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Dedicated to a better Brisbane

30 October 2026

Sunstate Civil Construction
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Blair McPherson

Application Reference: A006866747
Address of Site: 42 REDHEAD ST DOOLANDELLA QLD 4077

Dear Blair

RE: Further advice

The response to the Information request issued by Council on 01 June 2026 has been reviewed and further information is required to progress the application and to address the items raised below.

Tree retention

1. The development proposes significant encroachment of earthworks and built form within the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) of Tree T56 (*Eucalyptus propinqua*). It is noted that the development has incorporated design measures such as piers and suspended slab/deck however all development is to be excluded from the tree's NRZ, with the long-term protection of the tree to be secured through an environmental covenant.

   Provide the following to demonstrate compliance with AO4.1 / PO4, AO7.1-7.3 / PO7 and AO8.1-8.2 / PO8 of the Biodiversity areas overlay code and AO1.2 / PO1 and AO6.1 / PO6 of the Waterway corridors overlay code.

   a. Revised plans (e.g. proposal plan, engineering, vegetation retention) showing no encroachment of development within the NRZ of Tree 56.

   b. A plan identifying the proposed rehabilitation area and complete extent of Tree 51's NRZ as an Environmental Covenant/Environmental Protection Zone.

2. The Landscape Concept Plan indicates the removal of Tree 81, which is identified for retention in the Arboricultural Impact Assessment. This tree is noted as being significant and contributing to the ecological outcomes of the site. The provided Landscape Concept Plan is to be amended to reflect the retention of this tree, with the proposed communal open space designed to minimise interference with the NRZ of the tree.

   a. Provide an amended Landscape Concept Plan that indicates the retention of Tree 81, as identified in the submitted Arboricultural Impact Assessment.

b. Provide amended plans showing a redesigned communal open space area that minimises impacts on the NRZ of the tree and complies with the recommendations of the project Arborist. Consider designing any pathways using permeable materials, replacing turfed areas with expanded garden beds, and utilising seating elements that do not require significant foundations.

Flooding

3. The revised flood assessment indicates adverse flood impacts exceeding 150mm on downstream properties which is not supported.

   The development design is to be amended to ensure that flood impacts on downstream properties do not exceed 20mm when assessed against an existing condition scenario that incorporates the approved filling on the downstream lot. This assessment is required to clearly demonstrate the extent of flood impact attributable to the proposed development filling.

   Provide amended plans and reporting to address the following:

   a. Revised hydraulic modelling demonstrating compliance with the 20mm maximum impact criterion;

   b. Updated flood level impact mapping;

   c. Demonstration of any changes to downstream flood hazard resulting from the revised proposal;

   d. Revised hydraulic modelling and supporting documentation demonstrating that all habitable floor levels achieve the required 500 mm freeboard above the adopted flood level.

Built form and private open space

4. Further consideration of built form and private open space area(s) outcomes are required to demonstrate that the proposal can comply with AO7.1 / PO7, AO9.3 / PO9, AO17.1 / PO17 and AO31.1 / PO31 of the multiple dwelling code.

   Provide amended plans and additional information to address the following:

   a. A minimum 1m side boundary setback for TH1 (Stage 2);
   b. Further information to demonstrate how areas of private open space for Townhouses 1 to 6 (Stage1) and Townhouse 14 (Stage 2) balance landscape and functional open space outcomes that comply with the relevant benchmarks;
   c. A reduction in the extent of blank facades adjoining the visitor parking and refuse storage area at the common driveway entrance to Stage 2;
   d. Proposed screening for internal habitable rooms that face other habitable rooms;
   e. Provide further articulation or design measures to reduce the bulk of the side facing elevation for TH13 (Stage 2).

Landscape Design

5. The proposal has not demonstrated that the eastern boundary of Stage 2 achieves a positive interface with the adjoining property through appropriate setbacks and a high-quality

subtropical landscape outcome in accordance with AO7.1 / PO7 and AO28.1 / PO28 of the Multiple dwelling code.

Provide amended plans / further information to address the following:

a. An elevation along the length of the eastern boundary in relation to the proposed built form;
b. Include several sections at key intervals along the eastern boundary in relation to the proposed built form and retaining structures;
c. Demonstrate that the eastern boundary supports the provision of large columnar screening trees and shrubs that effectively soften the built form and contribute to a positive interface; and
d. Demonstrate that the above-mentioned landscaping is achievable where proposed stormwater infrastructure is located.

Refuse

6. It is noted that Stage 2 proposes a combination of onsite bulk bin collection and external kerbside collection for TH1, TH2, TH5 and TH6. This fragmented servicing arrangement is not consistent with AO 32 / PO32 of the Multiple dwelling code and AO8.1-8.2 / PO8 of the Infrastructure design code.

   Further, the proposal does not demonstrate sufficient refuse storage capacity for the scale of the development. Reliance on multiple collection services per week is not supported.

   Provide amended architectural plans addressing the following:

   a. Demonstrate that stage 2 has been provided with a “Roofed Bins Enclosure” (roofed & wholly screened) which has a minimum area of 19.54m^2 (i.e., internal dimensions of 5.34m W x 3.66m D) to house six (6) x 1,100L bulk bins;

   b. Denote the area and internal dimensions of the Stage 2 “Roofed Bins Enclosure/s”;

   c. Demonstrate that the finished floor level (FFL) of the Roofed Bins Enclosure/s and adjoining driveway provides a smooth, continuous transition, free of any step, obstruction or similar impediment that would hinder the manoeuvring of bulk bins during servicing;

   d. Demonstrate that Stage 2 TH1, TH2, TH5 & TH6 have been provided with internal access to dispose of waste streams;

   e. Remove reference to wheelie bin storage and kerbside presentation areas for TH1, TH2, TH5 & TH6 (Stage 2).

Sewer

7. Submit a Service Advice Notice (SAN) from Urban Utilities.

Advice

8. Assessment of the verge outcome on Giant Street has identified an opportunity to retain a significant tree species identified in the Arboricultural Impact Assessment as Tree 4 - *Ficus benjamina*. Council is supportive of the required footpath on Giant Street terminating at the

end of the road pavement, with associated reprofiling tapering at this point to allow for the retention of this tree.

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

Yours sincerely

Joel Wake
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Development Services
Brisbane City Council