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TOWN PLANNING
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Job Reference: 002546-T1
Council Reference: A006836035

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25 September 2026

Assessment Manager
Brisbane City Council
Via Email: Beau.Morris@brisbane.qld.gov.au;

Attention: Beau Morris

Dear Beau,

RE: RESPONSE TO FURTHER ADVICE DATED 26 MAY 2026 ASSOCIATED WITH DEVELOPMENT APPLICATION ON LAND AT 652 KESSELS RD, UPPER MOUNT GRAVATT, QLD 4017. COUNCIL REFERENCE A006836035.

I am writing in relation to the development application currently being assessed by Brisbane City Council for the land at 652 Kessels Road, Upper Mount Gravatt.

Amended architectural and landscape plans have been prepared in response to Council's Further Advice dated 26 May 2026, as well as subsequent discussions with, and correspondence received from, Council's Delegate and Assessment Manager.

Through these discussions, agreement was reached regarding the amendments now reflected in the revised development and landscape plans. These amendments include the removal of the previously proposed built-to-boundary walls and a corresponding increase in the side boundary setbacks adjoining the properties at 650 Kessels Road, Upper Mount Gravatt, and 12 Pickworth Street.

The revised plans also incorporate additional landscaping and planter boxes along the relevant interfaces. These measures are intended to improve the development's relationship with the adjoining properties and provide a more considered and landscaped presentation to Player Street and Pickworth Street.

In its most recent correspondence, Council requested further refinements to the landscape plans, particularly regarding the Player Street frontage, the provision of suitable growing media for climbing species, and the technical details of the proposed planter boxes and irrigation system. Specifically, Council requested the following:

- *the landscape outcomes along the Player Street frontage will need to be demonstrated through a detailed Landscape concept plan. The previously submitted LCP was lacking in detail, especially in regard to constrained growing areas along the street frontage.*
- *the LCP should include detailed sections and elevations. Where the climbing species are proposed at the ground level, a detailed section should demonstrate appropriate growing media within the site.*
- *the inclusion of additional planters along the ground level within the car park is positive however these will need to be supported through appropriate soil depth and irrigation*

noting they are proposed with no access to the sky. Planting selections should also account for lack of direct sun.

In summary, revised plans illustrate the following amendments:

Player street frontage:

- Introduction of continuous planting strip along the entire Player Street frontage. Retaining wall thickness is reduced along Player Street to provide a planting strip of 200mm deep to cater for trellis and climbing plants. Refer to Figure 1 below;
- Introduction of planter box in front of reversing bay area between car parks 8 & 9. Refer to Figure 1 below;
- Modification of second and third floor planter boxes along Player Street frontage including increased growing media (depth and height) as illustrated on Section BB, Drawing number 03.1 of the revised plans and below in Figure 2;
- Additional deep planting area of 8.3m² adjacent to car parks 1 and 2. Refer to Figure 1 below; and
- Incorporation of perforated screens located on all balcony balustrades to facilitate climbing plant species along the Player Street Façade.

