



*Dedicated to a better Brisbane*

16 July 2026

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C/- Steffan Harries  
PO Box 6258  
FAIRFIELD QLD 4103

**ATTENTION:** Alexander Steffan  
**Application Reference:** A006866194  
**Address of Site:** 499 MT PETRIE RD MACKENZIE QLD 4156

Dear Alexander,

**RE: Further advice**

A review of the information provided in response to Council's Information request has been carried out however information is still outstanding.

As previously advised this site is highly constrained in the Rural zone and may not be able to be subdivided. All of the items raised in this Further advice letter are to be completely addressed as requested for the proposal to be supported.

**Lot Sizes**

1. The purpose of the rural can support other uses where they are compatible with the character and environmental features of the zone. Development that protects semi-natural habitats and responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics as identified in overlays may be supportable in this zone. Where the lot sizes do not achieve the minimum lot size of 14m x 20m the proposed development does not demonstrate compliance with PO1 of the Subdivision code. Therefore, to achieve compliance with PO1 of the code the subdivision is to achieve PO1 a,b,c,d and e, the lots are to feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B. Increase the lot sizes to respond the environmental values, retain native vegetation and maintain the rural character.
  - a) Amend the proposed reconfiguration to provide larger lots with minimum dimensions of 14m x 20m as outlined in Table 9.4.10.3.B of the Subdivision code.

**Traffic**

2. It is noted that a RPEQ statement has been provided, however, the response incorrectly states that the northbound speed limit is 40km/h, this speed is only an advisory speed due to the crest, the actual speed limit is 80km/h. Using advisory speed limits for the crest is unsuitable for the basis of the sightline assessment and actual speed environment. The potential risk of right turns to and from the site remains.

There is potential for significant speed differential for vehicles accessing the site and continuing traffic due to constrained entry.

Swept paths have not been demonstrated for the required tight U turn movement to access the lots by vehicles larger than B99.

Bin transfer path and access to indicative presentation locations has not been addressed.

An indicative sufficient level verge of 9m x 1.5m for bin placement to be shown.

The reporting incorrectly states that only 5 bins presented at a time (10 presented but 5 collected). The duration of collection is significantly longer for 5 bins over the current single bin.

The report states that site servicing for larger vehicles will be on street without any demonstration of where or how, given the road speed and vertical crest - justified as only infrequent moving into or out of properties but does not account for general delivery on an ongoing basis.

The marked-up plan provided has not addressed the restriction of right turn into the site.

- a) Provide an RPEQ-endorsed Transport Impact Statement (TIS) that clearly addresses all the items raised above.
- b) Provide cross sections for the verge and proposed access easement routes, regrading of the verge and removal of existing retaining walls in the road reserve may assist in provision of safe site access

### **Stormwater**

3. The SBSMP provided appears to be proposing runoff to drain across all lot boundaries and is stating that those boundaries are a LPD, which is incorrect. The DRAINS modelling is required to reflect the majority of all lots being graded to drain to Mt Petrie Road and not across side boundaries, ensuring the earthworks levels over the majority of each lot will grade to the road, not to side boundaries as proposed.

The discharge point in the verge of Mt Petrie Road would not be able to drain and would likely create unsafe channel depths/batters that would take up all the verge. It would need to be extended at least 30m downslope of the site to where the existing swale is clearly present and deeper.

The roofwater drainage servicing the lots shall be contained within the new driveway (private roofwater), then directed at downslope point into road (outside of verge, or future verge) and extend down Mt Petrie Rd to discharge point into swale.

- a) Provide an amended SBSMP that clearly addresses all of the items raised above.

### **Ecological values**

4. No attempt has been made to retain native vegetation within the High Ecological Significance (HES) and the Koala habitat mapped area of the Biodiversity areas overlay within the site. The plan proposes to retain one mango tree within the site, however, this is not within the HES mapping and is not a Non Juvenile Koala Habitat Tree. The site is located in an area of the landscape that facilitates fauna and Koala movement north through Belmont Hills Reserve south through various vegetation patches. Therefore, native vegetation along the southern boundary must be retained to achieve a connection to these areas and provide compliance with PO4 and PO7 of the Biodiversity areas overlay code. A revised lot layout is required, it is suggested that lot 14 and lot 13 are amalgamated to retain existing vegetation along the southern boundary. To ensure trees located along the southern boundary are accurate a survey accurate tree plan must be provided (accurate to +/- 100mm) in accordance with the Biodiversity areas planning scheme policy.

- a) Provide an updated lot layout to ensure the retention of vegetation along the southern boundary of the site.
- b) Provide an updated tree survey using survey accurate methodology along the southern boundary (accurate to +/- 100mm).
- c) Provide a plan overlaying the updated tree survey over the updated engineering plans (e.g. filling and excavation).
- d) Amend the proposed development to retain at a minimum tree #1002, #995, #997. #993, #1016 as they meet one or more criteria of 'significant vegetation' as described in Section 2 of the Vegetation PSP and contribute to local landscape character.
- e) If any works encroach into the Notional Root Zone of retained trees a report from a qualified arborist (minimum AQF Level 5) must be provided to demonstrate no negative impacts on the long-term health of the trees. Mitigation methodology must be provided if impacts are proposed.

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

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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