



**City Planning and Economic Development Services
Development Services**

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Dedicated to a better Brisbane

10 June 2026

Mcdonald Childcare Pty Ltd,
Mcdonald Property Group Qld Pty Ltd,
Mcdonald Property Qld Pty Ltd,
Old Northern Property Group Qld Pty Ltd
C/- Murray Bell Planning Co
Level 2, 145 Eagle Street
BRISBANE QLD 4001

Application Reference: A006765798
Address of Site: 132 OLD NORTHERN RD EVERTON PARK QLD 4053

Dear Brock

RE: Information request in accordance with the Development Assessment Rules

Council has undertaken an assessment of the application and identified that further information is required to enable a full and proper assessment. It is noted that the submitted structure plan (dated 12/12/2024, received on 6/05/2025) does not demonstrate a road connection to the adjoining southern lots, instead relying on a single consolidated access to Old Northern Road. In addition, the site is affected by an unmapped overland flow path, particularly across the proposed childcare allotment, and insufficient information has been provided to demonstrate how this flow will be managed. Further, the site is not currently serviced by a reticulated sewer network, and it has not been demonstrated whether the development can be serviced by Urban Utilities infrastructure.

Accordingly, please provide the following information for further assessment of the application.

Structure Planning

- 1) The structure plan (dated 12/12/2024, received on 6/05/2025) provided with the application does not show any road connection to the adjoining south but only a single consolidated access to the State-controlled road (Old Northern Road). The proposal in its current layout is not considered to be integrated in an orderly manner with, and connected to, all necessary services and infrastructure networks within the immediate locality as required under the Emerging community zone code and the Subdivision code. Opportunities must be explored to provide road connection to the neighbouring site 130 & 130A Old Northern Road (Lots 315 & 316 SL.11121). It is further noted that the proposed access arrangement to Old Northern Road remain under assessment of the Department of Transport and Main Roads (DTMR). Therefore, based on their response coordinated by State Assessment and Referral Agency (SARA), the proposed access location and arrangement may need to be reconsidered.
 - a) Provided a revised structure plan and proposal plan(s) to show compatibility, road connectivity to adjoining south lots and appropriate interface of surrounding uses (existing and proposed) with the proposed development.

Note: Should the proposed access to the site from the Old Northern Road be acceptable to SARA, clarify whether the proposal is a rear lot subdivision or

subdivision with internal private road. Note: If involving a standard format lot with common property such as requiring a community management scheme under the *Body Corporate and Community Management Act 1997*, the internal access ways and driveways should be designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.

The following items are based on the assessment of a rear lot subdivision. However, if the proposal is a community title subdivision (CTS), then an amended proposal will need to be submitted with the revised layout and servicing arrangements.

Proposal Plans

- 2) Council has reviewed the change application lodged on 9/04/2026 for a Staged Reconfiguration of a Lot and Material Change of Use (Childcare). It is noted that amended plans have only been provided for the Reconfiguration of a Lot component, and the remaining plans have not been updated to reflect the current proposal.

The Overall Site Plan (Drawing PA03), received on 6/05/2025, continues to show elements that are not relevant to the amended development proposal. Please provide the following:

- a) A revised set of plans clearly identifying and delineating the staging components of the development proposal;
- b) An amended Overall Site Plan reflecting the current development proposal; and
- c) Confirmation as to whether the previously submitted childcare centre plans are to be carried forward for assessment. Alternatively, provide a revised set of plans for the childcare component reflecting the current proposal.

- 3) The proposal should include a Building Location Envelope (BLE) plan for any proposed small lots. A small lot dwelling house is an Accepted development in Emerging community zone when it is contained within the approved BLE and complying with all other Acceptable outcomes of the Dwelling house (small lot) code.

