Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

12 November 2026

Charter Hall
C/- HPC Planning Australia Pty Ltd
PO Box 15038
City East QLD 4002

ATTENTION: Hilary Barrett
Application Reference: A007117926
Address of Site: 1517 LYTTON RD HEMMANT QLD 4174

Dear Hilary,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Land Use

1) The subject site is situated on land within the General Industry C zone precinct, the Hemmant-Lytton neighbourhood plan and within the Australia Trade Coast, one of Brisbane's Major Industrial Areas, as identified in Council's industrial strategy, Brisbane: *Our Productive City.*

The proposed Warehouse use is inconsistent with the strategic intent for the site. Overall Outcomes 4(b), 4(e), 8(a), 8(b) and 8(d) of the Industry zone code seek to protect the viability of General Industry C land for medium and high impact industries and protect these areas from incompatible uses. This intent is further reinforced by City Plan's Strategic Framework land use strategies under Section 3.3.3: Element 1.2 Brisbane's industrial economy and Overall Outcome 3(a) of the Hemmant-Lytton neighbourhood plan.

a) Submit amended plans removing the Warehouse use and providing for a use consistent with the intended medium or high impact industrial function of the zone. In reviewing the proposed storage items, it would seem that the proposed use could align with Transport Depot. Consider amending the proposal to this use if it fits with your development requirements.

b) Submit revised development application forms and supporting information as required to reflect the changed uses.

Note: Further assessment will be required when the amended application is received and additional information may be requested to support the application.

In addition to amending the application to providing for a use consistent with the intended medium or high impact industrial function of the zone, the following items are required to be addressed.

Ecological Values

2) The proposed development is located within the High Ecological Significance (HES) subcategory of the Biodiversity areas overlay and the City-wide subcategory of the Waterway

corridors overlay. It is acknowledged that the proposed development is within the already cleared area, however it is unclear how the proposed swale drains may impact vegetation to be retained and how the bio-retention basin may impact the creek. To ensure the protection and conservation of vegetation in accordance with PO4 of the Biodiversity areas overlay code and the stability of the waterway corridor in accordance with PO1 and PO6 of the Waterway corridors overlay code, further information is required.

a) Provide a Vegetation Retention Plan in accordance with the Biodiversity areas planning scheme policy and include the following:

   i) Swale drains and bio-retention basin discharge identified on the plan to determine any impacts to vegetation.

   ii) All trees 150mm diameter at standard height (DSH) or greater on site/external works area and within 6 meters of site boundaries;

   iii) Show 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.

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

      1. Scientific name;
      2. Height;
      3. Diameter of tree trunk at standard height (DSH);
      4. Crown diameter;
      5. Habitat features including hollows and scratch marks, nests etc.
      6. Notional Root Zones (NRZs) (in accordance with AS4970); and
      7. General health assessment.

b) 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) Further information on how the bio-retention basin will discharge water into the creek. Information must be provided on any proposed impacts to vegetation and how erosion issues will be mitigated.

Note: Any impacts to marine vegetation including mangroves must be referred to and assessed by the State.

Landscape Concept Plan

3) A Landscape Concept Plan prepared by a suitably qualified Landscape Architect is required to demonstrate compliance with PO13 of the Industry code and Landscape Work code including:

a) A minimum 3m wide landscaped frontage buffer to Lytton Road, incorporating canopy shade trees, screening shrubs and groundcovers.

b) Landscape area calculations clearly identifying all proposed landscape planting areas, excluding stormwater treatment infrastructure, including swales, bioretention basins and other Water Sensitive Urban Design (WSUD) elements.

c) An indicative planting schedule identifying proposed canopy trees, shrubs, groundcovers and bioretention planting.

d) Identification of all existing trees to be retained and/or removed.

e) Landscape cross-sections of the proposed landscaped batter areas.

f) Sufficient canopy tree planting to soften and partially screen views of outdoor storage areas from the public realm.

g) Conceptual planting design for the proposed swales and bioretention basin, including species suitable for water sensitive urban design outcomes.

h) Basic landscape specifications, including irrigation methodology, establishment requirements and ongoing maintenance obligations.

Note: This request relates only to landscape design and visual amenity outcomes. It is separate from, and does not replace, any ecological, environmental, biodiversity, waterway corridor or vegetation corridor or vegetation management information required as part of the development assessment process.

Impervious Areas

4) Trafficable areas are required to be appropriately sealed to minimise dust and erosion. The additional impervious areas must be appropriately accounted for in the stormwater management system to demonstrate compliance with the Stormwater code.

a) Submit amended plans demonstrating that all areas used for vehicle access, parking, manoeuvring and/or storage of goods are provided with a suitably sealed surface.

b) Submit an amended Site Based Stormwater Management Plan, including updated MUSIC modelling and supporting information, accounting for all proposed sealed and impervious areas and demonstrating compliance with the Stormwater code, including that stormwater runoff can be appropriately managed and discharged.

Acid Sulfate Soil Management

5) The site is identified within the Potential and Actual Acid Sulfate Soils overlay. As excavation is proposed for the swales and bioretention basin for stormwater management, further information is required as these works may involve disturbance of potential acid sulfate soils. To enable assessment under the potential and actual acid sulfate soils overlay code, provide further information regarding the total amount of excavation/filling on site.

a) Confirm if the excavation works involve the following:

i) Excavating or otherwise removing equal to or greater than 100m^3 or more of soil or sediment; or

ii) Filling of land involving 500m^3 or more of material; or

iii) Filling equal to or greater than 0.5m average depth.

b) If excavation/filling involves those quantities, an acid sulfate soils investigation report and management plan is requested to address PO1 of the Potential and Actual Acid Sulfate Soils overlay code.

Regional Infrastructure Corridor

6) In accordance with AO1 of the Regional Infrastructure corridors and substations overlay code, provide written confirmation from the gas pipeline licence holder that the proposed development will not compromise the safe operation of the gas pipeline.

Where written confirmation is not provided, submit a qualitative risk assessment prepared in accordance with AS 2885.1-2007 *Pipelines - Gas and liquid petroleum - Design and construction* demonstrating compliance with PO1.

Infrastructure Charges

The following information or amendments are required under the current Brisbane Adopted Infrastructure Charges Resolution to determine the applicable infrastructure charges and credits.

7) Existing structures are identified on aerial imagery. Confirm whether any existing structures are proposed to be demolished.

Where demolition is proposed, provide details of the existing lawful use/s by completing Prescribed Form B, available on Council's website. Alternatively, the Applicant may elect to claim the applicable infrastructure credit for two existing lots.

8) Submit an amended plan confirming the extent of existing and proposed impervious surfaces across the site.

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 A007117926.

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