



Dedicated to a better Brisbane

24 March 2026

AJ Capital Group Pty Ltd
C/- Steffan Harries
PO Box 6258
FAIRFIELD QLD 4103

ATTENTION: Alexander Steffan

Application Reference: A006963905
Address of Site: 135 CALADIUM ST WAKERLEY QLD 4154

Dear Mr Steffan

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Structure Plan

- 1) As the subject site is zoned Emerging community zone, a structure plan is required to be provided to show the site constraints and how the site to the south will be redeveloped.
 - a) Provide a basic structure plan to show how access would function for the adjoining lot to south and demonstrate how this lot could develop independently in accordance with AO18.1/PO18 of the Subdivision code. The structure plan should also include the site constraints such as significant vegetation and flooding as well as map the connections to the ecological corridors to the north and to the east.

Ecological Values

- 2) The site is entirely mapped under the Biodiversity areas overlay under the sub-categories of High Ecological Significance (HES), High Ecological Significance Strategic (HESS) and Koala Habitat. The proposed development seeks to retain under one-third of these mapped values (~3,177m² of 10,218m²) within the eastern portion of the site, by placing Development Footprints on proposed lots 11-13.

The site represents a key link in a broader ecological corridor through the landscape, which retains significant biodiversity within the area and functions as a wildlife movement corridor.

In accordance with PO4 of the Biodiversity areas overlay code, mapped ecological features must be protected, conserved and restored. Furthermore, PO5 of the Wakerley neighbourhood plan states development must be designed to retain and enhance significant natural environmental values, including wildlife habitat and movement functions.

The submitted Tree Survey Plan shows retention of all vegetation along the Basella Street frontage despite proposed civil works causing major encroachment into the Notional Root Zone's (NRZ's) of these trees. No supporting arboricultural advice has been provided to support the retention of this vegetation, and based on civil design and proposed lot density, it is unlikely this vegetation can be retained.

Furthermore, all trees are proposed for removal within proposed Lot 11, including those outside the nominated Development Footprint. As such, the proposal has not demonstrated compliance with the Biodiversity areas overlay code and the Wakerley neighbourhood plan, given movement corridors are disrupted and the majority of native vegetation has not been protected.

Further retention of ecological values is required, including preservation of all native vegetation within 20 metres of the northern site boundary, along with additional retention opportunities within Lots 12 and 13, particularly where Development Footprints are shown.

Achieving this outcome will require the consolidation of lots to create larger lifestyle lots that enable protection of ecological values within designated Environmental Protection Zones.

- a) Provide a revised Subdivision Plan consolidating lots to ensure retention of native vegetation within designated Environmental Protection Zones along the northern and eastern boundaries of the site as described above.
- b) Provide a revised Tree Retention Plan to reflect the updated Subdivision Plan. This plan must include the proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, clearly showing the full extent of all earthworks (cut/fill) required.

Note: If works encroach into the NRZs of any trees identified to be retained, a report from a qualified arborist (minimum AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.

- 3) The proposed removal of ecological values is likely to result in a significant residual impact and therefore require environmental offsets in accordance with PO9 of the Biodiversity areas overlay code. Although the submitted Ecology Assessment Report prepared by Newground indicates specific areas on site will undergo rehabilitation in accordance with PO4 of the Biodiversity areas overlay code, no response to PO9 of the code has been provided.
 - a) Provide an Offset Delivery Strategy that confirms the total impact area to be offset (noting changes required to retention of vegetation above), in accordance with PO9 of the Biodiversity areas overlay code and the Offsets Planning Scheme Policy. This must include a plan identifying the existing Biodiversity areas overlay (HES/HESS) together with the extent of development footprint impacting upon mapped areas (e.g. development areas, roads, building envelopes, service alignments and access for construction works).
- 4) The site is mapped within a Koala Priority Area and Core Koala Habitat under SPP mapping, however no response to Schedule 11, Part 2, Section 4 of the *Planning Regulation 2017* has been provided, and it has not been demonstrated the proposal does not constitute prohibited development.
 - a) Provide an assessment against Schedule 11, Part 2, Section 4 of the *Planning Regulation 2017* by a suitably experienced and qualified ecologist.

Verge Width

- 5) The Streetscape hierarchy overlay code identifies the verges adjoining the site as Neighbourhood Street Minor, which requires a minimum 3.75m wide verge. This verge width

has not been achieved at the Basella and Caladium Street intersection. Further verge widening is required to achieve the required 3.75m verge width at all points.

- a) Provide amended plans, demonstrating the provision of a 3.75m verge along all frontages.

Tree Retention

- 6) To ensure compliance with Council's strategic commitment to creating a green and liveable city, and Overall outcomes 3b, 4ai, 4bi and PO5/AO5.2 of the Wakerley neighbourhood plan code, as well as PO19 of the Subdivision code, the development footprint must be amended to prioritise the retention of additional vegetation.

Additional retention is required where located on adjoining properties and along the southern site boundary. These trees play an important role in maintaining the established landscape character, contributing to local biodiversity, providing habitat values, and supporting urban cooling and amenity outcomes identified in Council's strategic planning framework.

