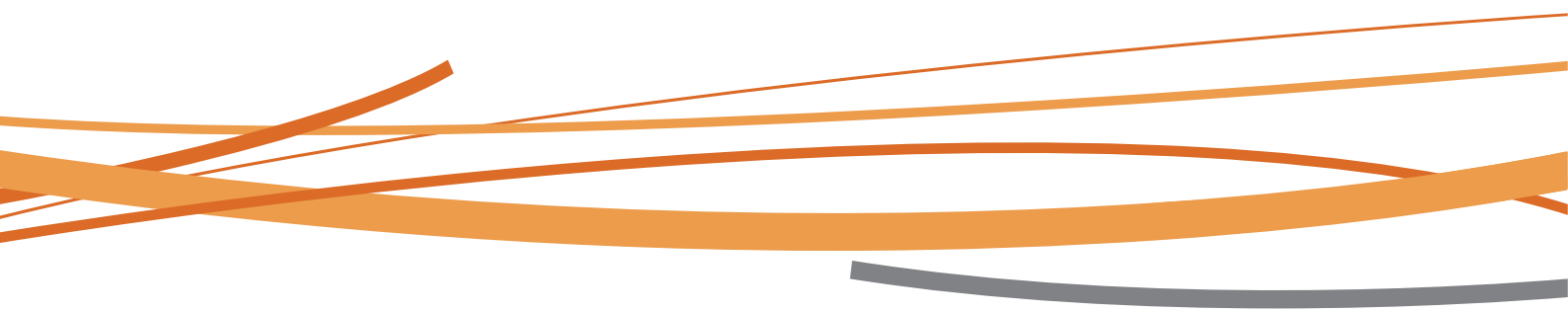


RESPONSE TO INFORMATION REQUEST

41 Kelburn Street, Mt Gravatt QLD 4122

Prepared for Brisbane City Council

31 August 2026



© GASKELL PLANNING CONSULTANTS 2026

This publication is subject to copyright. Except as permitted under the *Copyright Act 1968*, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

Prepared by:

Gaskell Planning Consultants Pty Ltd
PO Box 8103 Woolloongabba QLD 4102
p. 07 3392 1911
f. 07 3392 1399
e. info@jgplan.com.au
www.jgplan.com.au

Prepared for: Brisbane City Council

Gaskell Planning Consultants staff responsible for this report:

Job Ref: 25.2451

Version:	Date:	Prepared by:	Reviewed by:	Approved by:
01	31 August 2026	L.B	S.G.	S.G.

Contents

1	Introduction.....	1
1.1	Purpose of this Report.....	1
1.2	Supporting Documents.....	1
1.3	Built Form and Constraints.....	1
1.4	Updated Plans	2
2	Response to Information Request.....	4
2.1	Stormwater.....	4
2.2	Site Cover	4
2.3	Private Open Space.....	6
2.4	Privacy	9
2.5	Subtropical Building Design and Form.....	9
2.6	Street Parking	10
2.7	Verge Width.....	10
2.8	Refuse and Streetscape Works.....	11
2.9	Landscape Buffer.....	12
2.10	Other matters.....	13
3	Conclusion	14

1 Introduction

1.1 Purpose of this Report

Reference is made to Brisbane City Council ('Council') correspondence dated 15 May 2026 for application A007000564, being the assessment manager's information request under Section 12.1 of the Development Assessment Rules (V3.0 under s68 of the *Planning Act 2016*) ('DA Rules'). In accordance with s13.2 (a) of the DA Rules, the applicant has provided all the information requested by Council.

The applicant's response to each of these items is set out in detail in the sections below.