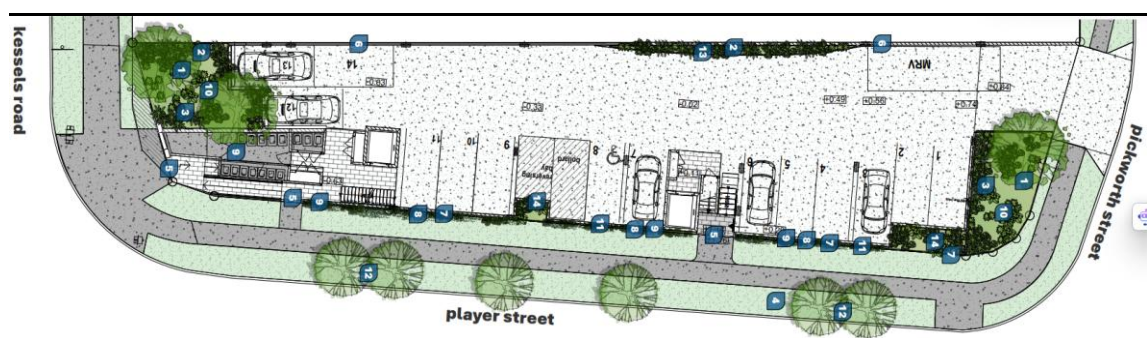


Figure 1 – Player Street frontage landscaping

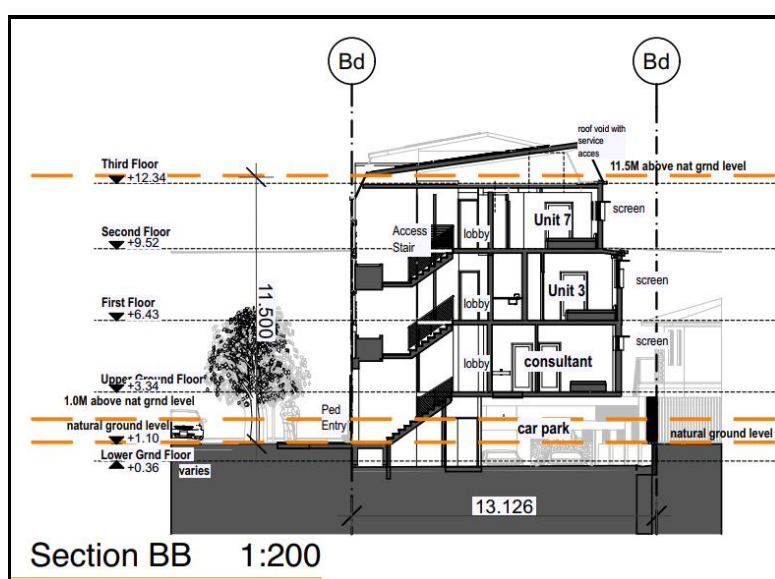


Figure 2 - Second and third floor planter boxes along Player Street frontage including increased growing media.

The proposed landscape modifications significantly improve the development's interaction with the public realm, successfully softening the built form and mitigating the perceived bulk and scale of the dwelling as viewed from Player Street. By shifting the retaining wall alignment and narrowing its profile, the design establishes a continuous, site-contained vertical planting strip that facilitates a lush trellis and climbing plant network along the street frontage.

This vertical greening is structurally supported on the upper levels by modified planter boxes with increased soil depth on the second and third floors, alongside perforated balcony balustrade screens engineered to guide plant growth across the façade.

Furthermore, the inclusion of deep planting areas in front of car parks 1 & 2 as well as deep soil planting area adjacent to reversing bay between car parks 8 & 9 provides genuine, long-term canopy and understorey growth opportunities. Collectively, these amendments seamlessly integrate landscape and architectural design, delivering a highly articulated, visually engaging frontage that enhances the existing streetscape character.

Western boundary

- Removal of Built to boundary wall and resultant increase of side setback to 1.5 meters for the first 33 meters of the building. The current proposed setbacks range from 1.5 meters to 3 meters and up to 6.4 meters along the western boundary. These modifications to the western boundary interface with respect to setbacks deliver increased amenity and privacy outcomes for the adjoining dwelling. Refer to Figure 3 below.
- Incorporation of additional deep planting area within car park along the western boundary. Deep planting area will assist in achieving the desired visual amenity outcome for adjoining property, will soften the built form and reduce the perceived bulk of the proposed dwelling. Refer to Figure 3 below.
- Incorporation of L-shaped planter box on the first floor as well as trellis system to support climbing plant species. Refer to Figure 3 below.

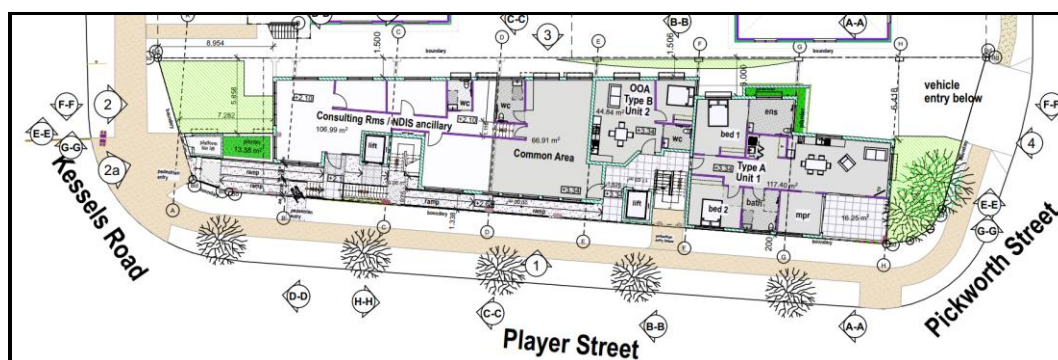


Figure 3 – Removal of Built to boundary wall resulting in increase setback of 1.5m

The proposed structural and landscape modifications along the western boundary establish a highly sympathetic interface that significantly enhances the visual amenity and privacy outcomes for the adjoining property. By completely removing the built-to-boundary wall, the development introduces generous side setbacks ranging from 1.5 meters up to 6.4 meters. This substantial spatial separation effectively breaks down the building's mass, reduces its visual prominence, and provides a highly appropriate transition to the surrounding context.

