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Dedicated to a better Brisbane

13 April 2026

Gardner Road Developments Pty Ltd
C/- The Development Directive
884 Logan Road
HOLLAND PARK WEST QLD 4121

ATTENTION: Neal Charlton
Application Reference: A006940193
Address of Site: 184 GARDNER RD ROCHEDALE QLD 4123

Dear Neal,

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 address matters relating to the proposed Variation request for Multiple dwelling uses and Low impact industry and Warehouse uses, and the Reconfiguration of the lot (ROL) proposal. Please submit amended plans and additional information to address the following matters.

Variation request

1. Submit amended plans and assessment material to address the following matters:
   a. Indicate all proposed easements and include annotations and further information on the purpose of all easements;
   b. Lot 14 is referenced in the assessment material, however not shown on proposed plans;
   c. Submit amended DA forms to reflect the correct number of lots for the reconfiguration of a lot aspect of the development;
   d. Ensure consistent lot numbering and details between the proposed ROL plans and other documentation including engineering and ecological plans; and
   e. Submit amended assessment report with correct lot references in the Variation request table as Lot 13 is identified in the Low impact industry zone category of development.

2. The proposal, in addition to the subdivision request, seeks to vary the zoning of a part of proposed Lot 13 to the Low-medium density residential zone. The following items need to be addressed to progress the assessment of the variation request:

   <u>Needs assessment</u>

   a. Provide an Economic report that includes a needs analysis that demonstrates there is a 'planning need' for the proposed Low-medium density residential zoned land and that the loss of the Business Park and Civic Gateway (NPP-003) precinct will not impact long term employment opportunities being provided in Rochedale in accordance with Overall outcome 3(d), 6(a), 6(b)(i) Rochedale urban community neighbourhood plan (RUCNP). Upon receipt of the needs report, a separate fee quote will be issued based

on Development assessment and compliance fees schedule, for assessment of the report.

Air quality and noise impacts

b. The site is located within the Industrial amenity investigation area sub-category of the Industrial amenity overlay. As compliance with the separation distances cannot be achieved as per PO2 and PO3 of the Industrial amenity overlay code, submit the following:

   i. Submit an Air quality report prepared in accordance with the Air quality planning scheme policy to demonstrate compliance. When modelling for the air quality impacts, it must be for the future expansion of both the Austral Brick site and the Co-generation plants located at the adjacent landfill site. The modelling to consider Co-generation operation at the landfill site at 174 Gardner Road, Rochedale is slated for expansion and upgrades in the future. Odour must also be taken into account for the modelling.

   ii. Submit further information including assessment of the Industrial amenity overlay code, demonstrating the proposed use can comply with the separation distances as prescribed in AO3 of the Industrial amenity overlay code. Where compliance with the separation distances cannot be achieved, submit for approval a Noise impact assessment report in accordance with PO3 of the Industrial amenity overlay code. Further guidance can be found in the Noise impact assessment planning scheme policy.

Landfill gas migration

c. The site is in proximity of Rochedale landfill site, which may result in Landfill Gas Migration and Site Contamination. The development therefore needs to demonstrate that the proposal would not expose people to unacceptable levels of risk to health, safety and wellbeing from sub-surface landfill emissions, including landfill gas, contaminated groundwater or leachate.

   i. Engage a Contaminated land suitably qualified person (SQP) and/or a Registered Professional Engineer of Queensland (RPEQ) with experience in contaminated land investigations, closed landfill assessment, landfill gas risk assessment, and landfill gas management system design. The Queensland government has a guideline on Assessing a suitably qualified person, which can be viewed at: https://environment.des.qld.gov.au/__data/assets/pdf_file/0030/89823/cl-gl-assessingsuitably-qualified-person.pdf. The Australian Contaminated Land Consultants Association Queensland Division also maintains a webpage of companies who are ACLCA Qld members, companies that can demonstrate their primary business is contaminated land consulting, companies that have substantial practice in land contamination management with specialist environmental staff, and companies that have at least 1 staff member that is a Suitably Qualified Person in accordance with the Environmental Protection Act 1994: https://aclca.com.au/qld/our-members-qld/

   ii. Conduct a Preliminary Site Investigation in accordance with the National Environment Measure (Assessment of Site Contamination) Measure 1999 (as amended in 2013) (NEPM) including the following details:

   As part of the Preliminary Site Investigation, the SQP will include undertake historical aerial photography review for the Site and will confirm that the site has been subjected to previous site disturbances / ground surface changes / historical filling / historical cropping, farming, and/or market garden activities / historical building demolitions / historical vegetation removals onsite (based on my review disturbance / change observations in historical aerial imagery, includes but is not

limited to 1946, 1995, 1997, 1999, 2001, 2005, 2013, 2015, July 2017, 2019, 2021, 2023 and 2025);

As part of the Preliminary Site Investigation, the SQP will also conduct a Landfill Gas Risk Assessment (LGRA), given the development site's proximity to the Rochedale Landfill Facility.

The Landfill Gas Risk Assessment will be conducted in accordance with the adopted industry best practice guidance in Australia – i.e. Assessment and management of hazardous ground gases – Contaminated Land Guidelines – NSW EPA – May 2020 (https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/contaminatedland/19p2047-hazardous-ground-gasesguidelines.pdf?la=en&hash=877EF007BFDEAF5163431351EB3C5A73FCBF7EFE)

Note: If the Preliminary Site Investigation identifies the potential for unacceptable levels of risk to health, safety and wellbeing from sub-surface landfill emissions (including landfill gas, contaminated groundwater or leachate) additional onsite intrusive investigations may be required to delineate the contamination via a Detailed Site Investigation. If contamination risks are identified Contaminated Land SQP advice many be required to manage the workplace, health and safety requirements in design of the development, as well as management of these contamination risks during construction and environmental risks into the future. A Preliminary Site Investigation Report is to be prepared and submitted to Council.

Note: the Contaminated Land Suitably Qualified Person (SQP) will have experience and expertise in contaminated land and closed landfill assessment, landfill gas risk assessment, contaminated land risk mitigation, and design of infrastructure interacting with contaminated soil, leachate, waste, and landfill gas to conduct the following:

a. Assess the contaminated land conditions (contamination, waste, leachate level, landfill gas) relating to the proposed ground disturbance areas and likely construction methods to build the proposed development.

b. Provide recommendations for applicable relevant construction and contaminated land / landfill rehabilitation works, integrating designs for building footings, slabs, pavement, car park surfacing and utilities services, infrastructure trenches, etc with remediation and risk mitigation measures, such as low permeable capping, low permeability landfill gas trench bunds, management of potential leachate discharges, management of constraints associated with a geotechnically unstable waste pile, and mitigation of preferential pathways for landfill gas into services and buildings.

c. Confirm and secure any approvals for sampling and characterisation of spoil management and contaminated soil disposal requirements of the project. - Prepare a Contaminated Land Management Sub-plan for the Construction Environmental Management Plan (CEMP) to manage contamination risks (e.g. from buried waste including asbestos, contaminated soil, leachate, landfill gas, confined space entry risks, etc) so as to protect workers and the environment.

d. Prepare a Validation Report confirming the design and construction of the works were in accordance with recommendations and attach any associated designs, as-constructed plans, approval documentation, construction photos and supporting information for buildings and all services.

3. The proposed variation also seeks to allow future Low impact industry and Warehouse uses over lots 1,2,3,4,5,6,15,16,17,18,19 and 905. The following items need to be addressed to progress the assessment of the variation request:

Air quality and Noise – Industrial impacts

a. The proposed Low impact industry and Warehouse uses and its location have the potential to impact on the noise amenity of previously approved sensitive uses/zones and existing adjoining and nearby residential developments. Demonstrate that an adequate level noise and air quality outcomes as per the Industry code and Industrial amenity overlay code can be provided at such locations. Submit further information demonstrating that the proposed uses can comply with the hours and separation distances as prescribed in AO2.1 of the Industry code and PO2 and PO3 of the Industrial amenity overlay code. Where compliance with the hours and separation distances cannot be achieved, the applicant is to submit for approval a Noise Impact Assessment Report prepared in accordance with the Noise impact assessment planning scheme policy, demonstrating compliance.