1.2 Supporting Documents

This application is further supported by the following appendices and specialist documentation:

- **Appendix A:** Architectural plans, prepared by YATA Architects
- **Appendix B:** Reconfiguring a lot plan, prepared by GPC
- **Appendix C:** Road verge plan, prepared by GPC
- **Appendix D:** Response to Item 1 (Stormwater), prepared by OSKA
- **Appendix E:** SWMP (updated), prepared by OSKA
- **Appendix F:** Services technical memo, prepared by OSKA
- **Appendix G:** Landscape concept plans, prepared by Baldock Landscape Architect

1.3 Built Form and Constraints

Many items in Council's information request seek further justification regarding site cover and ground-level private open space. In responding, it is critical to recognise the significant physical and contextual constraints affecting the subject land. Council's approval of the two adjoining high-rise developments (A004532982 and A005647177) has effectively isolated the site, leaving a narrow 16.7m wide corner lot with a total area of 612m². The resulting lot configuration materially constrains the ability to accommodate the conventional high-density built form otherwise contemplated by the zoning and neighbourhood plan.. This limitation was expressly acknowledged by Council during the pre-lodgement meeting, including the need to rely on performance outcomes for built form, layout and open space.

Ground-Level Private Open Space

Requiring 35m² of ground-level private open space for each dwelling would materially compromise the overall planning outcome without delivering a corresponding amenity benefit. Furthermore, the adjoining 8-storey buildings (both approved and constructed) create a situation where any ground-level open space would be subject to direct overlooking, significantly diminishing its amenity and practical value.

Given that the primary living areas for each dwelling are located above ground level, the provision of upper-level balconies directly accessible from these living spaces represents a more functional, usable and climate-responsive private open space solution. These balconies provide outlook, solar access, breezes and genuine subtropical outdoor living opportunities that ground-level spaces on this constrained site cannot achieve.

The orientation of these balconies toward Mirimar Street also contributes positively to the City Plan's original intent to provide active frontages along the Mirimar Street frontage. The elevated position supports passive surveillance, improves street activation and enhances the public realm. Notwithstanding the above, the eastern setback has been increased to provide a modest area of ground-level open space

where feasible. This increase in the eastern setback has necessitated a minor reduction in the frontage setback to Mirimar Street. However, this minor reduction in the frontage setback is considered to positively contribute to the intended centre street functionality of Mirimar Street improving activation and surveillance of the streetscape.

Site Cover

The proposed development effectively delivers five terrace-style dwellings, each functioning as an individual small-lot house. The resulting site cover is consistent with minimum requirements in the Dwelling House (Small Lot) Code, demonstrating that the built form outcome is appropriate for the constrained lot configuration.

In the context of the surrounding high-rise development, the proposal achieves a balanced proportion of buildings to open space and landscaping, maintains privacy and amenity for adjoining residents, and ensures access to natural light, sunlight and breezes. The site cover therefore represents a reasonable and contextually responsive outcome that aligns with the performance intent of the zone.

Impact Assessment Considerations

As the proposal triggers impact assessment, broader planning considerations are relevant. The development provides additional housing and housing diversity on appropriately zoned, well-located urban land within an established area.

The proposal represents a comparatively modest three-storey built form within a locality where substantially greater development intensity is contemplated. A performance-based approach allows the site to contribute additional housing while appropriately responding to its unusual lot configuration and surrounding built form.

Strict application of the acceptable outcomes would materially reduce the development potential of the site without necessarily producing a superior built form or amenity outcome. The proposed development instead adopts a site-responsive design that balances housing delivery with landscaping, private open space, privacy, streetscape and subtropical design considerations.

Summary

In considering our below response to Council's information request dated 15 May 2026 we request that Council consider the above matters including the constraints imposed on the subject land due to adjoining approvals. Accordingly, while the constraints imposed by adjoining high-rise approvals necessitate a performance-based approach the proposed development is considered to deliver:

- functional and climate-responsive private open space through upper-level balconies
- site cover consistent with small-lot dwelling expectations
- a balanced built form that protects amenity and supports subtropical design
- additional housing supply in a market experiencing acute affordability pressures

In our opinion, the proposal represents a reasonable, contextually appropriate and strategically beneficial outcome that satisfies the relevant performance outcomes and warrants approval.

