

Ref: 25-0254P

02/04/2026

Attn: Kellie Hilton – Senior Urban Planner

Brisbane City Council

GPO Box 1434

BRISBANE QLD 4001

Via email: DSPlanningSupport@brisbane.qld.gov.au; kellie.hilton@brisbane.qld.gov.au

RE: Response to Information Request

148 Donaldson Rd, Rocklea – A006945211

Dear Kellie,

We refer to your information request dated 2 March 2026 in relation to the abovementioned application and provide a full response in accordance with Chapter 1, Part 3, Section 13.2(a) of the Development Assessment Rules (**DA Rules**).

Thank you for your attention to this matter. As the development application is subject to impact assessment, Chapter 1, Part 4: Public Notification of the DA Rules applies, and the application will proceed to public notification accordingly.

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,



Sophia Dow

PLANNER

BCC DS

RECEIVED

02.04.2026

APPLICATION REF

A006945211

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Response to Information Request

Supporting Material

This response is supported by the following information:

Document Title	Prepared By	Date
Stormwater Letter	Pitt & Sherry	31 March 2026

Response to Information Request

Please see our response to the items in Council’s information request below.

Item 1 – Hours of operation

Hours of operation have not been provided within the lodgement material and although it is noted that the site is not located within close proximity to residential buildings or sensitive uses however to be able to be able to fully assess the application proposed hours of operation are to be provided.

- a) Provide details of the proposed hours of operation for the education establishment.

Response

The proposed training facility will limit its hours of operation to 7:00am to 6:00pm Monday to Saturday, excluding public holidays. The proposed hours of operation comply with AO1.1 of the Community facilities code.

Item 2 – Stormwater quality

This proposed development seeks to increase the capacity and capability for training operations on the site with an additional building and associated sealed car park within the eastern portion of the site. Demonstrate whether Section B of the Stormwater Code is triggered and further information is required to justify and demonstrate that the proposed new impervious areas associated and as a result of this s82 application, would not overall trigger Section B Stormwater Code for high risk development.

- a) Provide clear justification that the proposed Section 82 change does not constitute high risk development under City Plan 2014 Stormwater Code Section B, include the following:
 - Total impervious area (m²) resulting from the proposed s82 change.
 - Include any previously informal parking or unapproved hardstand that is intended to become formalised through this application.
 - Total land disturbance area (m²) associated with the proposed operational works.
 - Net developable area relevant to the change request and % disturbed for the proposed MCU component.
 - Comparison of the new impervious and disturbance areas against what was assessed and accepted under the 2025 Section 81 approval.

Where the site is a ‘high risk development as per Section B submit an operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 “Permanent Methods of Water Quality Control” of the Infrastructure Design Planning Scheme Policy. The plan is to include pollutant export modelling using MUSIC (≥ Vers 6). (Note: A digital copy of the MUSIC modelling .sqz file is to be provided to support the proposed plan.) The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

Response

Refer to the attached **Stormwater Letter** for a full response to Item 2. In summary, the letter identifies that the development does not trigger Section B of the Stormwater Code. The letter confirms the actions detailed in the Approved Stormwater Management Plan forming part of the existing approval (Council ref: A006816083) are suitable for the management of stormwater impacts resulting from the proposed development. The Approved Stormwater Management Plan had assessed the area of development as impervious area in its initial assessment, as such, no further assessment or modelling is required.

We request the Approved Stormwater Management Plan be maintained, and the **Stormwater Letter** be approved as an addendum supporting the increase in impervious area.

Item 3 – Hazard & Risk – Hazardous Goods

The proposed use has the potential to store and/or use various quantities of hazardous goods. Such goods have the potential to impact on human health and the environment.

- a) Submit further information detailing the Type, Quantity, Location, Class and Package Group of all existing/proposed dangerous goods.

Where quantities exceed the AO3 of the Industry Code, submit for approval a Hazard Analysis Report in accordance with PO3 of the Code and Industrial Hazard and Risk Assessment Planning Scheme Policy.

Note – Provide sufficient information and details to assist with determination of whether additional industry threshold/use should be triggered for the development.

Response

The proposed development does not involve the use or storage of any hazardous goods. As such, no further information is provided and no additional industry threshold or use is triggered.

Item 4 – Hazardous Goods – Flood Prone Area

The site is located in the Flood Overlay. The applicant therefore needs to demonstrate that an adequate level of flood immunity for the protection of hazardous goods and processes can be provided.

- a) Submit further information demonstrating that the proposed use can comply with the storage and handling provisions as prescribed in AO16/PO16 of the Flood Overlay Code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO16 of the Code and the Management of Hazardous Chemicals in Flood Prone Areas Planning Scheme Policy.

Response

The proposed development does not involve the use or storage of any hazardous goods or processes. As such, assessment of flood immunity in relation to hazardous goods and processes is not required.