

17 July 2026

Angela Cleary
Planning Services North
Development Services
Brisbane City Council
Via email: dsplanningsupport@brisbane.qld.gov.au

Dear Agneta,

Response to Further Issues – 9 Burdett Street, Albion

We refer to the above mentioned Minor Change application and the further issues matters previously raised by Brisbane City Council. Please find attached the applicant's comments on the further issues.

Architecture:

1) Submit proposed external materials and finishes and demonstrate that the overall building appearance, architectural aesthetic and detailing is of a similar quality to the approved plans. The following is also requested:

a) Brick fences surrounding the perimeter frontage of the site are requested to remain consistent with the previous approval to ensure the building retains high quality and contributes to the streetscape character

b) Further materials detail, 3D views are requested at the new carpark entry and the applicant must demonstrate that the carpark entry extends quality finishes into the driveway areas and any exposed services/ducts/vent pipes alike are screened from public view via bulkheads or alike.

Response: The applicant submits that the proposal does not seek to alter the overall architectural quality, design intent or urban design outcomes of the approved development.

While final material selections, façade detailing, screening treatments, service integration and built form articulation are necessarily refined during detailed design and construction documentation phases, these matters do not affect the planning acceptability of the Minor Change application.

The proposed development can be conditioned to require:

- submission of a final schedule of external materials and finishes;
- detailed architectural elevations and sections;
- screening of services and utilities from public view; and
- integration of high-quality façade treatments at the vehicle entry.

Similarly, the retention of brick fencing consistent with the approved development is a deliverable construction outcome that can be secured by condition.

The applicant therefore considers that no further amendment to the Minor Change proposal is required to facilitate approval of the application.

In order to accommodate the above response, the applicant has prepared some suggested condition wording to incorporate into the approval, if required:

Architectural Detailing

Prior to Building Work above ground level commencing, detailed architectural plans must be submitted to and approved by Council demonstrating:

- a) a coordinated palette of external materials and finishes generally consistent with the approved architectural intent;
- b) screening of all services, ducts, vents, mechanical equipment and utility infrastructure from public view;
- c) detailed treatment of vehicle entry areas and associated built form interfaces; and
- d) high-quality facade finishes and detailing to all street frontages.

The development must be carried out in accordance with the approved plans.

2) Boundary setbacks to walls and balconies to be shown on plans. Roof plans show the RL levels to ensure that building elements do not impact the view corridor and are consistent with the previous approved height.

Response: The Minor Change does not propose any increase in the approved building height, overall building envelope or encroachment into adjoining properties.

The matters requested relate primarily to documentation clarification and confirmation of dimensions rather than the acceptability of the proposed changes themselves.

Should Council require additional notation of setbacks or RL information, such matters can be incorporated into detailed construction drawings submitted following approval.

The requested information is therefore not fundamental to determining whether the Minor Change remains generally in accordance with the approved development.

3) The revised location of the PMT location appears to be away from habitable rooms and POS areas of the adjoining dwelling house. It is requested;

- a) That the front of the PMT is screened from view by incorporating battened gates to the frontage.*
- b) Demonstrate the location will not impact pedestrian sightlines for the adjoining residents exiting their driveway. Provide a revised elevation showing the height of the BTB wall for the PMT along the eastern boundary*

c) It is also requested that the applicant submits proposed fences/retaining walls along the Eastern boundary and demonstrate that they are of similar height and quality with no additional impacts to the adjoining dwelling house. (NOTE: the retention of existing vegetation along the eastern boundary is to be prioritised over the need for new fencing as required- see below).

Response: The relocation of the PMT improves separation from habitable rooms and private open space areas and therefore reduces potential amenity impacts compared to other potential locations.

The specific design of screening elements, gates, retaining walls, fencing and sightline treatments are detailed engineering and service coordination matters that will be finalised during the detailed design phase in consultation with Energex and relevant contractors.

These matters are routinely managed through conditions requiring:

- appropriate screening treatments;
- maintenance of pedestrian and vehicle sightlines;
- submission of retaining wall details; and
- fencing design details.