Noise – Child Care Centre

- 4) The Noise Impact Assessment Report prepared by Noise Assessment Queensland, dated 31/03/2025, submitted to address the noise criteria in PO10 of the Childcare Centre Code has been reviewed. The following further issues are required to be addressed to enable further evaluation of the proposal:
 - a) As the Community Facilities Code is also a relevant code for the proposal, address the noise criteria in PO2 of the Community Facilities Code, which has applicable noise criteria at the boundary of some of the sensitive zones. It is also requested that various heights to represent the potential maximum height or number of storeys in each zoning be considered.
 - b) Please include indoor noise sources in the assessment.
 - c) Please confirm that the outdoor play area will be used for a maximum total of 2 hours per day as assumed in the assessment. Otherwise, amend the assessment to consider the maximum total hours the outdoor play area will be in use. Considering the activity times for each group will potentially be staggered, and that each group's outdoor time can be extended up to 4 hours, as recommended in the report, the entire outdoor play area may be utilised (by various different groups) for the entire operating hours.
 - d) Non-compliance of noise criteria at R3 upper level has been predicted. Section 8 of the report has been referred to for detailed discussion to justify that the proposed noise control measures will ensure compliance. However, it is unclear what the effect of the noise control measures is on the noise impacts predicted. Please amend the assessment,

and/or include additional noise attenuations, to demonstrate that noise impacts at R3 upper level can comply with the noise criteria.

Existing Vegetation

- 5) The site contains a significant number of trees along the northern and western boundaries that act as an effective landscape buffer to adjoining sensitive uses. The retention of these trees within areas proposed as deep planting will assist in preventing adverse amenity impacts to nearby sensitive uses and maximise the retention of existing site features in accordance with PO2 and PO5 of the Childcare centre code and PO14 of the Community facilities code. The proposal is to explore opportunities for further vegetation retention along the site boundaries within areas proposed as deep planting or landscape buffers.
 - a) Provide amended plans in accordance with PO2 and PO5 of the Childcare centre code and PO14 of the Community facilities code that:-
 - i) Retain additional vegetation along the northern and western boundaries within areas of deep planting;
 - ii) Include an updated Arborist report that indicates how additional retained vegetation will be adequately protected during site works through an Arboricultural Impact Assessment;
 - iii) Where vegetation retention is not proposed provide justification for removal and explore opportunities to provide increased stock sizes for new trees to offset loss of canopy and visual screening.

Refuse - Residential

- 6) Provide further details (including but not limited to RCV swept path analysis, mobile garbage bins (MGB) presentation area and gradient no greater than 1:14) how residential refuse collection will be undertaken, with a revised layout in accordance with PO4/AO4.1c of the Subdivision code and PO8/AO8.1, AO8.2 of the Infrastructure design code.

Refuse - Non-residential – Childcare centre

- 7) A 'Waste Area' has been shown on the proposed plans; however, it does not have a roof and the dimensions of the enclosure have not been annotated.
 - a) In accordance with PO8/AO8.1, AO8.2 of the infrastructure design code, demonstrate on amended plans a roofed and wholly screened refuse enclosure with minimum internal dimensions of 4.35m x 2.68m (11.66sqm). Ensure the internal height of the enclosure is a minimum 2.1m.
- 8) It is noted that an alternative design vehicle is proposed to be utilised due to the site constraints, however no confirmation has been provided demonstrating that a private waste collection contractor has the specified design vehicle in their fleet.
 - a) In accordance with PO1 and PO19 of the Transport, access, parking and servicing code, provide either a RPEQ certified swept path analysis demonstrating a Refuse Collection Vehicle (RCV) as specified in BSD 3008-2 can service the development, or if using a design vehicle other than that stated in Table 3 of the Refuse PSP, provide confirmation from a private waste collection contractor that they have the proposed design vehicle in their fleet and can service this specific site.

Fire Protection

- 9) The reporting submitted does not address how the proposed childcare centre and subdivision will be provided with Fire Protection.
 - a) Provide a response to address how development site will be provided with fire protection in accordance with PO9 and PO23 of the Infrastructure design code. Response to include a SAN notice from Urban Utilities and/or a provision of a private fire main.

On Site Servicing

10) The site is to be serviced by a MRV and RCV. MRV swept paths have been provided to demonstrate manoeuvring however, relies on carparking spaces to be unoccupied to manoeuvre and relies on multiple positioning movement for egress. It is also unclear if there is a retaining wall or landscaping at the north of the parking area – MRV and Car Swept path clearance zones encroach on this area. RCV swept paths have not been provided to demonstrate on site RCV manoeuvring to comply with PO18 and PO19 of the Transport, access, parking and servicing code.

a) Submit a revised report to address the following items:

- i. Clarification if there is a retaining wall or landscaping at the north of the childcare parking area – MRV and Car Swept path clearance zones encroach on this area;
- ii. Demonstration that rear lot access easement meets Table 11 requirements including provision for RCV access and manoeuvring. Note that proposed BLE for Lot 5 compromise location of the lot driveway and access.
- iii. Revision of truncation and clarification on easement and other site grades to address refuse requirements.

