podium planting is viable.

Should you have any queries, please contact the undersigned.

Yours sincerely



Eleas Nicholaou

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Enclosed: Landscape Concept Plans (LCPs) – Reference: 2510-018 – Revision: C