



City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

15 July 2026

Air Excavation Australia Pty Ltd
C/- The Development Directive Pty Ltd
884 Logan Road
HOLLAND PARK WEST QLD 4121

ATTENTION: Rory Vernon

Application Reference: A007041768
Address of Site: 1622 WYNNUM RD TINGALPA QLD 4173

Dear Rory,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review and note that the proposed development is located within a rural zone and the use for a Warehouse is not an anticipated use and will need to demonstrate how amenity impacts to the adjoining residential houses to the east will be managed whilst addressing on site constraints. To progress the application, a redesign of the proposal is required, addressing the matters detailed below.

Interface to Sensitive Use

- 1) The proposed development adjoins a dwelling house at 1630 Wynnum Road to the east on Rural zoned land. The proposed development is to demonstrate the proposed building and associated parking and manoeuvring areas have been designed to minimise impacts on the amenity and character of the adjoining property, through setbacks and landscaping to achieve compliance with the overall outcomes of the Industry code, Industry zone code and Rural zone code.
 - a) Provide amended Architectural plans increasing the side setback along the full extent of the eastern boundary to the proposed Warehouse building and associated car parking and manoeuvring areas.
 - b) Clearly show the location of the adjoining dwelling to the east on plans and elevations, demonstrating the separation distance between the proposed building, car parking and the existing adjoining dwelling.
 - c) Provide a Landscape concept plan demonstrating an appropriate landscape buffer along the eastern side boundary, including details of planting width, species and screening outcomes.

Air and Noise Impacts

- 2) Provide an Air Quality and Noise Report demonstrating the Warehouse use complies with PO1 and PO2 of the Industry code to ensure the proposed Warehouse development maintains the amenity of the adjoining sensitive uses.

Ecological Values

- 3) While the proposed rehabilitation of a 19m wide buffer at the rear of the site is generally supported, the proposed management approach for the 5m wide managed understorey strip

(MU3) designated for bushfire management purposes is not supported. To achieve the intended ecological outcomes of the rehabilitation area, MU3 must be identified for full reconstruction rehabilitation (MU1).

Although the area (MU2) subject to excavation is currently disturbed and largely devoid of vegetation, it forms part of the area nominated for ecological rehabilitation. The proposed flood storage earthworks will likely compromise the extent, function and long-term effectiveness of the proposed rehabilitation works therefore not meeting the outcomes sought by PO6 of the Waterway corridors overlay code. Earthworks are to be redesigned to exclude proposed cut from the proposed rehabilitation area.

Proposed rehabilitation planting in the area identified as MU4 is not supported due to bushfire setback requirements. Turf would be a supportable alternative solution in this area.

The submitted plans indicate that the development proposes to retain the two non-juvenile koala habitat trees (Trees 1 and 5). However, the Tree Survey Plan does not provide all required information for a detailed assessment to be undertaken against the Biodiversity areas overlay code and Waterway corridors overlay code.

To demonstrate compliance with the Biodiversity Areas Overlay Code (AO7/PO7) and the Waterway Corridors Overlay Code (AO1.2/PO1 and PO6), the following information must be provided:

- a) Amend the Concept Rehabilitation Plan to include the following:
 - i) Identify the entire 19m wide rehabilitation area as MU1.
 - ii) Identify that only turf is to be used in MU4.
 - iii) Exclude proposed cut from the rehabilitation area.
 - iv) Identify in the Concept Rehabilitation Plan notes that the rehabilitation area is to be restored to the relevant pre-clearance Regional Ecosystem (e.g. RE12.3.5 – *Melaleuca quinquenervia* open forest on coastal alluvium)
- b) Amend the Tree Survey Plan to include the following:
 - i) The proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) required during construction of the development.
 - ii) Proposed earthworks plans appear to show proposed fill within the Notional Root Zone (NRZ) of Tree 5 which is intended to be retained. All proposed fill is to be removed from the NRZ of tree 5. Where all alternative outcomes have been demonstrated to be sought and encroachment is unavoidable provide a report from a qualified arborist (minimum AQF level 5 Arboriculture) to demonstrate no negative impacts on the long-term health of the trees.
 - iii) A clear indication of which trees are to be retained, and which trees are to be removed (if any), including a tree schedule that includes the following information:
 - ☐ Scientific name;
 - ☐ Height;
 - ☐ Diameter of tree trunk at standard height (DSH);
 - ☐ Crown diameter;
 - ☐ Habitat features including hollows and scratch marks, nests, hollows, termites, scats etc.
 - ☐ Notional Root Zones (NRZs) (in accordance with AS4970-2025); and
 - ☐ General health assessment.
 - iv) Provide revised engineering plans that incorporate any amendments required to achieve the proposed tree retention and rehabilitation outcomes.

