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Dedicated to a better Brisbane

14 October 2026

Cater Properties Pty Ltd
C/- Place Design Group Pty Ltd
GPO Box 775
BRISBANE QLD 4001

ATTENTION: Bailey George

Application Reference: A007107602
Address of Site: 31 VIRGINIA ST GEEBUNG QLD 4034

Dear Bailey

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 and amendments in respect to land dedication, access, surface material, flooding, stormwater discharge, earthworks and refuse will be required to fully assess the proposal.

Land dedication (non-trunk)

1) In accordance with PO3 of the Road hierarchy overlay code, a non-trunk land dedication is required from the subject site in accordance with Road Widening Plan 31 Virginia Street - RC16134 - Issue 1 (refer to the plan provided) to facilitate the construction of an industrial turnaround area at the road terminus.

   a) Provide amended plans that clearly dimension the required road dedication area and demonstrate that no private structures or works including fencing, landscaping or private pedestrian paths are located within that area.

Access

2) The Traffic Report prepared by Ratio indicates that the interim and ultimate access arrangements have considered the proposed road widening and a Type B2 crossover, with a 9m wide crossover proposed. This conflicts with Page 5 of the Bornhorst + Ward Serviceability Report however which states that the crossover is to be upgraded and widened to 15m, which is not shown on the submitted plans.

   a) Provide clarification, amended plans and reports which clearly detail the proposed interim and ultimate access arrangements in accordance with PO3 of the Transport, access, parking and servicing code (TAPS code), including the applicable crossover widths for each scenario.

Surfacing material for maneuvering areas

3) The proposed 150mm gravel would not be an adequate surface for a Transport depot, as it does not last long and would potentially erode and scour with frequent heavy vehicle movements. The finer particles would be washed into the creek in a short amount of time. A pavement constructed to a minimum Local Road standard, or an equivalent durable surface

with associated drainage, is required where motor vehicles will be driven and/or parked in accordance with the TAPS code and Infrastructure design Planning scheme policy (PSP).

a) Provide amended plans which clearly detail a pavement constructed to a minimum Local road standard.

Stormwater, flooding and lawful point of discharge

4) The report provided states that the front of the site is mapped by the Overland flow flood planning area. While flood awareness mapping shows some overland flow flooding at the site frontage, that mapping is not part of the planning scheme and the site is not included within the Overland flow flood planning area of the Flood overlay. In addition, the report does not provide any preliminary schematic plans on the proposed levels to demonstrate compliance or otherwise with the minimum flood planning levels. Clarification and amended documentation is required to address flooding, stormwater management, finished surface levels, lawful stormwater discharge, and the applicability of the submitted flood assessment to the proposed development.

a) Provide engineering plans detailing how the minor flows from the site are captured and conveyed into the piped network in accordance with PO1, PO2, PO3 and PO4 of the Stormwater code. The engineering drawings referred to in Appendix B are only figures with notation and are inadequate.

b) It is agreed that detention and water-quality treatment are not required

c) Provide an amended engineering plan clearly detailing the existing and proposed finished surface levels (AHD Datum), demonstrating compliance with the applicable minimum planning levels of the Coastal hazard flood planning area.

d) Provide amended plans and sections with proposed finish surface levels and provision of a lawful point of discharge (LPD).

e) Clarify whether the submitted Flood Impact Assessment is intended to be a flood risk assessment.

f) A transport depot use requires a “flood risk assessment” as the site is mapped within the Flood overlay (Creek and waterway flood planning area 2, 3 and 4). It is not mapped with overland flow, and it is compatible with overland flow. The assessment should reflect the actual nature and intensity of the proposed use.

g) Remove or correct references made to Brisbane River city gauge flood classification levels (Section 3 of the report) which are not relevant to this application.

h) Figures 2 and 3 should also be correctly identified as flood awareness maps, they are flood awareness, and are not part of the planning scheme, the non-statutory status should be acknowledged.

Serviceability Report

5) The report correctly identifies the planning levels required in Table 1 but plans demonstrating how that can be achieved have not been provided.

a) Provide plans demonstrating how the planning levels identified in Table 1 will be achieved.

6) Proposed collection by a stormwater piped network is advised in section 3.1.2 but plans indicating the proposal are not provided.

a) Provide plans showing the proposed stormwater conveyance and piped drainage network to reach the LPD.

7) The engineering drawings are sketches/ figures, and the notations states that ground levels are remaining the same to maintain storage for overland flow. Overland flow is not a

significant consideration in this case. The proposal is required to achieve the flood planning levels.

a) Replace the submitted sketches and figures with detailed engineering plans. The current approach of retaining existing ground levels to preserve overland-flow storage does not address the primary issue of achieving the required flood planning levels.

8) The front of the site does not achieve the required planning levels but there is no mention in the risk assessment.

a) Address the frontage area that does not achieve the required planning levels and include this matter in the risk assessment.

9) Clarify the purpose and/or relevance of the community maps shown on Page 20.

a) Review the response to PO3 of the Flood overlay code. A Transport depot within the Creek/waterway Flood planning area 2, 3 & 4 is not identified as being a compatible land use, so the proposal must demonstrate compliance with PO3 of the Flood overlay code.

10) The consultant response to PO5 of the Food code assessment states that the development complies with planning levels.

a) The front of the site does not achieve the planning levels. Provide an amended response to PO5 of the Flood code assessment.

Schematic earthworks plans

11) The figures in Appendix B of the Site Based Stormwater Management Plan are not schematics plans. Amended earthworks plans and sections with details to clearly inform the proposal are required in accordance with PO1 and PO5 of the Filling and excavation code and are to include the following:

a) Existing and proposed finished surface contours and levels (AHD Datum);

b) The extent and depth of fill, including any imported fill;

c) Cut and fill batters, gradients, and the location and height of any retaining structures;

d) Flood-immunity minimum levels and details;

e) Cross-sections near adjoining private-property boundaries, including finished levels, boundary relationships, adjoining surface levels and structures; and demonstrate how all site drainage will be conveyed and directed to the lawful point of discharge.

Refuse

12) In accordance with PO17/AO17.1 and AO17.2 of the Industry code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended plans which address the following:

a) Clearly identify and demonstrate the location of the refuse storage area.

b) Clearly identify and demonstrate the refuse storage has a minimum internal size of 2,100mm x 4,600mm (9.7m2) .

c) Clearly identify and demonstrate the refuse storage area is housed either within a building or roofed and screened enclosure. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

On-site staff recreation area

13) In accordance with PO14/AO14 of the Industry code, the development is to provide an on-site recreation areas for staff. The area is to include seating, tables and rubbish bins, be protected from the weather, be safely accessible, separate and provide and located away from noisy or odorous activities.

    a) Provide amended plans demonstrating the location of the staff recreation area.

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 A007107602.

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

Yours sincerely



Carly Manley
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Development Services
Brisbane City Council