Categories of development and assessment

4. Any future development application under a Variation approval must utilise the existing assessment benchmarks within *City Plan 2014*. Given this, provide categories of development and assessment for a Material change of use using *City Plan 2014* for all intended Code assessable uses. Where the separation distances in the Industry code cannot be achieved, provide additional information to demonstrate why the intended Code assessable uses are appropriate.

Orderly and integrated development

5. The assessment material indicates that the proposed lots 17, 18 and 19 are intended to be serviced by a temporary access easement from Gardner Road, with the Engineering plans showing a cul-de-sac arrangement within lot 19. The proposed arrangement with one point of access/egress is particularly vulnerable to bushfire hazard and therefore not considered to comply with AO17/PO17 and AO18.2/PO18 of the Bushfire overlay code as noted in item 22. Submit further information addressing the following items:

   a. Demonstrate how the proposal can comply with the bushfire overlay code regarding the proposed temporary access via an easement as noted in item 22;

   b. Submit landowner consent from Energex for works within the existing Energex easement on Lot 102 SP226721;

   c. Include further information on the purpose of proposed lot 907 and how access can be achieved for this lot; and

   d. Further information on access to the fringe on each part of lot 800.

6. Submit Structure plan to ensure a well-planned and contiguous development in accordance with AO9.1/1O9 and AO18.1/PO18 of the Subdivision code, Overall outcome 2h of the Emerging community zone code, and Structure planning planning scheme policy, including the following information. The structure plan to include all relevant lots, and not limited to be 184, 190, 198, 202 and 210 Gardner Road and 56 Farley Road and any other relevant adjoining lots. Consideration should be given to the orderly development of the relevant land in relation to road network, drainage, servicing, trunk infrastructure, stormwater quality and quantity management, traffic generation, access and emergency egress, and any other relevant considerations.

Staging

7. The proposal is reliant on an existing approval and several concurrent applications currently being assessed by Council including A006484551, A006738631, A006761597 and A005747839. Submit further information and an updated structure plan detailing how

this application will be staged/sequenced in consideration of the concurrent applications in accordance with PO19 of the Subdivision code. The plans to clearly include sequencing of all associated applications/approvals/infrastructure agreements etc, and how the works will be staged, to determine how conditions can be applied and timed, if minded to approve.

Roadworks

8. An interim access to Gardner Rd for lot 17 and an access easement over lot 17 in favour of proposed lots 18, 19 and 800, and existing lot 103 on SP226721 is proposed, with the interim access to Gardner Road to be extinguished once development of 190 Gardner Rd provides a minor road frontage to the site. If temporary access is still proposed and bushfire concerns are addressed, submit the following information to consider this request:

    a. Gardner Road is a major (suburban) road with a posted speed limit of 70km/h. Submit a turn warrant assessment for the proposed access to lots 17-19, as well as an assessment of the suitability of the access location in accordance with the TAPS PSP (including sight distance etc.);

    b. The provided SIDRA analysis of the interim access to Gardner Rd identifies that the right turn egress would become difficult in future year 2034 and recommends access be limited to left in / left out only (left turns remaining within capacity in future year 2038). Provide revised plans to demonstrate left in / left out operation of the interim access;

    c. Submit concept traffic functional layout plan to demonstrate safe temporary access from Gardner Road and proposed associated roadworks;

    d. Provide details on how and when the temporary access to Gardner Road will be closed and who will be responsible for the works associated with the closure of the temporary access; and

    e. Provide details on the interim and ultimate access arrangements for the proposed lots 17, 18 and 19. Also demonstrate how the proposal will secure the removal of the access improvements and services in future when the ultimate road network is secured. Note that any arrangement is to demonstrate the safe access for the development for all users; and

    f. Submit further information to address how utilities will be maintained or modified when temporary access to Gardner Road is removed, including detailed information on how easements will either remain in place or modified. Submit a SAN (Service Action Notice) from Urban Utilities.