1.4 Updated Plans

Notwithstanding the above, a number of changes have been incorporated into the design to accommodate the further information requested by Council. Updated architectural plans are included as **Appendix A** and updated reconfiguring a lot plans are included as **Appendix B**.

The changes include, but are not limited to, the following:

- Increased the eastern side setback to 1.5m
- Increased the northern side setback to 3m
- Reduced site cover to 56%
- Retained deep planting in excess of 10% of the total site area
- Repositioned driveways to allow for on street parking and streetscape planting.

2 Response to Information Request

2.1 Stormwater

Council's Request

1) The proposed stormwater detention tank (2.5m³) is not considered a practical solution, as each town house will be operating separately, once the subject site is subdivided. Each proposed lot is required to have an individual connection to the stormwater infrastructure. In accordance PO1 of the Stormwater code:

a) Provide amended plans showing a separate connection to the stormwater infrastructure for each lot, as per the mark-up provided.

b) Note: Plan Reference 25-2451-1A is to be revised to reflect the 3.0m wide (diverted) Council underground drainage easement along the Mirimar Street frontage.

Applicant's Response

Please refer to the response from civil engineer Oska Consulting Group included as **Appendix D**. The updated SWMP is included as **Appendix E**.

Civil plans have been updated to show a separate connection for each lot. Refer to **Appendix F**.

2.2 Site Cover

Council's Request

2) The proposal provides a 60.3% site cover, exceeding the maximum 40% site cover prescribed under PO8/AO8 of the Multiple dwelling code for development in the High density residential zone. The excessive site cover limits compliance with the minimum 4m side setbacks required under the Mount Gravatt corridor neighbourhood plan, constrains landscape buffer provision, reduces privacy and amenity outcomes, and prevents the provision of a minimum 35m² of private open space for each dwelling. In accordance with PO8, PO28 and PO31 of the Multiple dwelling code:

a) Provide amended plans that:

i) revise the development and its building footprint to achieve a maximum 40% site cover for the development; and

ii) Demonstrate an appropriate balance between buildings, open space and landscaping, including effective side and rear landscape buffers and minimum 35m² of private open space per dwelling.

Applicant's Response

Overview

The development has been updated to increase landscape setbacks to key side boundaries and reduce total site cover to 56%. These amendments improve the relationship between built form, landscaping and adjoining development and support compliance with PO28. Compliance with PO31 is addressed in Section 2.3 of this submission. A performance-based response to PO8 is provided below. Contextual Constraints and Neighbourhood Plan Setbacks

The Mount Gravatt Corridor Neighbourhood Plan's 4m side setback requirement assumes a high-density built form on a site of at least 800m² with a 20m frontage. Council's approval of two substantial adjoining developments has effectively isolated the subject site, leaving a 612m² lot with a width of only 16.7m.

Applying the neighbourhood plan setbacks together with front setback requirements would result in a buildable width of just over 6m, insufficient to deliver even a dwelling house, let alone the higher density product envisaged by the City Plan.

The constrained lot dimensions therefore necessitate a performance-based approach to PO8 and PO31.

Compliance with PO8 (Site Cover)

Despite exceeding the acceptable outcome for site cover, the proposed development achieves compliance with PO8 when assessed in the context of the site's physical constraints and surrounding development pattern. The design provides an appropriate proportion of buildings to open space and landscaping consistent with the intended form and character of the High density residential zone.

The applicable assessment benchmark remains the Multiple dwelling code. However, the physical form of the proposal is relevant to determining whether the 56% site cover produces the adverse built form consequences PO8 seeks to avoid. In this instance, the development comprises five individually articulated terrace-style dwellings rather than a conventional high-density apartment building. The resulting three-storey form is substantially lower in scale than the 8-storey form contemplated for the locality and retains meaningful setbacks, deep planting, landscaping and private open space. The small-lot housing provisions provide useful contextual support in demonstrating that the proposed site cover does not, of itself, result in an excessive or inappropriate built form outcome.

