



**City Planning and Economic Development Services
Development Services**

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Dedicated to a better Brisbane

11 September 2026

Michael Fu
C/- Town Planning Alliance
PO BOX 7657
EAST BRISBANE QLD 4169

ATTENTION: Kimberley Truong

Application Reference: A007086352

Address of Site: 685 MUSGRAVE RD ROBERTSON QLD 4109

Dear Kimberley

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. In relation to proposed Lot 9, it is considered that the option of gaining access from Romulus Street should be considered. This would negate the need for a long internal access easement and resolve some of the other assessment issues.

Internal team discussions have identified that this outcome would follow the non-trunk dedication of a small portion of land along Romulus Street and the consequential deletion of the existing access restriction strip (ARS). The application would need to be modified to include the ARS in order to apply for its removal. In order to achieve this option, please provide the following:

Access Restriction Strip

- 1) The subject site contains an existing access restriction strip (ARS) along the Romulus Street frontage. Please investigate the potential of gaining access from Romulus/Remus Street to the south. ARS applications are reviewed by the Land Use Management within Asset Management and will need to be consulted as a part of the assessment.
 - a) Please obtain owner's consent for the ARS to be included as part of the application. Please contact isg-landuse@brisbane.qld.gov.au.

Amended DA Form 1

- 1) The development application will require a new DA Form 1 to be provided to include the ARS land in the application.

Driveway crossover

- 2) Submit amended plans showing the proposed location of a new driveway crossover to the Romulus Street frontage in accordance with Acceptable outcome AO3.2 of the Subdivision code. The new driveway crossover location should allow sufficient space for the collection of refuse bins and be located such that it would not be obstructed by on-street car parking along Remus Street. Refer to BSD 2022 for further details of driveway crossover requirements.

Non-trunk land dedication

- 3) To comply with PO3 of the Road hierarchy overlay code and with PO1, PO2, PO3 and PO4 of the Infrastructure design code:
- a) Provide amended plans identifying non-trunk land dedication, pavement widening and construction of kerb and channel along the full length of the site frontage to Romulus Street (and Remus Street) to match the ultimate alignment of Romulus Street to the west and of Remus Street to the south.
- Note. The required outcome is to achieve a total road reserve width which matches the properties further to the west along Romulus Street and south along Remus Street, which will accommodate 3.75 metre-wide verges, kerb and channel and a carriageway pavement of total width of 7.5 metres.*

Significant Vegetation

- 4) Insufficient information has been provided to demonstrate compliance with PO19 of the Subdivision code regarding the retention and management of existing significant vegetation onsite and of Council-controlled street trees. Given the proposed civil works, including the new access, crossover and underground service infrastructure, further information is required to understand potential impacts to vegetation.
- a) Provide an Arboricultural Assessment Report prepared by an AQF Level 5 qualified Arborist in accordance with AS 4970:2025 *Protection of Trees on Development Sites*, identifying all existing trees, their significance, condition, retention value and any proposed removals, demonstrating the feasibility of retaining trees having regard to the proposed access easement, underground infrastructure and associated civil works.
 - b) Provide a Vegetation Retention Plan showing retained and removed trees, TPZs and impacts associated with proposed access, servicing, infrastructure and demolition works.
 - c) Clarify whether any on-site or street trees are proposed to be removed as a result of civil and access works.

ALTERNATIVELY, in the case that the access to the proposal is to be retained as lodged (from Musgrave Road via an internal easement), please address the following outstanding issues:

Access, refuse and easement

- 5) A review of the submitted "Subdivision Proposal Plan" and "Services Connections Plan – Sheet 2" has identified that the proposed access easement does not provide a sufficient truncation which enables proposed Lot 9 to present two (2) Mobile Garbage Bins (MGBs) in front of the lot. This also conflicts with existing street tree location.
- To satisfactorily address PO4 and AO4.1c of the Subdivision code and PO8, AO8.1 and AO8.2 of the Infrastructure design code:
- a) Submit an amended Subdivision Proposal Plan and Engineering Plans which demonstrates the access easement truncation at the Musgrave Road property boundary has been increased to a minimum width of 10.8 metres to enable the collection of proposed Lot 9's two MGBs (i.e. 6.0-metre wide driveway crossover, plus 1.5-metre wide Type B1 kerb tapers either side, plus 1.8-metre presentation area for proposed Lot 9's MGBs).

- 6) To comply with PO3 and PO9 of the Transport, access, parking and servicing code:
- a) The proposed driveway crossover to Musgrave Road is to be relocated so that the crossover splay on the western side does not encroach into the frontage of the neighbouring property to the west.

Street trees

- 7) Public Space Operations Arboriculture (PSO Arboriculture) have reviewed the proposed development, specifically, the proposed driveway crossover to Musgrave Road. PSO Arboriculture are not supportive of the proposed access arrangement as it would require the removal of the two semi-mature Delonix street trees located within the western extent of the verge fronting the site. Furthermore, the proposed access would require a significant amount of re-grading of the verge which would impact additional street trees within the vicinity. It is noted that the Delonix street trees contribute to the dominate street scape for Musgrave Road.
- a) An amended Subdivision Proposal Plan and Engineering Plans should be submitted which demonstrate the retention of the Delonix street trees within the verge fronting Musgrave Road whilst addressing the other constraints. PSO Arboriculture recommend the utilisation of access to the south from Romulus Street and Remus Street which would not impact Council assets (street trees).

Significant Vegetation (applicable to both scenarios)

- 8) Insufficient information has been provided to demonstrate compliance with PO19 of the Subdivision code regarding the retention and management of existing significant vegetation onsite and of Council-controlled street trees. Given the proposed civil works, including the new access easement, crossover and underground service infrastructure, further information is required to understand potential impacts to vegetation.
- d) Provide an Arboricultural Assessment Report prepared by an AQF Level 5 qualified Arborist in accordance with AS 4970:2025 *Protection of Trees on Development Sites*, identifying all existing trees, their significance, condition, retention value and any proposed removals, demonstrating the feasibility of retaining trees having regard to the proposed access easement, underground infrastructure and associated civil works.
 - e) Provide a Vegetation Retention Plan showing retained and removed trees, TPZs and impacts associated with proposed access, servicing, infrastructure and demolition works.
 - f) Clarify whether any on-site or street trees are proposed to be removed as a result of civil and access works.

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 A007086352.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nicholas'.

Nicholas Cudicio
Urban Planner
Planning Services South
Phone: 34030404
Email: Nicholas.Cudicio@brisbane.qld.gov.au
Development Services
Brisbane City Council