Internal Design/Access

11) Any rear lot access easement is to comply with Table 11 requirements of the Transport, access, parking and servicing scheme policy, including access and manoeuvring.

12) Clarify that proposed BLE for Lot 5 does not compromise location of the lot driveway and access.

13) Should proposed access be acceptable to SARA, provide further detail on the treatment at the interface of the residential easement / driveway and the childcare access to show appropriate priority for vehicle movements.

Lawful Point of Discharge

14) The Lawful point of discharge (LPD) is proposed to existing 450mm and 525mm diameter stormwater infrastructure within the Lot for the Childcare centre and Reconfiguration of a lot respectively. LPD as proposed can be accepted subject to further reporting on capacity of the existing network is provided. This may require provision of detention through the MCU component.

- a) Provide revised calculations to demonstrate capacity of downslope 525 reinforced concrete pipe (RCP), provision or detention may be required.

Stormwater Report

15) The SBSMP is very conceptual with no supporting engineering calculations to demonstrate that the major flow can be managed, flood immunity levels etc. The proposed arrangement would pond water at the proposed headwall and potentially flood the buildings or neighbour's land.

The use of a 1% AEP pipe with multiple bends is not supported, nor can major flows be assumed to be able to be piped. A major flowpath must be maintained through the site in a hydraulically efficient arrangement that can be maintained, regardless of the minor storm design.

- a) Provide hydrological and hydraulic details of the major flowpath management. The upslope minor stormwater system must allow for a fully developed catchment.

16) The use of manning's calculation is not a suitable nor standard engineering calculation for a pipeline/culvert design, only open swales. The stormwater line can be inlet/outlet controlled and this will significantly alter sizing/results and ponding levels at upslope headwall".

- a) submit a revised report including calculations to demonstrate how the major flows can be managed. A major flow path is to be maintained through the site (not piped) and be demonstrated to be hydraulically efficient and maintainable.
- b) Response is also to address and demonstrate buildings, play areas etc achieve flood immunity from the flowpath. For childcare this is the greater of the 0.2% AEP, or 2% AEP +500mm.
- c) Revised plan is also to provide hydraulic calculations to determine the flowpath width and applicable flood level on Lot 3.
- d) The upslope minor stormwater system must allow for a fully developed catchment.
- e) Response is to be endorsed by a RPEQ Engineer.

Fill and Excavation

17) The submitted Engineering Report identifies that earthworks exceeding 1m in cut and/or fill are required to facilitate the proposed development and the preliminary bulk earthworks plan does not provide sufficient information to determine extent of retaining required. Additionally, the plans do not include any earthworks associated with the proposed Lot subdivision.

- a) Submit a preliminary fill and excavation plan including all cut/fill required as well as retaining structures and associated wall levels and heights. Also, any work required over the Subdivision portion of the site to demonstrate Lots meet the requirements of the PO2 of the Subdivision Code.
- b) The plans are to be endorsed by a Registered Professional engineer of Queensland (RPEQ Engineer).

Lot Serviceability

18) The proposed development does not appear to be serviced by reticulated sewer system. It is uncertain whether the development site will be able to access Reticulated sewer system managed by Urban Utilities.

- a) Submit a service advice notice (SAN) and a preliminary sewer design to demonstrate site can be serviced in accordance with PO4 of the Subdivision Code.

Infrastructure charges - Impervious Area

19) The following information or amendments are required under the current Brisbane Adopted Infrastructure Charges Resolution to enable correct charges and credits to be determined for this proposal:

- a) Insufficient information has been shown on the proposed plans to allow the proposed impervious area to be determined. Submit accurately measured plans showing all impervious roofed structures, hard stand and other impervious areas with areas clearly marked.

Erosion Hazard Assessment.

20) Submit Erosion Hazard Assessment form. This information has not been submitted and is required for assessment of this 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 A006765798.

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