Performance Outcome	GPC Comments
Development ensures that the proportion of buildings to open space and landscaping on a site:	
(a) is consistent with the intended form, character and intensity of the local area and immediate streetscape;	The two adjoining multi-storey developments approved by Council have established a substantial built form context that isolates the subject site. Delivering the zone's intended 8-storey outcome is not feasible on the remaining lot. A three-storey building represents a moderated and contextually responsive solution that maintains appropriate setbacks and deep planting, ensuring the proportion of built form to open space remains appropriate for the immediate streetscape.
(b) facilitates modulation and articulation of the building form;	The building incorporates façade modulation, recesses and front facing balconies, ensuring the increased site cover does not result in excessive bulk. The articulation supports a subtropical architectural expression and maintains visual interest along Mirimar Street and Kelburn Street.
(c) supports residential amenity for occupants and adjoining properties;	Given the height and scale of surrounding approved and constructed development, the proposed three storey form is unlikely to generate unreasonable overshadowing or privacy impacts. Internal amenity is supported through appropriate building setbacks, access to natural light and ventilation. The positioning of main living spaces towards Mirimar Street away from surrounding high density development is considered an appropriate design response to ensure the impacts of the surrounding development do not negatively impact on the residential amenity for occupants.

(d) supports private outdoor subtropical living;	Each dwelling includes functional private open space in the form of front-facing balconies that provide outlook, solar access and opportunities for subtropical outdoor living. A small ground-level open space area is also provided at the rear. While the site constraints limit the ability to provide 35m ² per dwelling in accordance with the acceptable outcome, the design achieves compliance with PO31 by delivering usable, well-located and climatically responsive private outdoor spaces.
(e) provides for well-located and functional communal open space areas;	Communal open space is not required, as the development comprises five dwellings, well below the 10-dwelling threshold. The absence of communal open space does not affect compliance with PO8, as the performance outcome only requires that communal areas be provided where relevant to the scale and intensity of development.
(f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	The proposal includes compliant deep planting areas capable of supporting large subtropical shade trees. Additional street tree planting is also facilitated within the verge, strengthening the landscape contribution to the streetscape and supporting the subtropical character sought by the City Plan.

Although the site cover exceeds the acceptable outcome, the proposal clearly satisfies PO8 by delivering a well-modulated, contextually appropriate three-storey building with compliant deep planting, functional private open space, and no unreasonable amenity impacts. The constrained lot size (created by surrounding approvals) necessitates a performance-based approach, and the design achieves an appropriate proportion of buildings to open space consistent with the intended form and character of the High density residential zone.

2.3 Private Open Space

Council's Request

3) It is acknowledged that private open space is provided for all dwellings in accordance with PO31 of the Multiple dwelling code, however the minimum 35m² required for ground-level dwellings is not met. The reduced courtyard widths (less than 3m) and limited areas restrict landscape buffer provision and diminish amenity and privacy. In accordance with PO8 and PO31 of the Multiple dwelling code and PO3, PO7 and PO8 of the Landscape work code:

a) Provide amended plans that:

- i) Revise the development to achieve a maximum 40% site cover;*
- ii) Provide a minimum 35m² of private open space per dwelling, incorporating spaces with a minimum 3m dimension in any direction; and*
- iii) Provide ground-level private open space that includes a minimum 1.5m wide western side boundary landscape buffer with screening planting.*

Applicant's Response

Requiring 35m² of ground-level private open space for each dwelling would materially compromise the overall planning outcome without delivering a corresponding amenity benefit. It would require a substantial reduction in the building footprint and/or dwelling yield notwithstanding that the primary living

areas are located above ground level and directly adjoin generous, functional balconies. In the particular physical context of this site, elevated private open space provides materially better access to outlook, daylight, ventilation and privacy than ground-level courtyards located immediately adjacent to existing and approved multi-storey development.

While each dwelling includes accommodation at ground level, its principal habitable living areas are located on the upper level. The private open space directly adjoining those living areas therefore performs the same functional role contemplated for above-ground dwellings under AO31. The balconies exceed 16m², achieve a minimum dimension of 3m and are directly accessible from the principal living area.