Several trees identified for arborist assessment are considered to be significant landscape trees and one falls under the Significant landscape tree overlay code. These trees require further investigation to confirm their retention.

- a) Provide a comprehensive Arborist Report, prepared by an arborist with a minimum qualification of AQF Level 5, detailing tree protection measures for all trees located along the southern boundary and on adjoining sites with recommendations on how development can proceed without compromising their health or stability.
- b) Provide an amended Tree Retention Plan, reflecting the retention all neighbouring trees, and all trees along the southern site boundary.
- c) Provide revised engineering plans clearly showing proposed works avoid intrusion into Nominal Root Zones of retained trees and all retained trees protected in accordance with the Tree Retention Plan and Arborist Report recommendations.

Refuse

- 7) The proposed subdivision has provided a 6.5m wide easement, with the driveway width less than 6.5m wide. However, in accordance with Table 11 Note. 8. of the Transport, access parking and servicing planning scheme policy (TAPS PSP), if an access driveway is trafficked by refuse vehicles, the driveway width is not to be less than 6.5m.

Furthermore, it is noted that insufficient space has been provided for Lots 6 – 8 and 9, 10, 12,13, to present Mobile Garbage Bins (MGBs) along the verge of the easement, with indicative MGBs shown within the property boundary of lot 9 or having to transfer MGBs greater than 40m to kerbside by the roadside which is not functional. A 10.3m Side Loading Refuse Collection vehicle (RCV) requires a minimum 1.5m wide verge to enable for the RCV to safely and efficiently lift MGBs.

- a) Provide amended development plans in accordance with AO4.1/PO4 of the Subdivision code, AO8.1 and AO8.2/PO8 of the Infrastructure design code, AO1/PO1 and AO19.2 and AO19.3/PO19 of the TAPS code which show that the easement has been increased to 9.5m wide to enable the construction of the required 6.5m wide driveway and 1.5m wide verge either side to facilitate functional presentation area for MGBs to be collected by the RCV.

Road Widening

- 8) The development does not demonstrate compliance with required road widening and truncation for safe vehicle and pedestrian movement.

- a) In accordance with AO1/PO1 of the TAPS code and AO3.1/PO3 of the Infrastructure design code provide amended plans that show:
 - i) A 6m x 3m (3-chord) corner truncation at the roundabout at Basella Street and Caladium Street, ensuring adequate sight distance and vehicle movement.
 - ii) A minimum 3.75m verge.

Bus Stop

- 9) The existing bus stop (Stop ID 318264) must be retained and upgraded to meet Translink standards.
 - a) Provide updated plans to demonstrate that the existing bus stop on Caladium Street will be:
 - i) Maintained in its current location; and
 - ii) Upgraded to a Translink-compliant passenger stop, assumed to be a regular stop with standard kerb and channel.

Kerb and Channel

- 10) Kerb and channel works are required to be provided for both Basella Street and Caladium Streets in accordance with AO4/PO4 and AO6/PO6 of the Infrastructure design code, generally consistent with the existing alignment and maintaining the required 3.75m verge width, including areas affected by road widening near the roundabout.

Footpath

- 11) A continuous 1.2m wide footpath must be provided along Basella Street and Caladium Street in accordance with AO4/PO4 and AO7/PO7 of the Infrastructure design code and AO4.1, AO4.2/PO4 of the TAPS code, connecting to the existing pedestrian network.

Driveway Locations

- 12) Driveway locations are not shown on the proposal plans and may impact existing infrastructure and street trees, particularly for Lots 1, 2, 3, 4, 5 and 11.
 - a) Provide amended plans showing driveway locations for these lots in accordance with AO3.1/PO3 of the TAPS code and AO4/PO4 of the Infrastructure design code and assess impacts on:
 - i) The proximity to the roundabout.
 - ii) Street trees
 - iii) Signage
 - iv) Roadside assets (e.g., drainage pits, services)
 - v) Notional MGBs presentation areas

Filling and Excavation

- 13) Surface drainage and retaining wall details require further clarification. Provide amended plans in accordance with AO2.1/PO2 of the Subdivision code, AO3.1/PO3 of the Stormwater code and AO11.1/PO11 of the Flood overlay code, showing:
 - a) Finished lot levels with minimum 1:100 surface grade for drainage.
 - b) Retaining wall details where supporting road reserve, including fencing constructed concurrently with the retaining wall and also type and height of fence nominated on plans.

Stormwater

14) Stormwater requirements associated with frontage works and lot drainage have not been adequately demonstrated. Provide amended plans in accordance with AO1/PO1 of the Stormwater code showing:

- a) Stormwater drainage for all new kerb and channel works.
- b) Limiting discharge to no more than two lots per kerb outlet.
- c) Connecting all roof water pipes >150mm to a gully pit or maintenance hole.
- d) Full kerb adaptors for each lot with minimum 400mm offset from the projected low-side boundary.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006963905.

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

Yours sincerely



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