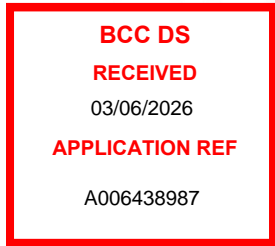


2 June 2026

Planning Services  
Development Services  
City Planning & Sustainability  
Brisbane City Council  
GPO Box 1434 BRISBANE QLD 4001  
Via email: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)



Council Reference: A006438987  
Attention: Dane Hoffman

Dear Dane,

**RE: Response to Second Further Advice Request – Reconfiguring a Lot (1 into 19 Lots and Common Property) over two stages at 160 Miles Platting Road, Eight Mile Plains**

We write on behalf of our client, Platting 88 Pty Ltd, in response to Council’s Further Advice Request, dated 2 October 2025, regarding the abovementioned development at 160 Miles Platting Road, Eight Mile Plains and formally described as Lot 31 on SP327882.

We also refer you to email correspondence that has been occurring since that date that has served to further clarify requirements and discuss potential alternatives.

This written response and the following accompanying plans and documents are a culmination of the work into the proposed design:

- Lawson Surveys:
  - Updated Proposal Plans (catering for Stages 1 and 2);
- S5 Environmental:
  - Further Advice Letter
  - Updated Detailed Ecological Assessment
  - Updated Concept Rehabilitation Management Plan
- Independent Arboricultural Services
  - Tree Retention Plan
- Modus Transport and Traffic Engineering:
  - Response to Further Advice Request
- Inertia Engineering:
  - Engineering Services Report;
  - Site Based Stormwater Management Plan

This letter sets out the applicant's response to each item.

All changes made to the proposal plans are in direct response to the Council's Further Advice Request and are considered to amount to no more than a Minor Change to a development application as outlined in Schedule 2 of the *Planning Act 2016*.

## **1. Response to Further Issues**

### **Access**

#### **Item 1**

It is acknowledged that all access (inclusive of pedestrian access) for the development will be via the now approved development at 17 Lilywood Street. Accordingly, all access to Miles Platting Road has been removed from the staged development.

The accompanying response from Modus provides additional details addressing this item.

### **Ecology**

#### **Item 2**

A minimum 12m corridor has been provided along the northern boundary adjoining lots 5 to 10, all within common property. As suggested by Council, the smaller covenants within several of these lots has been removed. Council will note that its letter referred to Lots 6 to 10, and has acknowledged the intention was to refer to lots 5 to 10.

The layout for lots 1 to 2 and 4 to 5 have been amended so that the required covenant area has been replaced by Common Property (NB the proposed configuration of Lot 5 is in accordance with agreement reached with Council through further email and verbal discussions – refer Urban Strategies email dated 3 Feb 2026).

Covenants have been removed from lots 16 and 17 in acknowledgement that the trees on the adjoining site have been approved to be removed.

#### **Item 3**

An updated Concept Rehabilitation Plan (CRP) and fauna friendly/pet exclusion fencing has been provided by S5 Environmental and accompanies this response.

The response includes the following comments:

*The proposed offset within the Detailed Ecological Assessment has been amended to not include the proposed rehabilitation works. An offset calculation based off the entire significant residual impact area has been provided. The State's financial offset calculator is to be used to calculate the impact to 0.5263 ha of MLES 3 matter. Refer to Appendix A for the Amended Detailed Ecological Assessment.*

and

*The Detailed Ecological Assessment and Concept Rehabilitation Management Plan have been updated to reflect the final offset impact area, calculated using the removal of HES and HESS mapped vegetation. The total of HES to be removed is 4,410m<sup>2</sup> and the total of HESS to be removed is 853m<sup>2</sup>. Refer to Appendix B for the Amended Concept Rehabilitation Management Plan.*

## **Vegetation Retention**

### **Item 4**

An updated Arborist Report that includes a Vegetation Retention Plan prepared by Independent Arboricultural Services has been provided. The Vegetation Retention Plan has taken into account the earthworks proposed as set out in the Inertia plans that are included within the report with the location of trees to be retained and removed overlaid on the earthworks plan.

Please note that the location of a sewerage pump station has not been provided. As discussed further in Item 5 we are of the opinion that this matter should be resolved in consultation with Urban Utilities prior to the development proceeding. Accordingly, Council is invited to condition the approval to take the future location into account and if necessary require the provision of an updated Vegetation Retention Plan and Concept Rehabilitation Plan prior to work commencing on site.

## **Air Quality, Odour and Noise – Sewage Pump Stations**

### **Item 5**

As discussed with Council, it is considered that any potential amenity issues should be a matter to be resolved as part of a future Urban Utility application. It is understood that such an outcome has been accepted on other development applications, and Council is respectfully requested to agree to the same outcome on this application.

## **Verge Width**

### **Item 6**

The plans have been amended to provide a minimum 10m wide CTS, consisting of a 7m wide carriageway width and a 1.5m verge on either side.

## Stormwater

### Item 7

Amended stormwater plans have been prepared by Inertia addressing how stormwater is to be managed.

Written permission from downstream property owner at 54 Slobodian Avenue is not required due to the presence of easements over stormwater pipes within the adjoining property to allow connection. Please refer to the accompanying response from Inertia that includes the following comment:

Inertia's response includes the following comments:

*The stormwater strategy presented in the following stormwater management report does not propose discharging runoff as surface flows through 54 Slobodian Avenue. The strategy for Catchment 2 proposes discharging flows to the grated field inlets (T20181593 and S20181592) located within Council's drainage easement. These flows would then be conveyed through the existing drainage easements by existing 375mm dia. stormwater pipes.*

and

*Drainage easements Emt F and Emt G are present over Lots 100 and 200 (neighbouring lots) in favour of Brisbane City Council. These easements were established to facilitate drainage from the upstream properties (the subject site). The easements contain 375 mm diameter stormwater pipes that have been designed to accommodate flows generated by the upstream catchment and convey these flows into Council's stormwater infrastructure within Holmead Drive. Accordingly, it is not anticipated that written permission will be required from the owner of 54 Slobodian Avenue.*

## Proposed Lots

### Item 8

Inertia have provided updated stormwater, services and earthworks plans that demonstrate that the five residential lots in the south-eastern portion of the site are capable of development.

## 2. Request to Extend Decision Period

We note that the current Decision Period is due to expire on 22 June 2026. Taking into consideration the need for additional assessment and re-referral to SARA, we request that the Decision Period be extended by a period of approximately 6 weeks, to Monday 20 July 2026.

### **3. Re-referral to SARA**

This response will be referred back to SARA, to ensure that there are no conflicts created between the current SARA conditions and what is now proposed.

### **4. In Conclusion**

We trust the above and accompanying information suitably addresses the Further Advice requested by Council. We would be pleased to meet with Council to further elaborate on our response if needs. Please contact Director Hayden Gianarakis at [H.Gianarakis@urbanstrategies.com.au](mailto:H.Gianarakis@urbanstrategies.com.au) should further discussion be required.

Yours faithfully

**URBAN STRATEGIES PTY LTD**



**Lochlan Mummery**  
**DIRECTOR**