On this basis each unit has been provided with balconies directly accessible from the primary living area and each measuring over 16m² with a minimum dimension of 3m. To support these primary private open spaces each of the new townhouses will be provided with lower ground level outdoor patio/ gardening areas at the rear. These patio/ gardening areas provide at least 12m² of lower ground level space for residents of the dwellings. Given their location they are not intended to function as the primary outdoor recreational space but will provide additional opportunities to take advantage of the local climate.

The private open space for the proposed townhouses is shown in **Figure 1** and a response to PO31 of the Multiple Dwelling code is provided in the table below. The spaces provided are designed to be functional and appealing, incorporating sufficient space to encourage residents to utilise the space for recreational activities and take advantage of the local subtropical environment.

Figure 1: Private open space



Source: YATA Architects

Performance Outcome	GPC Comments
Development must provide attractive and functional private open space for residents that:	
(a) is appropriately sized and located to enhance amenity and liveability for residents;	While each dwelling includes accommodation at ground level, the principal habitable living areas are located on the upper level. The private open space directly adjoining those living areas therefore performs the same functional role contemplated for above-ground dwellings under AO31. Accordingly, each dwelling is provided with a directly accessible balcony adjoining the main living area. These balconies each exceed 16m² and achieve a minimum dimension of 3m, ensuring they are usable, comfortable and capable of supporting a range of outdoor activities. The elevated position of these balconies provides improved outlook, solar access and ventilation, enhancing the overall amenity and liveability of the dwellings and supporting subtropical outdoor living. The reduced frontage setback, inclusion of open balconies, and various design elements (such as horizontal and vertical articulation and material variation) will also contribute to an activated and visually engaging Mirimar Street frontage.
(b) is designed to be functional for the use of the possible number of residents in each dwelling;	The private open space areas have been designed to be functional and appealing, with sufficient area and dimensions to accommodate typical household use. The balconies provide space for outdoor dining, seating and passive recreation, and are appropriately sized for the expected number of occupants in each dwelling. To complement the primary private open space, each townhouse is also provided with a lower-ground patio/gardening area at the rear. These spaces each provide at least 12m² of additional outdoor area. While not intended to function as the primary recreational space, they offer residents a secondary retreat for gardening, quiet enjoyment or climate-responsive outdoor use, supporting varied resident preferences.
(c) is designed to contribute to the form and detail of the building.	The arrangement of private open space contributes positively to the form and detail of the building, with balconies incorporated into the façade as key architectural elements. Their placement provides modulation, visual interest and articulation, reinforcing a subtropical design expression and improving the building's presentation to the street. The combination of upper-level balconies and lower-ground patio areas ensures the development presents a layered and articulated built form, consistent with the intended character of the zone.

2.4 Privacy

Council's Request

4) The proposed development is located within 9m on the upper levels to the adjoining multiple dwelling with habitable rooms facing one another. The development is currently impacting residential amenity and privacy by creating direct overlooking between the two developments. In accordance with PO3, PO7, PO14 and PO17 of the Multiple dwelling code:

a) update documentation to locate habitable rooms and balconies on the adjoining MUD and determine the extent of screening for the proposal required.

b) Update the design to include privacy screening to the kitchen and bedroom windows, where impacted. The design of the screening is to comply with figure h within section 9.3.14 of the Multiple dwelling code.

c) Consider amending the design of the ground floor private open spaces to facilitate improved screen planting.

i) Relocate the clothesline to be attached to the building wall,

ii) Provide for a greater width landscape buffer,

iii) Provide for permeable pavers to support the landscaping.

Applicant's Response

The architectural plans included as **Appendix A** have been updated to identify the relationship between the proposed development and adjoining habitable rooms and balconies. Sections are provided showing the separation between the proposed building and the existing and approved development on adjoining land. Boundary interface sections are also shown on the landscape plans included as **Appendix G**.

