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Dedicated to a better Brisbane

20 October 2026

Lisa Stay, Peter Stay
C/- IB Town Planning
PO Box 501
KALLANGUR QLD 4503

ATTENTION: Ian Buchanan

Application Reference: A007112525
Address of Site: 80 MCGINN RD FERNY GROVE QLD 4055

Dear Ian

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 fully assess the proposal.

While a multiple dwelling use is generally envisaged within the Emerging community zone, the proposal for 24 townhouses seeks performance outcomes including overall density, parking provision and access from a major road The site is not considered to be in an appropriate location to support the proposed dwelling density as it is not located within 400m of a district centre for ease of access to services and facilities or high frequency public transport nor is it a key location as the nearest centre is over 400m away. The nearest bus stops do not support high frequency public transport service in accordance with the requirements of the Planning scheme. When considered alongside the significant shortfall in car parking and the non-compliances with the Transport, access parking and servicing (TAPS) provisions of the planning scheme, the proposal is considered an overdevelopment of the site and significant design changes with reduced density and additional information suitably addressing and resolving the matters raised within this Information request are required before a decision can be made.

The proposed development is categorised as impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further information may be required following the completion of public notification and upon review of any submissions received.

Dwelling Density

1) The proposed development has been designed to be located on approved Lot 103 on the northern portion of the site, in accordance with the 1 into 2 subdivision approval (A006295828). Given the size of this approved lot is 4910m^2, the proposed dwelling density is in excess of that intended for the Emerging community zone.

a) Provide amended plans that show a reduced dwelling density in accordance with the requirements of the Emerging community zone code.

b) Submit additional information justifying an increased dwelling density on the site.

…/2

Traffic Report

2) The proposed development includes several performance outcomes that are sought against the Transport, access, parking and servicing code. Performance outcomes against the TAPS code can only be considered by Council when supported by a formal traffic report that includes suitable supporting evidence that is certified by a Registered Professional Engineer of Queensland (RPEQ) of appropriate experience.

a) Provide an appropriately RPEQ certified traffic report with sufficient justification for any PO's sought.

Access

3) The proposed site access to McGinn Road is not supported by Council as the site can achieve access to a suitable lower order road (Minor road) and therefore does not require access to the McGinn Road (Major road) frontage. Access to the major road is not supported in accordance with section 4.1.9 of the TAPS PSP, AO1/PO1, AO9.2/PO9 of the TAPS code and AO2.1/ PO2 and AO4 of the Road hierarchy overlay code. Any performance outcomes regarding the driveway location, sizing or type are to be supported by a RPEQ certified traffic report.

a) Demonstrate appropriate vehicle access to the Cassimaty Street frontage of the site in accordance with AO3.1/PO3 and AO9.2, AO9.3/PO9 of the TAPS Code. Note a minimum width of 6.5 metres is required for Refuse Collection Vehicle Access.
b) Demonstrate that the minimum sight lines are achieved for both vehicle and pedestrian safety in accordance with AO11.1/PO11 of the TAPS Code.
c) Demonstrate access to the site is safe and efficient for the proposed service vehicle using swept path analysis in accordance with PO15 of the TAPS code.

Carparking and manoeuvring

4) The proposed performance outcome for reduced carparking for both residents and visitors is a significant shortfall of the minimum required rates for the area. Provide minimum resident carparking spaces and visitor car parking bays in accordance with Table 13 of the TAPS PSP, as required to meet AO13 of the TAPS code.

5) The submitted architectural plans lack in the details required to demonstrate the acceptable outcomes for several areas of the on-site manoeuvring and pedestrian safety. Provide updated architectural plans and a Traffic report certified by a RPEQ that demonstrates the following in accordance with PO1, PO15 and PO18/19 of the TAPS Code.

a) A Concept plan that demonstrates compliance with the TAPS PSP that includes proposed access, aisle widths, carparking space arrangements/widths and clearances, ensure that are all clearly dimensioned.
b) Demonstrate that both the Resident and Visitor carparking bays are accessible using Swept path analysis as required to demonstrate safe and efficient access in accordance with AO15/PO15 of the TAPS code.
c) Nominate a design service vehicle for the site and provide clear justification for the proposed service vehicle in accordance with PO1 and PO18 of the TAPS code.
d) Demonstrate that the proposed service vehicle can reasonably access the site via Swept path analysis to demonstrate safe and efficient access in accordance with AO15/PO15 and PO19 of the TAPS code.

Bicycle parking

6) The provided document does not satisfactorily address pedestrian and cyclist access or passage through the site or the storage of bicycles within the site. Demonstrate the provision of safe site access and passage of pedestrians and cyclist and resident/visitor bicycle parking in accordance with AO5.1, AO5.2, AO5.3, AO5.4, AO5.5/PO5, AO7/PO7 and PO8 of the TAPS code.

a) Clearly indicate the location and sizing of the visitor bicycle parking.
b) Clearly demonstrate that the proposed resident bicycle storage within the garages does not conflict with vehicle storage.
c) Confirm that a minimum of 20% of the bicycle parking is provided at ground level in accordance with AS 2890.3- 2015.
d) Demonstrate a delineated pedestrian/ cyclist path through the site that is not part of the minimum 6.5metres aisle width for service vehicles to achieve safe access to the site in accordance with AO7 of the TAPS code.

Earthworks

7) The submitted Bulk earthworks plans indicate the proposed extent of earthworks as part of the development. The Bulk Earthworks Plans and Sections, indicate that earthworks over one metre in fill are proposed along the property boundary. Fill of over one metre in height on the property boundary is generally not supported in accordance with PO1 of the filling and excavation code.

a) Terrace the proposed retaining walls in fill along the site boundary at a 1m high:1 wide ratio in accordance with AO2.1 of the filing and excavation code.
b) All retaining walls are to be located wholly within the development site, including footing and drainage.
c) Provide amended concept earthworks plan in accordance with the filling and excavation code that demonstrate the above.