This expanded separation successfully facilitates a well-integrated, multi-layered landscape treatment. The integration of a dedicated deep soil planting area within the western boundary (Car parking) facilitates meaningful canopy and understorey growth, while the first-floor L-shaped planter box and structural trellis system establishes a vibrant vertical green wall. Collectively, these integrated landscape and architectural initiatives screen and filter views of the development, successfully softening the built form, mitigating perceived bulk, and ensuring a sensitive, high-amenity relationship with the neighbouring dwelling.

Please see attached the following for your information and further assessment:

- Attachment 1 – Amended Proposal Plans (Architectural Plans)
- Attachment 2 – Amended Landscape Plans (Detail Landscape Plans as requested)

FURTHER ADVICE RESPONSE

1. Dwelling house Separation, Bulk and Scale

The Information Request response retains the previously submitted built form and does not provide additional separation to adjoining residential properties which are not included within a centre zone. The development does not comply with Acceptable outcomes AO2 and AO9.4 of the Mt Gravatt Corridor neighbourhood plan code. The corresponding Performance outcomes PO2 and PO9 state that buildings are to be well-separated to facilitate reasonable access to sunlight for neighbouring dwellings and their open space, as well as adequate access to breezes and air circulation. Additionally, AO3/PO3 and AO4.2/PO4 of the Multiple dwelling code require that building height transitions be provided. Submit amended plans that demonstrate the following:

- Increased side boundary setbacks to achieve a minimum separation of 1.5m from the adjoining residential property boundary, in lieu of a built-to-boundary wall.*
- Additional variation in building form and articulation along the side boundary façade to reduce visual bulk and improve amenity outcomes for adjoining properties to incorporate the landscape improvements specified in Item 2a) below.*
- Reduced reliance on ‘spider legs’ column to cantilever the proposal as they seem to reach to a double storey height along Pickworth Street and would represent an imposing built form.*
- The annotation of “Mezzanine” for the fourth floor of development should be amended to “Fourth floor”.*

Response:

In response to Council’s request, and following discussions with Council’s Assessment Manager and Delegate, the previously proposed built-to-boundary wall along the western boundary has been removed. As a consequence of this amendment, the development now provides increased side boundary setbacks, resulting in greater separation from the adjoining property and an improved interface along the western boundary. We highlight, the revised side boundary setback commences at 1.5 meters and progressively increases to 3 meters and upto 6.4 meters along this boundary.

The proposed design increases building separation from the adjoining residential property, provides greater articulation to the built form and reduces the perceived scale and bulk of the development. The removal of built to boundary wall also improves the interface with neighbouring properties by achieving the appropriate building separation whilst it facilitates



appropriate access to sunlight, breezes and air circulation, and enhance the amenity of the adjoining residential dwelling.

2. Landscaping and External Interface

The proposed western side boundary interface retains the previously submitted design and does not incorporate in-ground landscaping. While containerised planters are proposed, these are limited in size and extent, and do not adequately offset the built form or improve the interface with adjoining properties as currently proposed.

The proposed streetscape interface along Player Street also remains unchanged and does not provide a sufficient landscaping outcome. In particular, climbing plants are proposed in constrained ground level conditions, with discrepancies between architectural and landscape plans regarding the provision of adequate growing media.

Similarly, the proposed upper-level balcony planters are limited in number and size, restricting opportunities for meaningful greening. The proposal also relies on the adjoining Council verge to provide sufficient growing media. However, this area may be fully paved in the future and cannot be relied upon to achieve on-site landscape outcomes. Accordingly:

- a) *Provide revised architectural and landscape plans consistently demonstrating improvements to the western boundary interface, including the following:*
 - i. *In the absence of an in-ground landscape buffer, increase the upper-level setback and incorporate continuous deep planters along the length of the built form at Level 2. Planters are to be located just above the fence line and provide a minimum soil depth of 0.8m, capable of supporting columnar screening shrubs to a minimum height of 3m.*
 - ii. *Extend the provision of planters along Level 3 to run the full length of Units 6 and 7 to achieve a multi-layered landscape outcome and improved growing conditions.*
- b) *Provide revised architectural and landscape plans demonstrating improvements to the street interfaces, including the following:*
 - i. *Increase the extent and volume of growing media for ground level planting, including climbing species. The planters shown on the elevational drawings to be starting from ground level do not seem to be provided with growing medium/planter.*
 - ii. *Provide increased landscaping opportunities within the pedestrian entry ramp and foyer areas.*
 - iii. *iii) Increase planter sizes and quantities on upper-level balconies to achieve a more substantial, multi-layered green façade incorporating climbing and cascading vegetation.*
 - iv. *iv) Review the use of Jasminum floribundum, and provide an alternative species where appropriate, having regard to potential amenity and health considerations. This species can cause significant allergic reaction and respiratory issues from its scent and pollen. Considering the proposal is primarily for a disability accommodation provider, it is recommended that an alternate species be implemented.*
- c) *Demonstrate how the proposal achieves water sensitive urban design measures in accordance with PO12 of the Landscape works code.*

