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20 May 2026

River Quarter No. 3 Development Co. Pty Ltd
C/- Saunders Havill Group Pty Ltd
9 Thompson Street
BOWEN HILLS QLD 4006

ATTENTION: Riley Burke

Application Reference: A007008486
Address of Site: 86 KEONA RD MCDOWALL QLD 4053

Dear Riley

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 respect to dwelling density, retention of significant urban vegetation, bushfire reporting, access, pedestrian footpaths and refuse collection.

Dwelling density

- 1) In accordance with Overall Outcome 2(d)(i) of the Emerging community zone code, development involving a reconfiguration to accommodate future dwelling houses is to achieve a dwelling density of approximately 18 dwellings per hectare. While it is acknowledged that the proposal achieves an average lot size and dimensions consistent with the Subdivision code, and that these provisions are not varied by the McDowall neighbourhood plan code, further information and amendments are required to demonstrate compliance with the intended density outcomes of the Emerging community zone.
 - a) Provide further justification demonstrating the walking distance between the subject site and the nearest public transport stop; and
 - b) Provide further information and amendments demonstrating that the proposed dwelling density is consistent with the density of comparable subdivisions within the Emerging community zone in the surrounding locality.

Existing vegetation

- 2) The existing vegetation on-site is identified as Significant Urban Vegetation under the Natural Assets Local Law. Overall outcome 2.b.iii of the Emerging community zone code, Overall outcome 2.b.v and Performance outcome PO1 of the Subdivision code and OO3(b & f) of the McDowall neighbourhood plan code require development to respond appropriately to the landscape character and site-specific conditions.

A number of the trees provide important habitat values that must be protected and enhanced, while others contribute significantly to the visual amenity of the area. Accordingly, the complete removal of all vegetation is not supported.

Earthworks and retaining structures must be designed and located outside the Nominal Root Zones (NRZ), also referred to as Tree Protection Zones, to avoid adverse impacts on retained trees.

- a) Submit amended plans, demonstrating:
 - i) Retention of trees along site boundaries in accordance with AS4970 'Protection of trees on development sites'.
 - ii) Lot layout and lot sizes to accommodate building envelopes as well as NRZ of retained trees.
 - iii) All earthworks excluded from NRZ; and
- b) Submit an earthworks plan, demonstrating no fill, cut or services are located within an NRZ.
- c) Submit an arborist report, prepared by an AQF Level 5 qualified arborist, outlining protection measures where earthworks are proposed to more than 10% of an NRZ.

Bushfire

- 3) The site is mapped within a Bushfire Hazard Area in the State's Natural Hazards, Risk and Resilience mapping.
 - a) Provide a site-specific bushfire hazard assessment in accordance with the Bushfire planning scheme policy or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with PO1 of the Bushfire overlay code. Bushfire Reporting and hazard assessment guidelines are available within the [technical assessment guide for Bushfire reporting](#) available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.
 - b) Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.

Access

- 4) Whilst the CTS accessway and direct access from Keona Road to Lots 12 and 13 are generally supportable, the proposal increases both the number and frequency of conflict points and reduces available on-street parking due to the multiple access points to Keona Road. In accordance with PO3/AO3.2 and AO3.3 of the Subdivision code, it is recommended that access to Lots 12 and 13 be consolidated to minimise crossovers and conflict points, and to retain greater kerbside space for waste collection and on-street parking.
 - a) Provide amended plans and supporting documentation demonstrating the consolidation of access for proposed Lots 12 and 13.

Pedestrian footpath

- 5) In accordance with PO3/AO3.1 of the Subdivision code and PO1/AO1 of the Infrastructure design code, a non-trunk concrete footpath is to be constructed along the full extent of the site frontage to Keona Road.
 - a) Provide amended plans which include a concrete footpath along the Keona Road frontage of the site.

- 6) The proposed CTS accessway generally complies with Table C of the Subdivision code, providing a 6.5m wide carriage way and verges greater than 1.5m width within a 10m wide accessway reserve. However, a 1.5m wide concrete footpath is required to be constructed to one side of the CTS accessway in accordance with PO36/AO36.1 of the Subdivision code *Table 9.4.10.3.C—Design of access ways in community title development*.
- a) Provide amend proposed plans to incorporate the 1.5m concrete footpath.

Refuse collection

- 7) Kerbside collection of the mobile garbage bins (MGBs) presented at the Keona Road kerbside at the frontages of Lots 12 & 13 is supported in principle. The internal swept path diagrams demonstrate that a side loading RCV is able to turn around within the site of the private road. However, the left of the RCV (with the lifting arm) is never presented to the frontage of Lot 7, therefore, the 2 x MGBs for Lot 7 will need to be presented on the frontage of Lots 6 or 8 (preferred) in accordance with PO8 of the Infrastructure design code
- a) Provide amended plans to show the bin presentation/ collection point for Lot 7.
- 8) The proposed 1m to 2m high terraced retaining wall along the southern rear boundary represent a safety concern that needs to be addressed via a safety crash barrier and / or bollards, located at the end of the CTS road to negate any potential vehicle roll off.
- a) Provide amended plans which include reference to a safety crash barrier and / or bollards at the end of the CTS road.

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

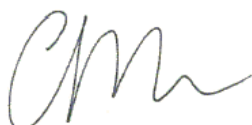
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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 A007008486.

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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