Bushfire

- 4) Provide a revised Bushfire Assessment Report that assesses rehabilitated areas based on the relevant pre-clearing Regional Ecosystem and treats those areas as having reached a mature/remnant condition for the purposes of fuel load and radiant heat exposure calculations.

The Method 2 assessment concludes that a 16.5 m bushfire setback from the northern vegetation is required to achieve a radiant heat flux not exceeding 29 kW/m², based on the fuel loads adopted for VHC16.1. However, the pre-clearing Regional Ecosystem mapped over the rear of the site is RE12.3.5.

- 5) Provide revised development plans demonstrating compliance with the bushfire setback distances identified in the revised Bushfire Assessment Report.

As rehabilitation of the proposed 19 m-wide buffer at the northern boundary of the site will be required as a condition of approval, vegetation within this area is intended to be restored to a condition representative of RE12.3.5. The Vegetation Hazard Class (VHC) corresponding to RE12.3.5 is VHC22.1. As such, the bushfire assessment must consider the hazard posed by the rehabilitated vegetation in its mature state.

- 6) A revised Bushfire Assessment Report is therefore required that calculates setback distances to rehabilitated areas based on the relevant pre-clearing Regional Ecosystem, treating those areas as if they have reached a mature/remnant condition. The required bushfire setback must be measured from the interface between the rehabilitation area and the development footprint.

Traffic

- 7) Provide amended plans in accordance with PO3 of the Transport, Access, Parking and Servicing (TAPS) code and PO1 of the Road hierarchy overlay code that show a Type C access for the development. The vehicle access is proposed via a single 9m wide Type B2 crossover. It is noted that movements are restricted to left in / left out access. However, a Type C driveway must be used in accordance with TAPS PSP Table 9 and BSD-2021. The relocated power pole is to be a minimum of one (1) metre from the new crossover.
- 8) Provide amended plans in accordance with PO3 of the TAPS code that show the gate recessed at least 6 metres into the property boundary. Ensure there is sufficient depth for vehicles to exit and clear active traffic lanes on Wynnum Road and the footway clear of gates.

Verge

- 9) Provide amended plans to show a 1.2 metre wide path along the frontage of the site, the footpath is to be setback 1.3m from the back of kerb in accordance the Infrastructure design code.

Hydraulics

- 10) Provide amended plans in accordance with PO18 of the Flood overlay code & 7.10.3 of the Infrastructure design PSP that show an Easement over the 1% AEP overland flow/flooded area at the rear of the site.

Waste Management

- 11) Provide an updated RPEQ certified swept path analysis to clearly demonstrate the design parameters ('vehicle profile') utilised to create the swept path of the RCV. Note design parameters are to be in accordance with BSD-3008 Sheet 2 of 2.
- 12) Provide amended plans demonstrating an enclosed roofed and wholly screened bin enclosure with intended access points (doors/ gates which do not open into landscaping/ deep planting area) in accordance with PO17/AO17.2 of the Industry code, PO19 of TAPS code and PO8/AO8.1 & AO8.2 of the Infrastructure design code that addresses the issues

raised above. 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.

Stormwater Quality

- 13)** Submit an electronic copy of the MUSIC model used to develop the proposed stormwater treatment for assessment.

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 A007041768.

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

Yours sincerely,



Katrina Bogoevski
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7654
Email: katrina.bogoevski@brisbane.qld.gov.au
Development Services
Brisbane City Council