9. Demonstrate how the proposed District Road will achieve access to Farley Road.

10. Submit further information on the purpose of the truncation shown between lots 1 and 2. Clarify if the access to the eastern portion of Lot 2 on RP114765 is intended to be provided from the south as per the approved easement in favour of Council from the new road or if the access will be located where the truncation between lots 1 and 2 is currently shown.

11. The assumed phasing for the Gardner Road/Prebble Street intersection (four-way layout) would result in physical conflict between design vehicles operating on opposing movements. Submit amended phasing to reflect the phasing assumed in the development application at 198 & 202 Gardner Road (Council ref: A006738631) that is currently under assessment, including revised operational impact reporting.

Lot Access

12. Demonstrate ultimate access to each lot from the new district access road, taking into account safe sight distances and level differences between lot and ultimate road design levels in accordance with the Transport, Access, Parking and Servicing Code and Planning Scheme Policy needs to be addressed and demonstrated to ensure future access locations will comply with the planning scheme.

Waterway Overlay

13. The submitted documentation does not provide detailed information required to demonstrate compliance with PO4, PO5, PO7, PO8 and PO9 of the Biodiversity areas overlay code, Overall outcome 3(h), PO2, PO4, PO5 of the Rochedale community neighbourhood Plan, PO1, PO2 and PO6 of the Waterway corridors overlay code, and PO19 of the Subdivision code. The fringe waterway corridor is to be located within Lot 800 and to be dedicated to Council. The fringe is to provide a buffer to the core waterway corridor and provide for maintenance access.

    a. Provide a revised ROL plan that clearly shows the proposed core waterway corridor a minimum 60 metres wide and fringe corridor width of a minimum 10-metre on either side of the core waterway corridor, all located within proposed Lot 800.

    b. Where proposed private lots share a boundary with the waterway corridor the full fringe must be provided to allow for a Council maintenance access, and the fringe must be free of any batters or retaining walls for private lots. Confirm that vehicle access can be achieved via the fringe waterway corridor and provide updated engineering drawings where required. Submit section plans showing the interface between all lots and the waterway corridor.

    Note: In terms of riparian waterway widths, please refer to QLD fisheries (Fish Habitat Buffer Zones, 2000) and other Australian sources that strongly corelate increased waterway widths with larger waterway health benefits. Waterway width should also have regard to stream order as a buffer width cannot be selected without reference to its location in the catchment and size of downslope connecting creek.

14. The core waterway width is highly relevant to planned overall waterway health, water quality, fauna movement and biodiversity. The proposed mapped LGIP (Local Government Infrastructure Plan) waterway values are not determined as per existing waterway conditions (as assessed in the SLR waterway condition report), but post rehabilitation of the waterways corridor as part of LGIP requirements, as the waterway land dedication and works (rehabilitation) are part of LGIP item ROC-LA-002. Also, the proposal is to ensure that the varying of the trunk waterway corridor and overlays does not compromise the values of the ultimate LGIP waterway corridor on adjoining land parcels. Submit amended plans and documentation on how the proposed waterway will meet PO5, PO6, PO8 of the Stormwater code and the trunk stormwater requirements in the LGIP.

Stormwater Management

15. Submit amended Stormwater Management Plan to address the following issues:

    a. Show how proposed lots will drain (minor and major flows) to a lawful point of discharge including details of any proposed earthworks (particularly lots 17 to 19 and Lot 2) in accordance with Infrastructure Design planning scheme policy.

    b. Indicate on plans that proposed lots > 2500sqm will be required to provide their own water quality treatment, to ensure future applications triggers water quality assessment.

    c. Easements for stormwater drainage are to be shown for lots 17 to 19.

