



Dedicated to a better Brisbane

08 July 2026

Narges N Norah Pty Ltd
C/- Shane Murrphy Consulting Services Pty Ltd
PO Box 5122
DAISY HILL QLD 4127

ATTENTION: Shane Murrphy
Application Reference: A007047273
Address of Site: 20 ROCKFIELD RD DOOLANDELLA QLD 4077

Dear Shane,

RE: Information request in accordance with the Development Assessment Rules

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

Titling Arrangements

- 1) The application common material indicates the proposal seeks approval for the creation of seven (7) community title residential allotments, being lots 3-9, with the construction of a community title accessway along the southern boundary of the site. However, the proposed plans notate the internal accessway as an 8m wide access and services easements, rather than a CTS arrangement.
 - a) Provide clarification and amended plans where applicable if the development seeks approval for a CTS arrangement. Provide clarification if the 10m wide ecological corridor is also to form part of common property.

Ecological Values

- 2) High Ecological Significance Strategic (HESS) and Koala habitat subcategories of the biodiversity areas overlay, triggering assessment of section C of the Biodiversity areas overlay code. Various parts of the Ecological Report require clarification or further information to be provided to ensure a thorough assessment can be conducted.
 - a) Provide clarification on if a field assessment is needed, based on the comment on section 1.3 of the report. It is unclear if a further assessment is required based on the wording of this section.
 - b) Section 2.3.3 of the report states that "tree locations depicted in this report have been based on the detailed survey plan prepared by the surveyor". It is unclear what is meant by the term "based", as the trees will either be plotted from the survey accurate data or by GPS. This section of the report also states "Confirm all locations on site and clarify any discrepancies prior to commencement of site works". Provide confirmation on what methodology the tree data has been plotted against.
 - i) If tree data has been plotted using GPS accurate methodology, survey accurate data must be used for trees within 6m of the development footprint.
 - ii) Provide confirmation that the trees locations have been confirmed by a current site visit.

- c) The Tree Retention Plan does not contain engineering details (earthworks and services), therefore, it cannot be confirmed if trees with works within Tree Protection Zones (TPZ's) can be retained. Provide an Arboricultural report from a qualified arborist (minimum AQF Level 5 Arboriculture) for any trees proposed to be retained with works encroaching into the TPZ.
 - i) The report must advise on level of impact and mitigation methodology to ensure long-term health of the tree
- d) The proposed filling and excavation plan shows that earthworks have been reduced around existing vegetation with neighbouring properties at the northern boundary where environmental covenants are present. It appears that the tree within the rear of Lot 2 on SP283378 has not been accounted for. Provide an updated earthworks plan showing earthworks reduced around this tree to ensure its retention.
- e) It is difficult to discern from the Tree Retention Plan which trees are allocated to which tree number. Lines to tree points must be included in the plan to clearly identify each tree. Provide an updated Tree Retention Plan with lines identifying tree number to tree points.
- f) No Concept Rehabilitation Plan demonstrating enhancement of biodiversity, native habitat and fauna movement has been included within the documentation. This plan is to be in the form of scaled plans and supporting documentation that includes at least the following information.
 - i) Description of proposed rehabilitation, including earthworks, methods, objectives.
 - ii) Stabilisation methods for all areas of exposed soil surface.
- g) The Ecological Assessment proposes a 50% reduction to the environmental offset obligation on the basis that approximately half of the site is to be retained as an Environmental Protection Zone. Rehabilitation and environmental offsets are separate assessment matters under the biodiversity areas overlay code and are to be addressed independently. As they are 2 separate outcomes they are to be assessed as such.

Traffic

- 3) A performance outcome may be considered to support a reduced driveway width of 5.5 metres between Lots 3 to 9, inclusive, in lieu of the standard 6.5 metres width typically required for RCV operation and as required in accordance with Table 9.4.10.3.C of the Subdivision code (if the proposal seeks approval for a CTS road arrangement). In accordance with Performance Outcome PO36 of the Subdivision code, provide amended plans illustrating the following.
 - a) The minimum carriageway width between Lots 3 to 9, inclusive, is to be a minimum width of 5.5 metres, with a minimum verge width of 1.5 metres provided between the carriageway and the subject lots property boundaries.
 - b) Submit a Registered Professional Engineer of Queensland (RPEQ) certified swept path analysis for a 10.3 metres Side-Loading RCV (in accordance with Brisbane City Council's Standard Drawing Number BSD-3004) which demonstrates safe and efficient on-site servicing and turnaround of the non-standard off set "T" Head can be undertaken whilst utilising a lock-to-lock time of 6.00 seconds and a curb-to-curb turning radius of 9.757 metres.
 - c) Demonstrate that a RCV and a car can safely pass each other and demonstrate preliminary concept internal line marking and signage to enforce any parking restrictions required to this end.
 - d) Provide an indent into each lot of 1.8 metres by 0.9 metre for refuse bin presentation on collection days. (The purpose of this is to reserve the full 1.5 metres verge width for safe pedestrian movements).
 - e) Amended plans illustrating the southern verge to be a minimum 1m wide.

- f) Relocate the new fire hydrant, new water metre for the private fire main and the metered water services for Lots 3 to 9 inclusive to the northern side of the driveway and straighten out the kink in the driveway.
- 4) The proposed centreline shown on the proposed engineering plan number 23288-SK01, Revision A, dated 26 May 2026, does not reflect the actual centre of Rockfield Road. The carriageway lane widths should be equal for both directions. The line marking at the frontage of the development should reflect the true centre of the road and tie into the line marking to the south, ensuring the carriageway width remains equal in both directions along that section as well. This line marking plan is to be provided as a detailed preliminary concept functional layout and signs and line marking plan, so that it can be conditioned for operational works as part of Council's approval.

Significant Vegetation

- 5) Tree #122 is a significant tree due to its size and the presence of an active parrot nesting habitat. Amended plans are required to be provided retaining the tree in accordance with Acceptable Outcome AO19.1 of the Subdivision code.
 - a) Provide amended plans and subdivision design illustrating the retention of Tree #122.
 - b) Provide an amended earthworks plan that clearly identifies trees proposed to be retained, including Tree #12, and demonstrates that all earthworks have been removed from the Notional Root Zones (NRZ's) of retained trees.

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 A007047273.

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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Development Services
Brisbane City Council