

1 April 2026

Job Ref: B4824P-A1-DA1

Att: Dalina Howden
Planning Services South
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Via email: DSPlanningSupport@brisbane.qld.gov.au / dalina.howden@brisbane.qld.gov.au

RE: RESPONSE TO FURTHER ADVICE – 704 NEW CLEVELAND RD WAKERLEY QLD 4154

APPLICANT: JFP URBAN CONSULTANTS PTY LTD

COUNCIL REF: A006825479

Dear Dalina,

We refer to Council's Further Advice, dated 9 February 2026, regarding the abovementioned application.

In accordance with s13.2 of the *Development Assessment Rules*, we hereby provide all of the information requested. In support of our response, please find enclosed the following documents for assessment: -

- Attachment A.** Amended ROL Plan, prepared by JFP Urban Consultants
- Attachment B.** Traffic Statement, prepared by PTT
- Attachment C.** Amended Preliminary Civil Engineering Plans, prepared by JFP Urban Consultants

In response to Council's request, and as further detailed below, we note that the proposed development has been amended as follows: -

1. The Reconfiguration Plan has been updated with a revised lot layout, including an 8.5m wide easement, and inclusion of a pedestrian link;
2. The Civil Engineering Plans and Traffic Response have been updated to reflect the revised layout.

In accordance with Schedule 2 of the *Planning Act 2016* (the Act) and Schedule 1 of the *Development Assessment Rules*, we confirm that the above changes do not: -

- result in a substantially different development;
- seek approval for prohibited development;
- require the application to be referred to any additional referral agencies; or
- change the type of development approval sought.

Our responses to Council's outstanding issues are as follows: -

Waste Collection

- 1 *The revised layout for Lots 7 to 11 does not allow Council's RCV to enter and exit in a forward gear. The current design will compromise safe and efficient servicing by forcing the RCV to reverse back onto Rymera Crescent.*
- a) *Demonstrate compliance with PO4/AO4.1 & PO9/AO9 of the Subdivision code and PO8/AO8.1 & AO8.2 of the Infrastructure design code by providing:*
 - i) *A turnaround area that allows the RCV to exit the driveway in a forward gear.*
 - ii) *An access easement with a minimum width of 8.5m for a length of 7.2m (6.5m driveway + 1.5m bin presentation area + 0.5m eastern boundary setback). The remainder of the driveway trafficked by the RCV to be 6.5m wide.*
 - iii) *A 7.2m x 1.5m bin presentation area for eight (8) x 240L MGBs located on the eastern side of the easement, separate from the driveway, adjacent to 40 Rymera Crescent's built-to-boundary garage.*
 - iv) *Clear indication of the driveway crossover location for Lot 7.*
 - v) *An RPEQ-certified swept path analysis for a 10.3m side-loading RCV (as per BSD 3004 and Table 3 of the Refuse PSP) that:*
 - a. *Demonstrates safe and efficient forward-in/forward-out manoeuvring using a 9.757m curb-to-curb radius, with rear wheels fixed.*
 - b. *Confirms the vehicle remains within the driveway and does not run off the pavement.*
 - c. *Identifies any No Standing zones required on Rymera Crescent to facilitate the manoeuvre.*

Applicant Response:

Council's comments are noted. The layout has been revised to ensure the easement achieves the required widths, as requested. Given the dimensions of the site and suitability of the proposal from a traffic engineering perspective, a turnaround on-site for the refuse vehicle is not proposed.

This approach is supported by the enclosed Traffic Engineering advice prepared by PTT. Given that the revised layout now accommodates the requested pedestrian link and provides the compliant easement width, the proposed outcome is considered appropriate. It is also consistent with another similar proposal at 235 & 253 Hemmant-Tingalpa Road, Hemmant.

Pedestrian pathway

- 2 *The proposed layout does not adequately address PO18 and PO20 of the Subdivision code, which requires development to deliver walkable, highly connected and permeable neighbourhoods.*
- a) *Provide amended plans to show a 5-metre-wide land dedication including a pedestrian pathway to New Cleveland Road.*

Applicant Response:

Council's comments are noted. A pedestrian pathway link has been incorporated adjacent to Lots 1 and 2.

The revised layout maintains the overall yield of 11 lots, with minor reductions to individual lot sizes. Council's in-principle support for this arrangement, including the 300m² minimum lot size, has been obtained.

The proposal continues to comply with the required average lot size of 350m², achieving an average of approximately 400m², which exceeds the minimum requirement.

Plans

3 *Where changes are made in response to items 1 and 2 amend all plans and reports to ensure consistency.*

Applicant Response:

Council's comments are noted. The Preliminary Civil Engineering Plans have been revised in accordance with the changes reflected in the amended Reconfiguration Plan, prepared by JFP Urban Consultants.

This correspondence and attachments represent a response to all the information requested, in accordance with s.13.2 of the *Development Assessment Rules*.

We trust the above and enclosed information satisfactorily addresses Council's request and we look forward to receiving draft conditions shortly. Otherwise, don't hesitate to contact the office should you have any queries.

Yours faithfully,

A handwritten signature in black ink that reads 'Asla Jenkins'.

Per,

SHANE TALTY

ASSOCIATE DIRECTOR – PLANNING + URBAN DESIGN

JFP URBAN CONSULTANTS