16. Provide details for creek crossing structure under the new road based on revised flow analysis. The design of the culvert needs to balance flood management, ecological requirements, waterway health, asset maintenance/replacement and construction costs. The following items are to be provided:

    a. The main channel culverts are to be constructed using box culverts with link slabs between. This will allow for riprap natural base where link slabs are located and reduce costs;

    b. The culverts need to allow for fauna movement (both terrestrial and aquatic). This will require a wet/dry cell arrangement;

    c. The culverts need to allow for fauna movement (both terrestrial and aquatic). The use of 1500mm high culverts needs to be determined to be suitable by ecology. The culvert design must provide for dry and wet culvert cells; and

    d. A culvert general arrangement plan with concept sections needs to be provided clearly showing that the proposed crossing can fit within the existing creek channel without significant widening and unsafe batters needing to be created.

17. The proposed Bulk earthworks plans, and cross sections does not correlate with the proposed stormwater concept plan in that the cut off drains are not shown in the section drawings. Submit engineering and ROL plans that are inconsistent with the proposed Stormwater management layout

Flood Overlay

18. Provide supporting flood study demonstrating flooding is contained within the waterway, culverts convey 1% AEP flows, and lots have flood immunity. Flood study to allow for AR&R climate change and fully upslope developed conditions in the analysis and input flows from the site into the creek at the culvert and downslope boundary of the site based on proposed pipe discharge locations. The following must be also addressed;

    a. Provide the catchment hydrology methodology and list the peak flows assumed in the model at each boundary inflow location. As noted in the flood study, all flows are to allow for a fully developed upslope catchment with no stormwater detention;

    b. The 2016 Australian Rainfall & Runoff (AR&R) data hub information is now outdated. Obtain the LIMB 2020 (or newer where available) rainfall data from City Projects office;

    c. Update culverts to required sizing/arrangement for fauna movement and design the culverts for a maximum 30% blockage;

    d. Provide flood level maps showing contours for 1% AEP flood and confirm all lots are >300mm above the 1% AEP flood level;

    e. Provide culvert outlet velocity as modelled and ensure <2.5m/s even where riprap is provided; and

    f. Model AR&R climate change RCP4.5 (or equivalent factoring of flows) as a separate model scenario and ensure the waterway contains this flooding up to 0.2%AEP event and ensure lots are at least 300mm above this level.

Earthworks

19. The proposed concept earthworks plans (Bulk Earthworks Layout Plan) show cut off drains in the neighbouring property. Submit owner's consent to demonstrate the development does not impact flooding or drainage characteristics of adjoining properties or alternatively amend plans to show cut off drains within the application site.

20. Submit further information to clarify if the proposed earthworks shown on the concept plans (Bulk Earthworks Layout Plan, Bulk Earthworks Site Cross Sections plan) match works proposed in associated applications that are approved or currently under

assessment by Council including A006761597, A006484551, A006738631 and A005747839.

21. Demonstrate on amended plans to show batters set back sufficiently to ensure there is no ponding or nuisance stormwater run-off on neighbouring properties.

22. Submit additional information to demonstrate that the proposed earthworks do not conflict with ecological values and will not impact on any vegetation to be retained, or proposed rehabilitation works, as requested in the following section.

Ecological Values

23. The submitted documentation, including the Ecological Assessment Report (EAR), does not provide detailed information required to demonstrate compliance with PO4/PO5/PO7/PO8 and PO9 of the Biodiversity areas overlay code, PO1, PO2 and PO6 of the Waterway corridors overlay code, OO3(h)/PO2/PO4/PO5 of the RUCNP and PO19 of the Subdivision code.

    a. The submitted EAR does not assess the full extent of proposed development footprint and impacts to ecological values of the entire site (e.g. the north-eastern portion of the site is located within an area that has an existing dam). The EAR also provides for a different lot layout than what is shown on proposed 'Plan of Reconfiguration' (drawing no. 23-0329P-13 Sheet No. 1 of 1 Rev D), BCC received 14/01/2026 (e.g. Lot 800, Lot 13, Lot 1).