The eastern and northern façades have been amended to respond to potential overlooking where the separation sought by the acceptable outcomes is not achieved. This includes the use of increased sill heights and other privacy treatments to affected windows, as shown on the architectural plans. These measures restrict direct overlooking between habitable rooms while maintaining access to natural light and ventilation.

At ground level, the clotheslines have been relocated to the building walls and the northern and eastern landscape setbacks have been increased to provide greater opportunity for screening vegetation. The updated landscape plans also demonstrate the proposed interface treatment between the development and adjoining properties.

2.5 Subtropical Building Design and Form

Council's Request

5) The proposed development does not include dual aspect windows, or 2.7m ceilings (particularly to bedroom levels), and the building appearance lacks a response to Brisbane's subtropical climate or character. The proposal must demonstrate how it reduces reliance on mechanical heating and cooling and break down building bulk through deep shadow casting elements. In accordance with PO9 and PO26 of Multiple dwelling code:

a) Amend the design to provide 2.7m ceiling heights in all habitable rooms;

i) Alternatively, demonstrate fans will be installed and provide louvre windows to increase the window opening and improve air flow.

- b) Provide window hoods or awnings to all windows (particularly the south and east windows) to allow for operation in all weather conditions.*
- c) Increase the depth of the proposed north facing window hoods to provide expressive shadow casting elements.*
- d) Provide vertical shading to the western façade to protect from low western sun*
- e) Consider providing an alternative balustrade type to provide additional variation between units to break down bulk. Battens or other permeable balustrade types would be considered suitable.*

Applicant's Response

Updated architectural plans are included as **Appendix A** and incorporate a range of amendments responding to Council's subtropical design comments. These include:

- 2.7m ceiling heights to all habitable rooms;
- window hoods and/or awnings to exposed windows to improve weather protection and reduce direct solar gain;
- increased depth to selected shading devices to strengthen shadowing and façade articulation;
- additional shading treatment to exposed openings; and
- façade and balcony detailing that provides greater variation between dwellings and visually breaks down the overall building mass.

Collectively, these measures improve passive climatic performance, reduce reliance on mechanical heating and cooling, provide greater weather protection and reinforce a subtropical architectural character.

2.6 Street Parking

Council's Request

6) The proposed driveway crossovers do not have a positive impact on streetscape character as required within Multiple dwelling code while also not allowing for any on-site car parking to occur on Mirimar Street frontage. An alternative solution should be explored to retain the existing on-street parking along Mirimar Street. In accordance with AO33.1/PO33 of Multiple dwelling code and AO27.4/ PO27 of Subdivision code:

a) Submit revised RPEQ swept path analysis and linemarking plans which explore retention of on-street parking (5.4m length) along Mirimar Street between the proposed crossovers.

Applicant's Response

The driveway crossovers have been reconfigured to retain an on-street parking space between the proposed crossovers on Mirimar Street. The revised arrangement is shown on the updated architectural plans included as **Appendix A**.

2.7 Verge Width

Council's Request

7) The Mirimar Street and Kelburn Street frontages are mapped as Centre Street minor streets within the Streetscape hierarchy overlay code and are required to provide a minimum 3.75m wide verge. The submitted plans for application show that the existing verge provides less than the minimum 3.75m width. In accordance with PO1 of the Streetscape hierarchy overlay code:

a) Provide amended plans that:

- i) Clearly illustrate the nominal face of kerb for the full length of the Mirimar Street and Kelburn Street frontages of this lot to identify the existing verge widths;
- ii) Provide the necessary area as land dedication to achieve a 3.75m verge width for the full length of the Mirimar Street and Kelburn Street frontages; and
- iii) Annotate the area to be provided as land dedication as 'new road - verge widening'.

Applicant's Response

- Plans have been prepared based on a site survey identifying the existing verge widths along both Mirimar Street and Kelburn Street, measured from the nominal face of kerb (NFK) to the existing property boundary (**Appendix B**). the Mirimar Street verge varies between 3.72m and 3.73m, and
- the Kelburn Street verge measures 3.71m.