Accordingly, it is submitted that these matters do not warrant withholding approval of the Minor Change application.

A suggested condition which could be incorporated into the approval to address the above matter is outlined below:

PMT and Utility Infrastructure

Any pad-mounted transformer, electrical infrastructure or associated utility equipment must be screened from public view through landscaping, fencing, architectural screening or a combination thereof.

Screening must not adversely affect pedestrian or vehicle sightlines at site access points.

Deep Planting

4) The proposed s81 plans do not sufficiently address the interface with the dwelling houses on the eastern elevation of the site. The proposed plans include an area identified as "proposed shotcrete" on the Landscape and Architectural Plans with no landscaping within this area. The proposal to reduce the extent and area of deep planting and landscape buffering along this section of the eastern boundary is not supported as its removal will impact the amenity and privacy of residents and the neighbouring properties to the east of site.

a) In accordance with PO1 Albion neighbourhood plan, PO28 and PO29 of the Multiple dwelling code and the Landscape work code, submit revised plans that:-

i) Reduce the area of proposed "proposed shotcrete" on the eastern side boundary

ii) Identify existing trees along the eastern boundary that are capable of being retained and could be considered existing 'deep planting'

iii) Setback the ground floor balcony in the north-eastern corner of the site to provide in ground deep planting to better reflect the area provided within A006603736, and/or provide containerised planting areas within the ground floor balcony area

iv) Provide landscape buffer planting that includes 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.

Response: The proposed Minor Change does not alter the fundamental landscape strategy of the approved development and does not introduce any additional adverse impacts to adjoining properties.

The design evolution of the eastern interface reflects site servicing, structural requirements and buildability considerations. Importantly, the location, species selection and extent of landscape planting are matters that are capable of being refined and resolved through detailed landscape documentation.

The applicant submits that:

- the detailed treatment of the shotcrete area;
- identification of trees suitable for retention;
- final landscape species selection;
- detailed planter design; and
- final landscape establishment methodology

are all matters that can appropriately be addressed through landscape conditions imposed as part of the approval. The only exception to this would be the suggestion to retain existing trees on the eastern boundary. IT is submitted that this would result in a poor outcome given the nature and size of these trees, as illustrated in the photos below. The applicant also highlights they are in regular consultation with the neighbours and the parties are working collaboratively to discuss screening options along the boundary line, which are yet to be agreed. There is also a possibility a boundary realignment will occur with both east neighbouring properties resulting in the applicant 'gifting' land to those neighbours, which will increase the footprint for vegetation between both boundaries which will further improve screening. The applicant requests Council endorse the current design and should any modifications arise from the boundary alignment or which trigger an amendment to the current plans, these be dealt with as a change approval request.

Private Open Space / Site frontage boundary landscape

5) The proposed balcony for the dwelling in the north-west corner of Level 1 is located directly adjoining the Barrett Street property boundary and driveway, and this is likely to impact the privacy and amenity outcomes for future residents. Furthermore, the balcony directly adjoining the Barrett Street property boundary prevents the provision of site frontage landscape planting to provide residential amenity (including protection from the western sun) and streetscape amenity and shading for pedestrians.

The frontage edge of the balcony is to be amended to facilitate the provision of site frontage landscape buffer and shade tree planting. It is also noted that the revised landscape plans propose no Barrett Street frontage shade trees where the approved plans for A006603736 provided three small and three large shade trees on this frontage.

a) In accordance with PO1 Albion neighbourhood plan, PO28 and PO29 of the Multiple dwelling code; Landscape work code and the Landscape design planning scheme policy, submit revised plans that:-

i) Relocate the front edge of the balcony for dwelling in the north-west corner of Level 1 to a minimum 2m from the front property boundary to allow for the provision of a site frontage landscape buffer to provide privacy and amenity;

ii) Provide a minimum 2m wide site frontage landscape buffer and shade tree planting area adjoining balcony for dwelling in the north-west corner of Level 1;

iii) Provide three small and three large shade trees on the Barrett Street frontage within garden beds or containerised planters to provide shade and streetscape character to site frontages; and,

iv) Where retained/containerised planters may be proposed, plans are to provide soil volumes and planter depths to reflect the minimum requirements of the Landscape design planning scheme policy.

