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06 November 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: Further advice requiring resolution prior to a decision

Council has reviewed your response to the Information Request and determined that whilst some matters have been successfully resolved, the following issues require further resolution prior to a decision on this application.

Ecological Values

1. The revised subdivision plan has not adequately consolidated development impacts to satisfy the requirements of PO4 of the Biodiversity areas overlay code. Furthermore, the proposal does not maintain the functional integrity of the identified wildlife movement corridor due to the introduction of additional corridor bottlenecks via introduction of the development footprint plan (DFP) associated with Lot 13. As such, further revisions to the proposed subdivision plan are necessary to address these matters which may include removal of lots 12 and 13 to ensure this entire area is retained solely for ecological purposes, with no associated civil impacts. This area must be associated with a single DFP where proposed Lot 9 or Lot 11 is currently located. The DFP for this area must also be strategically designed to ensure maximum retention of native vegetation and to ensure it remains outside of the notational root zones (NRZ) of all trees to be retained.

    a) Provide a revised Subdivision Plan consolidating lots as described above to ensure the retention of one large Environmental Protection Zone (EPZ) within the eastern half of the site.
    b) Provide a revised Tree Retention Plan to reflect the updated Subdivision Plan above. 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.
    c) 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.
    d) Provide a revised Offset Delivery Plan to reflect the updated subdivision plan and additional retention of vegetation.

Structure Plan

2. The submitted response advises that the Structure Plan demonstrates significant vegetation, flooding constraints, and connections to the ecological corridors to the north and east. However, upon review, the Structure Plan does not clearly identify or map the significant vegetation on the site, nor does it show the ecological corridor connections to the north and east as referenced in the response.

    a) Provide a revised Structure Plan that clearly identifies all significant vegetation areas and demonstrates the connections to the ecological corridors to the north and east, consistent with the requirements of the original information request.

Tree Retention

3. The submitted Tree Retention Plan and revised engineering drawings indicate that earthworks associated with the proposed drainage infrastructure continue to encroach into the NRZs of a number of trees identified for retention along the southern boundary and on adjoining properties.

    While it is acknowledged that drainage infrastructure is required, insufficient justification has been provided to demonstrate that the proposed extent of earthworks cannot be further reduced or relocated to avoid impacts on retained trees. Retention of these trees remains an important outcome of the Wakerley neighbourhood plan code and Subdivision code.

    a) Provide revised engineering and landscape plans that demonstrate how earthworks, including the proposed cut-off drain and associated batters, are pulled away from retained trees to avoid or minimise encroachment into their NRZs. The revised plans are to be supported by updated advice from the project arborist confirming that the proposed works will not compromise the long-term health, stability, or retention of the nominated trees.

Waterway Corridor

4. The submitted plans do not clearly identify the extent of the waterway corridor. To enable a proper assessment against the relevant planning scheme provisions and environmental outcomes, the waterway corridor must be accurately shown in accordance with Council's mapping.

    a) Provide amended plans that clearly identify and dimension the waterway corridor in accordance with Council's mapping and demonstrate that all proposed development, including lots, building envelopes, earthworks, drainage infrastructure, retaining structures, access arrangements, and other civil works, are located wholly outside the waterway corridor.

Traffic

5. The proposed crossovers on Caladium Street will impact bus stop #318264 operations.

    The subject bus stop is currently serviced by a 12.5m bus and the bus rear door zone (6-9m) measured from the bus stop marker(J-Pole) should be clear from any obstructions (e.g driveway, bin, pole, furniture & etc).

    Investigate the repositioning of the proposed Lot 1 crossover towards the southern boundary so that the bus rear door zone (6-9m) measured from the J-Pole is clear of any

obstructions. The location of the J-Pole needs to be repositioned accordingly to provide sufficient clearance from the proposed Lot 1 crossover.

Provide updated plans showing provision for the bus stop upgrade (non-trunk), including location of proposed crossovers and SWQ tree pits within Caladium Street. The proposed works at bus stop will trigger an upgrade under the Disability Discrimination Act 1992 (DDA). To ensure compliance is achieved, the bus stop will need to be designed and constructed in accordance with the Brisbane Standard Drawings. Please refer to attached BSD-2104 – "Intermediate Bus Stop Preferred Layout (Sheet 1 of 3)" for bus stop size and design requirements.

a) Provide amended plans showing 3.75m kerb alignment across the Caladium Street frontage to the site, taking the above comments into consideration, including the design and construction of the bus stop in accordance with BSD-2104.

Refuse Collection

6. The proposed plans do not show a bin pad for Lot 8. Provide an amended plan showing the location a bin presentation area for Lot 8.

Stormwater

7. Provide an amended plan showing an easement for open channel drainage (upstream) located within proposed lots 1, 8, 9 and 13 in accordance with AO2.2/PO2 of the Stormwater code.

Proposed Subdivision Plan

8. Provide an amended subdivision plan that addresses the matters outlined above, notating the kerb and channel alignment, verge width of Caladium Street and Basella Street (and any required linear dedication), BLEs, bin presentation area(s), crossover location(s) as well as street furniture (including bus stop, street trees, pits).

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received.

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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