



Dedicated to a better Brisbane

03 September 2026

191 Laxton Road Development Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

ATTENTION: Max Clayton

Application Reference: A007082300
Address of Site: 320 RITCHIE RD PALLARA QLD 4110

Dear Max

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has determined that the proposed subdivision is not supported in its current form, and major redesign and amendments will be required to demonstrate compliance with the *Brisbane City Plan 2014*.

Lot size, layout & arrangement

- 1) It is acknowledged that the proposal seeks subdivision from 1 lot into 11 community title lots with a private road and access easement in the Environmental management zone and the Conservation zone. The proposed lot size of approximately 3000m² is not considered suitable or sufficient to reflect the large-lot environmental and rural residential character intended for the subject site under the Environmental management zone, Conservation zone and Lower Oxley Creek south neighbourhood plan. The proposed lot size, layout and arrangement also do not adequately support the retention, restoration and long-term management of ecological values. The proposed number of lots and lot size, layout and arrangement are not supported in its current form.
 - a) Redesign the proposal and provide amended subdivision plan demonstrating a reduction in number of lots with amended lot layout, size and arrangement that:
 - i) Reflects the intended large rural residential character of the Environmental management zone, Conservation zone and the Lower Oxley Creek south neighbourhood plan.
 - ii) Ensure that the Conservation zone area of the subject site is retained as one large allotment.
 - iii) Retains substantial contiguous areas for biodiversity protection and ecological restoration.
 - iv) Minimises fragmentation of habitat and environmental values across the site.
 - v) Facilitates wildlife movement and ecological connectivity through the site and between adjoining and adjacent environmental areas.
 - b) Provide revised supporting documents and plans demonstrating that the amended proposal remains compliant with the relevant assessment benchmarks of the *Brisbane City Plan 2014* and addresses site constraints and biodiversity values.

Note: Further information may be required upon review of the amended design.

Ecological connectivity and values

2) The proposed reconfiguration of a lot (1 into 11 lots) is within the High Ecological Significance (HES), High Ecological Significance Strategic (HESS) and Koala Habitat Area (KHA) sub-categories of the Biodiversity areas overlay mapping. The site is also located within the Environmental management zone, Conservation zone and Lower Oxley Creek south neighbourhood plan area. Consequently, the proposal must demonstrate compliance with:

- ☐ Section C of Biodiversity areas overlay code;
- ☐ Lower Oxley Creek south neighbourhood plan code
- ☐ Environmental Management zone code;
- ☐ Conservation zone code; and
- ☐ Subdivision code

The site performs an important strategic ecological linkage function between existing vegetation areas to the north, east and south-east and contributes to broader landscape connectivity within the Greenspace System. The submitted subdivision layout would substantially reduce the functionality of this strategic linkage through fragmentation and removal of vegetation. The ecological function of the site is derived not only from mapped biodiversity values but also from its role in maintaining landscape connectivity between adjoining habitat areas. Accordingly, assessment of the proposal must consider both on-site ecological values and broader corridor functionality.

While it is acknowledged that the HES mapping at the rear of the lot is proposed to be retained, the proposal will result in the loss of the majority of mapped HESS and KHA areas over the site, along with significant in-situ vegetation along the site boundaries and internal significant habitat trees, and strategic ecological corridor connectivity.

The current degree of proposed development in environmentally constrained areas to facilitate the development is not acceptable as the proposal does not comply with OO2a, OO2d, OO2e, OO2f and PO4 of the Biodiversity Areas Overlay Code, OO3b, OO7b and PO20 of the Lower Oxley Creek South Neighbourhood Plan and the overall outcomes of the Environmental Management Zone Code (OO2b, OO2c, OO2g, OO2l, OO2m) and Conservation Zone Code (OO4a, OO4d, OO5b and OO5d). It does not achieve the expectations and requirements of development with these areas to protect and enhance in-situ and strategic ecological features, significant vegetation, koala habitat trees and areas of biodiversity value. Furthermore, the proposal does not comply with PO32 and PO33 of the Subdivision Code in that the current lot design does not maintain or enhance biodiversity values and would result in the removal of ecological features, significant vegetation, and koala habitat trees in an Environmental management zone.

Accordingly, the submitted subdivision design does not satisfactorily demonstrate compliance with the assessment benchmarks identified above and further information is required to demonstrate an alternative subdivision outcome that substantially reduces impacts on on-site biodiversity values and strategically significant ecological areas. This is to include a reduction in lot yield and the provision, retention and restoration of substantial, functional north-south and east-west ecological corridors.