    b. Provide an amended EAR that:

        i. Clearly indicate the extent of the proposed development footprint including; development areas, roads, building envelopes, service alignments, stormwater infrastructure and access for construction works, to determine the area of impact. Amendments to site layout are to be incorporated to reduce area of impact. Ensure all plans are consistent.

        ii. Provide a preliminary Dewatering Management Plan prepared by an appropriately qualified ecologist for dewatering and filling to facilitate construction of the new road/lots in the location of the existing dam.

    c. The EAR identifies that a separate development application has been lodged to re-map the waterway corridor (A006761597). This information was not submitted with this application, which is seeking changes to developable area within the waterway corridors and biodiversity areas mapping. Provide reporting for the proposed reduction of the waterway corridor extent for Lot 800.

    d. The fringe waterway corridor is to be located within Lot 800 to be dedicated to Council. The fringe is to provide a buffer to the core waterway corridor and provide for maintenance access.

        i. Provide a revised ROL plan that clearly shows the proposed core waterway corridor and provides for the 10-metre fringe waterway corridor (either side of the core waterway corridor) all located within proposed Lot 800.

        ii. Batters within the fringe waterway must ensure maintenance access can be achieved. Confirm that vehicle access to the core waterway can be achieved via the fringe waterway corridor and provide updated engineering drawings where required.

    e. Demonstrate how access to Lot 907 will be achieved ensuring minimal impacts to the waterway corridor. Note: crossing of the waterway corridor is generally not supported and alternative access is to be investigated. Provide updated engineering drawings where required.

    f. The submitted 'Tree Plot' does not provide for the development impacts e.g. stormwater outlet, earthworks, dam infill, services, roads, and installation of works

required for the fringe waterway corridor etc. The plan also did not identify tree numbers and did not provide a corresponding Tree Survey Data table .Provide a Vegetation Retention Plan in accordance with the Biodiversity Planning Scheme Policy including:

i. All trees 100 mm DBH or greater within the site and within 6m of site boundaries.

ii. The proposed development plan (as an overlay) including:

iii. clearly defining proposed lot boundaries and corresponding lot numbers,

iv. All services/infrastructure/stormwater outlets and the full extent of all earthworks (cut/fill) required during construction of the development as identified within the submitted Engineering Services Report and Stormwater Management Plan prepared by Arcadis (BCC received 2/2/26) and shown on Bulk Earthworks Layout Plan (drawing no. RNI-AAP-DA-01-DRG-CI-0101 Issue 0); Roadworks and Chainges Layout Plan (RNI-AAP-DA-01-DRG-CI-0201 Issue 01), BCC received 2/2/26; Combined Utilities Layout Plan (RNI-AAP-DA-01-DRG-CI-0501 Issue 01).

v. A description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified.

vi. A clear indication of which trees are to be retained and which trees are to be removed, including the following information:

- Scientific name;
- Height;
- Diameter of tree trunk at breast height (DBH);
- Crown diameter;
- Habitat features including hollows and scratch marks, nests etc.
- Tree Protection Zones (TPZs) (in accordance with AS4970); and
- General health assessment.
- Associated tree numbers clearly shown on the plan.

g. If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.

h. Removal of native vegetation within the mapped Biodiversity areas overlay – High Ecological Significance Strategic subcategory (HESS) will require environmental offsets in accordance with PO9 of the Biodiversity areas overlay code, the Environmental Offsets Act 2014 and the Offsets Planning Scheme Policy. Provide an Offset Impact Area plan that confirms total area to be offset for the removal of native vegetation within the mapped Biodiversity areas overlay - High Ecological Significance Strategic sub-category area.

i. Fauna movement solutions proposed include shelves/ledges within existing culverts, however no further information has been provided. Provide detail (specifications and locations) of fauna movement solutions to enable safe movement of fauna throughout the site and within the ecological corridor and are cognisant of engineering requirements (e.g. box culverts). Note: Development Approval A005747839 which requires minimum 3600mm wide and 1800mm high box culvert for fauna movement and specifications per DTMR Fauna Sensitive Transport Infrastructure Delivery manual. Detailed engineering plans must also be provided.