These widths represent a 2cm to 4cm variance from the acceptable outcome requirement of a 3.75 m verge. This marginal difference is not considered to materially affect the intended streetscape outcome, nor does it meaningfully constrain pedestrian movement, amenity, or the ability for the verge to accommodate large subtropical street trees consistent with the Streetscape hierarchy overlay code.

On this basis, the existing verge widths of 3.71 m to 3.73 m are considered appropriate and capable of achieving the performance intent of PO1. The requirement to dedicate additional land to address a variation of only a few centimetres is not considered reasonable or necessary, particularly where the existing verge already functions effectively and delivers the intended streetscape and pedestrian outcomes.

The nominal shortfall represents approximately 0.5% to 1.1% of the 3.75m acceptable outcome and does not alter the functional capacity of the verge. A dedication of only 20mm to 40mm would not produce a discernible improvement to pedestrian movement, landscaping or streetscape function.

2.8 Refuse and Streetscape Works

Council's Request

8) Kelburn Street and Mirimar Street are mapped as Centre street minor streets and require a minimum 3.75m verge width in accordance with the Streetscape hierarchy overlay code and the Infrastructure design planning scheme policy (IDPSP). Centre street minor streets are to provide a minimum 2.4m wide unobstructed footpaths for high levels of pedestrian movement and minimum 1.2m wide garden beds to accommodate street trees and planting. The submitted plans propose refuse bins within the Kelburn Street frontage that do not allow for garden beds and street trees within this frontage. Amendments are required to the proposed refuse bin locations to allow for both efficient refuse collection to occur and opportunities to provide garden beds with planting and street trees to be provided. In accordance with PO5 and PO32 of the Multiple dwelling code, PO8 of the Infrastructure design code, PO1 and PO2 of the Streetscape hierarchy overlay code, PO19 of the Transport, access, parking and servicing code, IDPSP and the Refuse planning scheme policy:

a) Submit revised plans that illustrate:

- i) The proposed refuse bin collection locations shown within the Plan Markup Snip below to allow for safe and efficient refuse collection to occur. This includes:
 - i. Refuse collection point 1: immediately adjoining the southern edge of unit1-2 driveway crossover kerb taper demonstrate a collection point with a minimum width of 2,075mm.

ii. Refuse collection point 2: immediately adjoining the northern edge of unit 1-2 driveway crossover kerb taper demonstrate a collection point with a minimum width of 600mm. iii. Refuse collection point 3: immediately adjoining the southern edge of unit 3-4 driveway crossover kerb taper demonstrate a collection point with a minimum width of 1,330mm. iv. Refuse collection point 4: immediately adjoining the northern edge of unit 3-4 driveway crossover kerb taper demonstrate a collection point with a minimum width of 1,330mm. v. Refuse collection point 5: immediately adjoining the southern edge of unit 5 driveway crossover kerb taper demonstrate a collection point with a minimum width of 1,330mm ii) The indicative 1.2m wide garden bed areas within the Plan Markup Snip below, and, iii) Unobstructed 2.4m wide footpaths with areas of full width footpath to allow for high levels of pedestrian movement and safe and efficient refuse collection to occur. b) Note: Centre street minor streetscape conditions will be applied for both the Kelburn Street and Mirimar Street frontages of the site for this application. This will require submission of streetscape works plans to Council via a Compliance Assessment application including the review and approval of streetscape works plans by Design Review – Landscape Architecture Team following approval of this application. c) Provide amended plans that demonstrate the dimension and area of the ‘BIN STORE’ for each unit/dwelling.