Response: The proposed balcony forms part of the proposed residential design, and the applicant seeks to retain this element. The concerns raised relate primarily to detailed privacy treatment, landscape design and streetscape planting outcomes.

In this regard, the applicant submits that:

- privacy mitigation measures;
- final planter dimensions;
- frontage landscape design;
- species selection; and
- shade tree establishment strategies

are matters appropriately addressed through detailed landscape and architectural documentation rather than redesign of the approved built form.

Should Council seek assurance regarding future landscaping outcomes, conditions can be imposed requiring provision of landscape planting to the satisfaction of Council prior to building works above ground level commencing.

Streetscape Planting

Prior to occupation, landscape works must be provided along the Barrett Street frontage including shade tree planting and understorey landscaping generally consistent with the streetscape intent of the approved development.

Privacy Measures

Privacy screening, landscaping or suitable architectural treatments must be installed to balconies adjoining property boundaries to minimise direct overlooking of neighbouring properties.

Containerised Planters / Rooftop Communal Open Space Shade Trees

6) It is acknowledged that a Landscape Concept Plan was submitted as part of this s81 Minor Change and that containerised planting areas are proposed above ground level and within the rooftop communal open space. The Landscape Concept Plan did not include details of the proposed containerised planter soil volumes and depths to ensure their long-term success and viability of planting and illustrate how these planters are to be safely and effectively maintained. It is noted that the rooftop communal open space has increased the total area proposed for landscaping but has significantly reduced the number of shade trees to provided to create natural shade and amenity within this space.

Particularly as in-ground deep planting is proposed to be reduced, additional containerised planting should be provided across the site. Revisions are required to the proposed rooftop communal open space to ensure a minimum of 25% of the open to sky space is shaded by trees within 5 years in response to AO30.1/PO31 of the Multiple dwelling code and PO16.2/PO16 of the Landscape work code.

a) In accordance with PO30 of the Multiple dwelling code; PO4, PO13, PO15 and PO16 Landscape work code and the Landscape design planning scheme policy, submit revised plans that:-

- i) Amend the rooftop communal open space landscape design to include the provision of shade trees to ensure a minimum of 25% of the open to sky space is shaded by trees within 5 years
- ii) Illustrate the containerised planter soil volumes and depths at and above ground level to reflect the minimum requirements of the Landscape design planning scheme policy; and,
- iii) Demonstrate how safe access is to be gained to all containerised planters within the development to allow efficient and effective maintenance to be undertaken.

Response: The rooftop communal open space remains consistent with the intent of providing usable communal recreational space for future residents.

The detailed design of:

- containerised planters;
- soil depths;
- irrigation systems;
- maintenance access arrangements;
- species selection; and
- shade tree planting.

is typically undertaken during detailed landscape documentation and construction design phases.

The applicant therefore submits that these matters can be addressed through conditions requiring submission of detailed landscaping documentation demonstrating compliance with Council's requirements prior to commencement of construction or occupation.

Containerised Planting Design

Detailed landscape documentation must be provided demonstrating:

- a) minimum soil volumes and planter depths appropriate to the proposed species;
- b) irrigation provisions;
- c) drainage arrangements;
- d) maintenance access arrangements; and
- e) long-term viability of all planting.