- d) *Identify the location and capacity of any irrigation infrastructure, including water tanks, to demonstrate how containerised planting will be sustainably maintained on site.*

Response:

The revised landscape strategy establishes the design principles and technical requirements informing the containerised and artificial growing environments proposed throughout the development. The landscape design has been prepared having regard to the intent and relevant provisions of the Brisbane City Plan 2014, including the Landscape Work Code, Multiple Dwelling Code and Landscape Design Planning Scheme Policy (SC6.17).

The proposed development incorporates a coordinated combination of ground-level and upper storey planting areas, which collectively improve the surrounding character and enhance both private and communal residential amenity. The landscape design has also been developed with consideration to long-term functionality and maintenance, appropriate soil volumes and depths for ground areas and planter boxes above ground, plant establishment and longevity, and efficient water use through responsive irrigation measures. Plant species 'Jasminum Floribundum' have been deselected and instead 'Stephanotis floribunda' selected to ensure allergic reaction and respiratory issues from Jasmine Floribundum's scent and pollen is eliminated.

Western Boundary Interface

The amended plans demonstrate improvements to the western side boundary interface, including the introduction of in-ground landscaping. The additional landscape buffer will assist in softening the presentation of the built form and improving the visual relationship between the development and the adjoining residential properties.

Planter box (L-shaped) and Trellis climbing plants are provided along the western boundary. Given its L-shaped design, this planter enhances the existing streetscape and softens the built form.

All growing media within the development are constructed as integrated planters with dimensions designed to meet the growing media depth and volume standards prescribed under LDPSP Table 1 – Indicative Soil Depth and Volumes Growing media.

The inground landscaping in the car park, planter box and trellis climbing plants assists in reducing the perceived bulk of the development and reduce potential visual amenity impacts when viewed from adjoining properties.

Player Street Interface

The Player Street frontage incorporates a comprehensive landscape treatment, including climbing species supported by suitable growing areas to achieve an appropriate density and continuity of vegetation along the frontage. The revised retaining wall alignment along Player Street increases the available growing area and enables the vertical planting to be fully contained within the subject site.

A continuous planting zone approximately 200mm in width is proposed along the front boundary. Although the apparent surface width of this planting zone is relatively constrained, it extends continuously along the frontage and will be specifically prepared to accommodate intensive climbing vegetation.



To ensure that plant establishment and ongoing growth are not compromised, the growing profile has been designed as a continuous and unobstructed system. Accordingly, root development will not be confined to the apparent surface width of the planting strip. The prepared growing medium will allow root systems to extend vertically and laterally below the surface, providing sufficient growing capacity to support healthy plant establishment, long-term root development and sustained landscape performance along the Player Street frontage. The revised plans also provide an additional 8.3m² of dedicated landscape area along Player Street.

Collectively, the increased growing area, continuous planting profile, climbing vegetation and additional landscape area establish a layered and well-defined green interface. These measures soften the presentation of the built form and contribute to a more articulated and visually engaging streetscape.

Overall, the revised architectural and landscape plans respond directly to the matters raised through Council's Further Advice and subsequent discussions with Council's Delegate and Assessment Manager. The amendments provide increased building separation, remove built-to-boundary walls, improve articulation of the built form and substantially strengthen the landscape treatment along the western boundary and more specifically Player Street interfaces.

Conclusion

The above are the applicant's responses to the Further Advice (dated 26 May 2026), recent correspondence and discussions held with a Brisbane City Council Delegate and the Assessment Manager. We request that the assessment manager complete the assessment with an approval that incorporates reasonable and relevant conditions.

If you have any questions in relation to this matter, please do not hesitate to contact the undersigned on 0433 271 466 or alternatively contact Daniel Zilli on 0409 740 470.

Regards,

Reza Ilkhani
Bplanned & Surveyed Pty Ltd
Director – Gold Coast / Senior Town Planner