Applicant’s Response

Updated architectural plans included as **Appendix A** show the revised refuse collection locations and the dimensions and areas of the individual bin stores for each dwelling. Landscaping plans (**Appendix G**) have also been updated as follows:

- Area 1 (south of Lot 1 & 2 driveway) – is sufficient to accommodate ground covers
- Area 2 (north of Lot 1 & 2 driveway) – accommodates a small street tree and ground covers
- Area 3 (north of Lot 3 & 4 driveway) – accommodates a small street tree and ground covers
- Area 4 (north of Lot 5 driveway) – has been removed

The revised plans also demonstrate the required refuse collection areas adjacent to the driveway crossovers and maintain a minimum 2.4m unobstructed pedestrian path along the frontage. The refuse collection points have been arranged to achieve the dimensions requested by Council, being 2,075mm for collection point 1, 600mm for collection point 2 and 1,330mm for collection points 3, 4 and 5.

As noted in Section 2.7 of this report the total verge width is marginally less than Council’s 3.75m requirement. Accordingly, garden beds are slightly less than 1.2m in width to ensure an unobstructed footpath of 2.4m wide can be provided. Notwithstanding this minor reduction of 2-3cm all garden beds can accommodate the planting requirements noted in Council email dated 19 May 2026.

2.9 Landscape Buffer

<u>Council’s Request</u> 9) It is acknowledged that the development proposes a landscape buffer in response to PO8 and PO28 of the Multiple dwelling code; however, the reduced setbacks and site cover limit buffer widths and planting capacity, particularly along the northern and western side boundaries. The proposed landscape buffers do not demonstrate the ability to provide effective privacy or amenity. Inconsistencies are also identified between the Architectural and Landscape plans regarding the stormwater channel location
--

along the northern boundary. In accordance with PO8 and PO31 of the Multiple dwelling code and PO3, PO7 and PO8 of the Landscape work code:

a) Provide amended plans that:

- i) Revise the development footprint to achieve a maximum 40% site cover and adequate side and frontage landscape buffers;*
- ii) Provide a minimum 1.5m wide western side boundary landscape buffer with screening planting for the full boundary length (excluding built-to-boundary sections);*
- iii) Include two indicative cross sections through the western side boundary showing the relationship between planting and adjoining dwellings;*
- iv) Include one indicative cross section through the northern side boundary showing the stormwater channel and landscape buffer to adjoining dwellings; and,*
- v) Provide details of landscape buffer planting species, densities and stock sizes sufficient to provide privacy and amenity at commencement of use.*

Applicant's Response

Refer to Sections 1.3 and 2.2 of this report in relation to the proposed site cover and the performance-based response to PO8. The amended design provides increased landscape setbacks along the relevant side boundaries, including a 1.5m landscape buffer where shown on the updated plans.

The updated landscape plans included as Appendix G provide cross-sections through the relevant side boundaries showing the relationship between the proposed building, landscape planting and adjoining development. A separate northern boundary cross-section also identifies the stormwater channel and demonstrates how the landscape treatment is accommodated alongside that infrastructure.

The architectural and landscape plans have been coordinated to ensure consistency in the location of the stormwater channel and boundary landscape areas.

Appendix G also identifies the proposed planting species, densities and stock sizes. The planting has been selected to establish an effective landscaped interface and provide screening and amenity to adjoining properties from commencement of use, with further maturation improving the screening outcome over time.

2.10 Other matters

A technical memo has been prepared by OSKA and is included as **Appendix F**. The memo has been prepared to address sewer and water connections for the proposed development and provides a preliminary civil services connection plan which demonstrates how the development can be serviced.

3 Conclusion

This correspondence is written in accordance with Section 13.2 (a) of the DA Rules and provides a full response to the information requested by Council for the proposed development located at 41 Kelburn Street, Mt Gravatt QLD 4122 and described as Lot 30 on RP119240.

In accordance with Section 15.1(b)(i) of the DA Rules, this correspondence concludes the information request part of the development assessment process. The applicant will now proceed with public notification.

If any clarification is required in relation to the above responses, please do not hesitate to contact Luke Butler from Gaskell Planning Consultants on (07) 3392 1911.



Contact Details

T: 07 3392 1911

E: info@jgplan.com.au

W: www.jgplan.com.au

A: PO Box 8103, Woolloongabba Q 4102

ABN: 14 648 572 990