j. The Concept Rehabilitation Plan states the planting strategy is introduce scattered plantings of water-tolerant native tree species spaced at 6-10m intervals. The waterway corridor must be fully rehabilitated with all strata. Selective canopy tree

species only is not supported. Maintenance access is to be provided via the fringe waterway corridor. Provide a revised Concept Rehabilitation Plan for the rehabilitation of the core waterway corridor:

i. Inclusive of full strata plantings to the pre-clearance Regional Ecosystem at 1/10m2 for canopy species, 1/5m2 for shrub species and minimum 1/1m2 for groundcover species.

ii. Proposed location and description of wildlife movement solutions (culverts, glider poles, koala refuge poles, fencing), lockrail/bollards, maintenance access.

iii. Maintenance access must be located within the fringe waterway corridor. Detailed engineering plans must also be provided.

Bushfire

24. The submitted Bushfire Hazard Assessment (BHA) does not provide detailed information required to demonstrate compliance with PO1/PO17/PO18 of the Bushfire overlay code for the proposed subdivision and variation request.

    a. The submitted Bushfire Hazard Assessment (BHA) report provides a Lot layout and setbacks from hazardous vegetation different to the lot layout shown on proposed 'Plan of Reconfiguration' (drawing no. 23-0329P-13 Sheet No. 1 of 1 Rev D), BCC received 14/01/2026 (e.g. Lot 800, Lot 13, Lot 1). Provide a revised Bushfire Hazard Assessment and Bushfire Management Plan based on the current proposed layout and identifying all lots with their intended zones/uses.

    b. The submitted BHA does not address the proposed easement access from Gardner Road for Lot 17, Lot 18 and Lot 19. Direct road access and egress for new lots to public roads are to be provided, rather than creation of easements and does not include cul-de-sacs/dead-end roads (where dead-end roads are unavoidable maximum 60m long) and provides for an alternative emergency evacuation and egress route away from the most likely source of bushfire risk. Demonstrate compliance with AO17 and AO18.2 of the Bushire overlay code for Lot 17- Lot 19 with direct road access and egress into public roads and alternative access/egress to comply with matters raised in this information request.

    c. The submitted BHA has provided a bushfire hazard assessment based on a reduction of the Waterway corridor width and ultimate proposed rehabilitation outcome (PO1). The reduction has not been proposed as part of this separate development application. Provide revised bushfire hazard assessment either for full rehabilitation of the current mapped Biodiversity areas/Waterway corridor width or provide ecological reporting (as noted above) for any justification in reduction of the waterway corridor. Note: a revised bushfire hazard assessment may still be required pending the waterway corridor width.

Refuse Collection

25. The subdivision is reliant on the road network to the south being completed (202 Gardner Rd A006761597 - currently under assessment). Where the proposed sequence results in stub roads for future road connection, a temporary turnaround or easement must be demonstrated on amended plans in accordance with AO4.1/PO4 and AO9/PO9 of the Subdivision code.

Bikeway

26. To demonstrate compliance with PO1 of the Infrastructure design code and PO3 & PO4 of the Subdivision code, demonstrate how the future trunk bikeway on the eastern side of the waterway corridor will link north to the new district road (with appropriate sight distances) from the waterway to the south, taking into account the difference in the new

road levels (crossing the waterway) and the waterway fringe where the bikeway will be linking to the east of the site.

Advice - Natural Assets Local Law

27. The site is mapped with protected vegetation under the Natural Assets Local Law 2003 (NALL). The whole site is overlaid with Natural Assets Local Law (NALL) – Significant Urban Vegetation (SUV) and partly overlaid with NALL - Significant Native Vegetation (SNV); and, NALL - Waterway and Wetland Vegetation (WWV). The Farley Road corridor is mapped as NALL – Council Vegetation (CV).

    Note: A permit to carry out works on protected vegetation must be obtained for any removal of protected vegetation that may be approved under a development application.

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 A006940193.

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

Yours sincerely

Kayal Chandrasekar
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Development Services
Brisbane City Council