Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

29 October 2026

Vishadi Kurukulasooriya, Chamin Mudiyanselag
C/- Urbanza Pty Ltd
23 Beaming Road
RIPLEY QLD 4306

ATTENTION: Jwal Balar

Application Reference: A007121388
Address of Site: 154 BEAMS RD ZILLMERE QLD 4034

Dear Jwal,

RE: Information request in accordance with the Development Assessment Rules

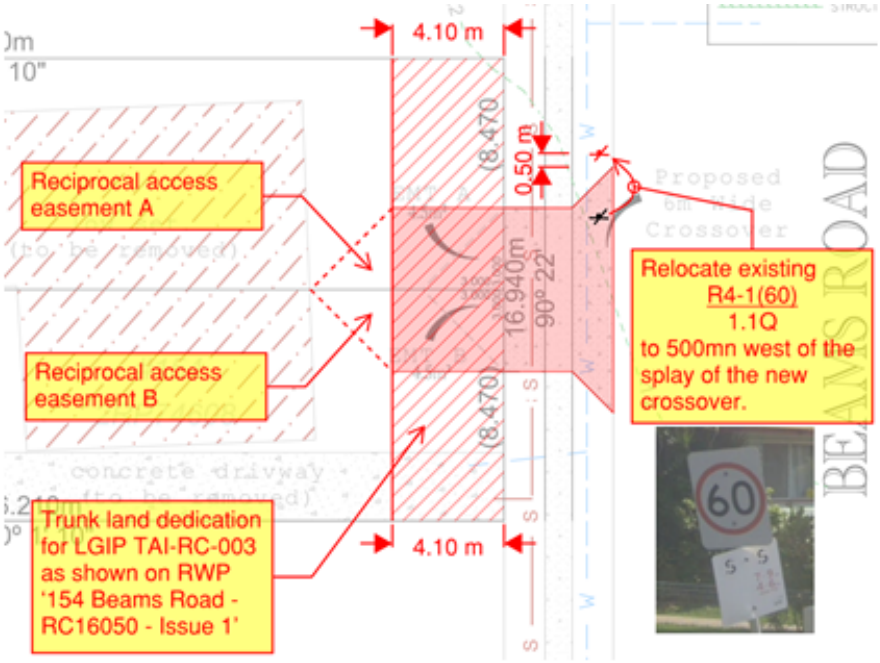
Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Traffic (trunk dedication)

1. The proposed plans do not demonstrate compliance with IDPSP Transport, access, parking and servicing code (9.4.11). A trunk land dedication is required from this site as shown on road widening plan 154 Beams Road - RC16050 - Issue 1.
    a) Provide a RPEQ prepared concept plan demonstrating trunk land dedication were driveway needs to be extended 4.1m beyond the boundary and a reciprocal access easements extending to a depth of 3m as per drawing below.
        i) In accordance with the PO5 with the road hierarchy code, provide a 4.1m wide trunk dedication along the full length of the Beams Road frontage, as per LGIP item TAI-RC-003.
        ii) Demonstrate the relocation of the existing 60 km/h speed limit sign and parking control sign 500mm to the west of the new driveway crossover as per the drawing below.
        iii) Provide revised plans showing trunk dedication area and adjusted crossover arrangement as per below mark up:

…/2



Stormwater

2. The submitted proposed plan does not demonstrate that each proposed lot can be provided with a lawful point of discharge in accordance with the Stormwater Code (9.4.9).

    a) Provide a RPEQ prepared concept SW plan demonstrating the proposed lots lawful point of discharge in accordance with IDPSP Stormwater code (PO3 – A03.3).

Earthworks

3. The proposal does not provide details on any proposed filling or excavation.

    a) Provide comment on whether earthworks are proposed as part of the development. Where filling/excavation is proposed, provide RPEQ prepared concept earthworks plan in accordance with the filling and excavation code.

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 A007121388.

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

Yours sincerely



Stephen Jones
Urban Planner
Planning Services North
Phone: 07 3403 0407
Email: Stephen.Jones@brisbane.qld.gov.au
Development Services
Brisbane City Council