Communal Open Space Landscaping

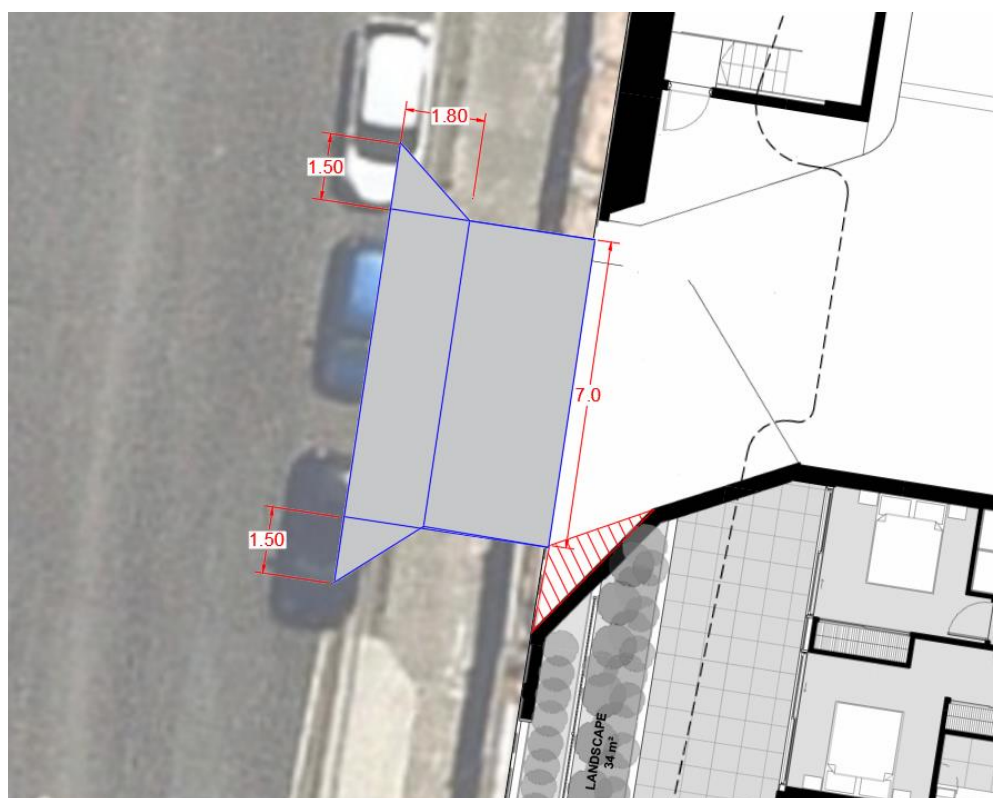
The communal open space area must incorporate tree planting and landscaping designed to provide shade, visual amenity and a high-quality communal recreation environment.

Engineering

1. The proposed second access can be supported, however it creates another pedestrian hazard on the footpath and removes at least 3 x on-street car parking spaces. Please investigate whether the width or the splays could be reduced here.