Lawful point of discharge

8) The proposed lawful point of discharge conflict with existing significate street trees within the verge of McGinn Road. As such the location of the Lawful point of discharge (LPD) is not supported by Council, relocate the proposed LPD to outside the street trees zone of influence. Alternatively demonstrate the proposed stormwater pipe location will not negatively impact on the existing street trees.

Water Quality

9) As a private proprietary stormwater treatment device is proposed it is required to be confirmed that the device meets the standards required to meet the water quality targets as set by the state. Provide the following to confirm the outcomes of Section C of the Stormwater Code are meet by the proposed treatment methodology.

a) Provide the Stormwater Australia SQIDEP Verification Certificate and the certified performance-metrics shall be reflected in modelling and/or calculations provided in 5(a) or 5(b) for the proposed treatment device.

Refuse

10) The 'Refuse' area located between Townhouse 5 and 5 is insufficient in size for the 24 dwellings. In addition, no dimensions have been provided and no reference to a roofed and screened enclosure has been denoted. In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate the following on amended plans.

a) Provide a roofed and screened refuse enclosure that has a minimum internal dimension of 9m x 2.9m
b) Alternatively, provide two (2) separate enclosures that have a minimum internal dimension of 5.5m x 2.9m and 3.5m x 2.9m.
c) Ensure all dimensions for the refuse enclosure(s) are denoted and demonstrate they are roofed and screened.

Note: The Code Assessment has conflicting information noting on-site bulk bins and kerbside collection are both proposed. The Code Assessment also refers to '80 Barrett Street, Bracken Ridge'. Kerbside collection of Mobile Garbage Bins (MGBs) along McGinn Road will not be supported.

11) No RPEQ endorsed swept path analysis for a Refuse Collection Vehicle (RCV) has been provided. In addition, the crossover and internal carriageways are less than 6.5m in width and no Type B2 crossover has been provided. In accordance with PO32/AO32 of the Multiple dwelling code and PO1/AO1, PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code, provide further information and demonstrate the following:

a) Demonstrate on amended plans that the crossover and internal carriageway where trafficked by the RCV has a minimum width of 6.5m and the crossover is a Type B2.
b) Utilising amended plans, provide a RPEQ endorsed swept path analysis demonstrating a RCV as per BSD 3008 sheet 2 of 2 can safely and efficiently service the development. Ensure to use a 6s lock to lock time and a 9.757m kerb to kerb turning radius.

Communal Open Space

10) The proposal plans identify a number of areas (with total area of approximately 250sqm) have been allocated for communal open space use. However, these areas are located adjacent to the internal driveway or/and the refuse room, resulting in poor amenity and an unattractive outlook for residents. Further, the majority of these areas lack landscaping and do not provide sufficient dimension(s) to support functional and useable communal recreation areas in compliance with PO8, PO30 and PO31 of the Multiple dwelling code. Additional information is required to demonstrate how the development will achieve the intent and requirements of the Multiple Dwelling Code. In particular, revised drawings should be provided demonstrating the relocation and redesign of the communal open space to deliver functional, attractive, passive and active recreation opportunities that accommodate a range of uses and flexible use.

Existing vegetation

11) The existing vegetation is identified as Significant Urban Vegetation and Significant Native Vegetation under the Natural Asset Local Law**,** and the site is subject to the Significant Landscape Tree overlay code**.** Overall Outcome 2(b)(iii) of the Emerging community zone code requires development to respond appropriately to the site's landscape character and characteristics.

The existing vegetation contributes to the site and surrounding area in a number of ways. Some trees provide habitat values that warrant protection and enhancement, while others make an important contribution to the area's visual amenity and landscape character. Retention and appropriate integration of significant vegetation within the development would therefore support the intent of PO2 and PO3 of the Significant Landscape Tree overlay code and respond to community expectations for the area's established landscape character.

a) Provide the following information:

   i) A Tree survey, identifying trees with a 150mm DBH or larger, species, height and health

   ii) A Development layout that retains trees within communal space. Trees are to be shown with applicable tree protection zones (TPZ) as calculated using AS4970.

   iii) An Earthworks plan that identifies retained trees and associated TPZ

b) An arborist report, prepared by an experienced and AQF Level 5 qualified arborist, outlining protection measures where and works within a TPZ is to occur

Ecological values

12) Whilst the proposed Material Change of Use does not encroach into the mapped Biodiversity areas overlay on site, it is unclear how these values will be protected as part of the development, given the recent Reconfiguring a Lot (ROL) approval (ref. A006295828) and associated Environmental Covenant have not been registered or sealed. Accordingly, the application must clearly demonstrate the mechanisms by which the rear portion of the site, including all mapped ecological values, will be conserved, protected, and managed in perpetuity as part of the proposed development.

a) Provide an assessment against Section C of the Biodiversity areas overlay, which must clearly identify the measures proposed to protect and maintain the mapped biodiversity values in perpetuity, including the establishment of an Environmental Protection Zone (EPZ) or, alternatively, demonstrate how the protection of these values will be secured through the implementation and timing of the previously approved ROL application (ref. A006295828).

Bushfire Hazard

13) The subject site is identified as being mapped as a Bushfire Prone Area within the SPP Natural Hazards, Risk and Resilience mapping, however no response has been provided against the associated Assessment Benchmarks. Given the proposed intensification of use, the following information is required to ensure the development is not exposed to an intolerable level of bushfire risk.

a) Provide a site-specific bushfire hazard assessment in accordance with the Bushfire planning scheme policy or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with PO1 of the Bushfire overlay code. Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide for Bushfire reporting available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

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 A007112525.

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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