The following amendments and supporting information are required:

- a) Provide amended development plans demonstrating a revised lot layout which avoids impacts on existing biodiversity values, retains all existing vegetation and habitat features, and incorporates significant north-south and east-west ecological corridors.

The amended layout is to demonstrate:

- i) Retention of all site vegetation, including along the western, southern and eastern boundaries, ensuring access roads and other infrastructure is appropriately setback;
- ii) Retention of all mature habitat trees, hollow-bearing trees and stags (significant vegetation), incorporated within Environmental Protection Zones (EPZs);

- iii) Nominated Development Footprint Plans (DFPs) that are appropriately setback from retained vegetation to ensure its long-term viability; and
 - iv) How the revised layout maintains and enhances ecological connectivity across the site and with adjoining habitat areas.
- b) Provide an amended Vegetation Retention demonstrating retention of all vegetation within the site, including significant isolated habitat trees.
- i) If works encroach into the NRZs of any trees identified to be retained, a report from a qualified arborist (minimum AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.
- c) Provide an amended Concept Rehabilitation Plan demonstrating the provision, restoration and long-term enhancement of significant north-south and east-west ecological corridors.
- d) Provide a Wildlife Movement Solutions Plan which details fauna movement provisions to enable safe movement of fauna throughout the site and between adjoining ecological corridors within the wider landscape.
- e) Where a significant residual impact remains, offsets will be required under the Environmental Offsets Act 2014 and the Offsets planning scheme policy (PO9).

Further advice

In addition to the planning and ecology matters raised above, further issues regarding the current proposal were identified. Should the application be pursued with a substantially revised subdivision layout in response to the planning and ecological matters raised above, all supporting engineering documentation, including traffic, stormwater and servicing reports, is to be updated accordingly.

The following matters are to be also to be considered and addressed as part of the revised layout.

Bushfire hazard

1. A Bushfire Hazard and Management Plan has been submitted based on the current proposed development layout. As amendments to the development density, layout and the provision and restoration of additional ecological values, including north-south and east-west ecological corridors are required under this Information Request, the Bushfire Hazard and Management Plan must be updated accordingly.

Provide an amended Bushfire Hazard Assessment and Management Plan which incorporates the required changes to the development layout and provision of ecological corridors and values as outlined in this Information Request.

Stormwater

2. The proposed stormwater pipe and manhole within the Ritchie Road verge are not supported as they do not meet the standard alignment for assets within road reserves (e.g. manholes and pipes need to be within road pavement) and would result in unnecessary stormwater infrastructure. The internal lot design and drainage layout should be reconfigured to direct stormwater towards the existing culvert headwall location without piping longitudinally within the Ritchie Road verge.

A major flow path is required from the detention tank to Ritchie Road in the event of blockages or extreme storm events.

It is noted that the current proposed access involves a culvert crossing. Further information is required to confirm that a culvert can be provided without any deepening of the existing swale in the road verge and is to ensure the culvert is sized to take 0.5EY flows from the upslope catchment, including any diversion flows from 318 Ritchie Road catchment.

A cut-off drain must be provided along the western boundary of the site to intercept flows from 318 Ritchie Road that drain towards this site (as it would enter the site and impact all detention storage requirements and calculations), and direct that flow to Ritchie Road via a swale sized for the 2% AEP event from the existing upslope catchment.

Access arrangements

3. The submitted Traffic Engineering Assessment proposes a left-in / left-out / right-out access arrangement. However, due to the location of the proposed CTS accessway crossover on the outside of a bend where sight distance to the east is constrained, the proposed access arrangement is not supported in its current form. The crossover is to be limited to left-in / left-out operation only. Right-turn movement is not supported. It is recommended that the left-in / left-out operation of the crossover be reinforced by a continuous double centre line along Ritchie Road as an interim arrangement, until future LGIP road upgrade works provide a raised median treatment.

Refuse collection

4. The current proposal has not demonstrated that refuse collection vehicles can safely service all proposed lots. In particular, the submitted information has not demonstrated that the refuse collection vehicle side arm can access mobile garbage bins associated with Lots 1 to 4. The revised subdivision layout is to be supported by updated waste collection and swept path information demonstrating compliance with AO4.1/PO4 of the Subdivision code.

Regional Infrastructure – Gas Pipeline

5. The subject site is located within the Gas pipeline 20m and 100m sub-categories of the Regional infrastructure corridors and substations overlay. Written confirmation from the relevant pipeline licence holder is required to demonstrate compliance with the Regional infrastructure corridors and substations overlay 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 A007082300.

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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