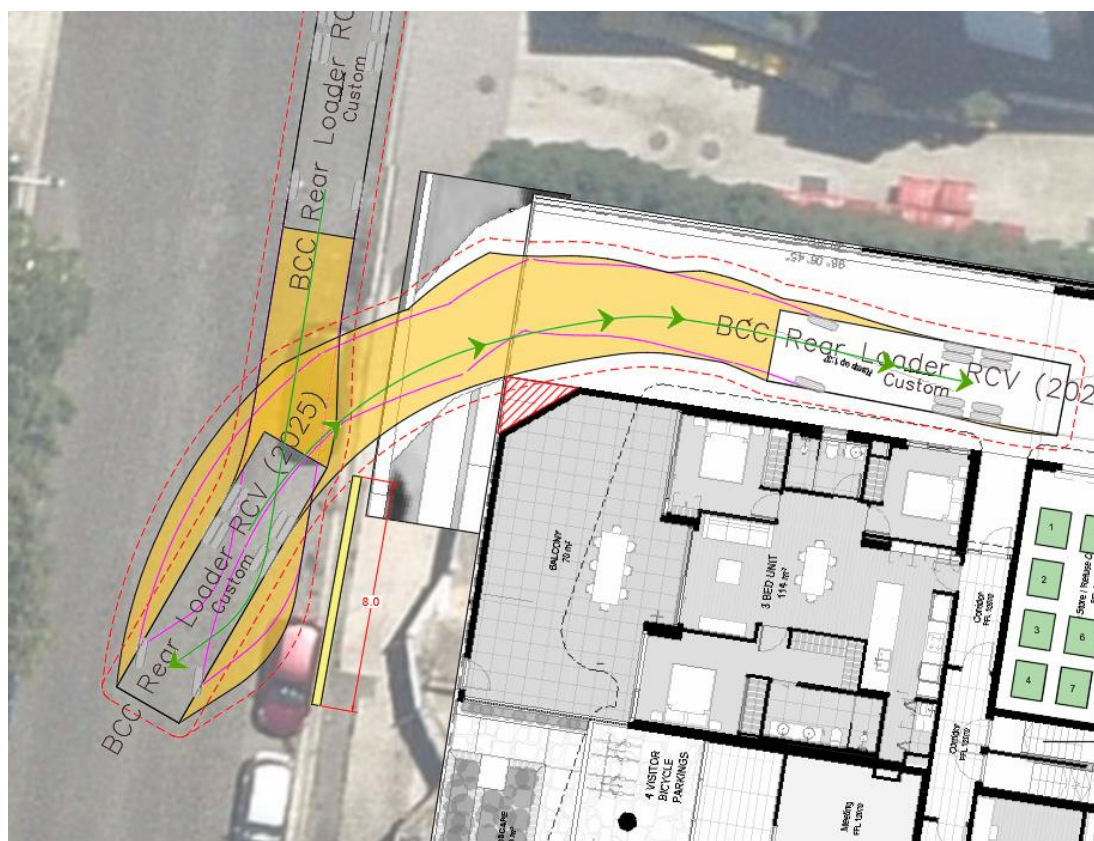


Response: Council's engineering comments acknowledge that the second access can be supported. The issue raised relates to optimisation of crossover geometry and management of pedestrian interactions. A review of the proposed crossover design has been undertaken, and it has been determined that the crossover can be revised to accommodate a 7.0m wide Type B1 standard as per the below. It is noted that the reduction to the crossover does not result in any further street parks being able to be retained. However it does result in reduction to the impact of the crossover on pedestrians, the applicant can accommodate. It is requested that the Grades, Manoeuvring, Carparks, Signs and Line Marking condition is amended to make reference to this reduced crossover.



2. Provide amended swept path analysis endorsed by an RPEQ which demonstrates the RCV manoeuvring is functional whether on street parking on Burdett Street is occupied or not, specifically demonstrate the manoeuvre is functional with vehicles parked directly adjoining the southern kerb tapers of the proposed crossover.

Response: To accommodate the current crossover design, the RCV movements will need yellow 'no stopping' line marking for about 8.0m south of the flares. 3 x on-street car parks are required to be removed to accommodate the manoeuvring of the RCV into the service area. Despite this outcome, the reduced driveway crossover does result in minimising the impact of the crossover on pedestrian movement, which is important considering the additional impact on pedestrian movement which results from the addition of the second driveway crossover further south on Burdett Street. Therefore Council's support for the removal of these 3 x spaces is required.



3. Demonstrate and clearly identify the dimensions of a 3:1 refuse compactor within the 'Bin Store / Refuse Chute' room on Drawing number SD2005.

4. Clearly annotate the internal dimensions of the 'Bin Store' (i.e. 8.3m x 5.4m). Remove reference to indicative bins:

5. Demonstrate the width of the internal aisle to be trafficked by the RCV and Lock-up Garage 5.

Response: The requested information relates to detailed waste management design and operational functionality. The dimensions of bins, compaction equipment, storage arrangements and aisle widths are matters that are routinely refined during detailed design and assessed through building, waste management and engineering approval processes.

These matters do not affect the planning merits of the proposed Minor Change and can be appropriately managed through conditions requiring final engineering and waste management documentation prior to construction. Please see below suggested wording:

Waste Management Facilities

Detailed waste management and servicing plans must be submitted as part of the building approval process demonstrating:

- a) bin storage dimensions;
 - b) compactor dimensions and specifications;
 - c) manoeuvring arrangements;
 - d) service vehicle access; and
 - e) operational functionality.
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The applicant respectfully submits that the requested information relates to detailed architectural, landscape, engineering or operational matters that will naturally evolve through detailed design and construction documentation. The matters do not alter the planning merits of the proposal, do not create any additional impacts beyond those already approved, and can be appropriately secured through conditions of approval. Accordingly, the matters should not prevent determination and approval of the Minor Change application.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Brown".

Matthew Brown
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