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11 December 2025

Sun Wealth Investment Group Pty Ltd As Trustee For Sun Family Trust
C/- RPS AAP Consulting Pty Ltd
Level 8
31 Duncan Street
FORTITUDE VALLEY QLD 4006

ATTENTION: Lyndelle Seymour

Application Reference: A006802381
Address of Site: 183 RUDD ST INALA QLD 4077

Dear Lyndelle

RE: Further advice

Council officers have reviewed the information request response dated 31 October 2025 and have identified the below further issues to be addressed.

Air Quality

- 1) The information request response requests the requirements for an Air quality report and assessment against PO1 of the Industry code to be imposed as a condition of approval. Air quality matters are required to be assessed as part of the development application for further consideration and are unable to form part of a condition of approval for later assessment.
 - a) Submit further information demonstrating that the proposed use can comply with Performance Outcome PO1 of the Industry code by providing an Air Quality Report prepared in accordance with the Air Quality Planning Scheme Policy.

Noise

- 2) The information request response requests the requirements for a Noise Impact Assessment Report and assessment against PO2 of the Industry code to be imposed as a condition of approval. Noise impacts are required to be assessed as part of the development application for further consideration and are unable to form part of a condition of approval for later assessment.
 - a) Submit further information demonstrating that the proposed use can comply with PO2 of the Industry code. Provide a Noise Impact Assessment Report prepared in accordance with the Noise impact assessment planning scheme policy, demonstrating compliance with PO2 of the code.

Revised plans

- 3) The changes made where incorporating a retaining wall at the entrance of the site and modified crossover flare in response to the information request have not been updated in the "Proposed Driveway Access Upgrade Layout Plan" Figure DA02 by SLR Consulting.

- a) Submit a revised plan which incorporate the changes, noting the retaining wall must be structurally certified by a RPEQ and be designed to not impact and withstand the flows within the waterway corridor.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dane Hoffmann', written in a cursive style.

Dane Hoffmann
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Development Services
Brisbane City Council