Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

16 November 2026

Blackwood Salisbury Pty Ltd
C/- HAL Architects Pty Ltd
3/709 Main Street
KANGAROO POINT QLD 4169

ATTENTION: Adam Lockhart
Application Reference: A007120531
Address of Site: 56 DAKAR RD ALGESTER QLD 4115

Dear Adam,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application, and it is determined that the proposal does not address the mapped biodiversity areas and integration with the surrounding locality suitably. Further information is required to fully assess the proposal as outlined below:

Structure plan

1) The proposed development does not consider Structure plan for a site that is more than 1ha in the Emerging community zone, indicate any internal connections to the adjoining sites/ locality or address the future public road network and access to the existing road network, in accordance with Structure plan planning scheme policy. It is noted that the lack of integration with the surrounding locality would significantly constrain future development opportunities and internal connectivity across the broader precinct. Furthermore, the proposed lot layout results in a significant reduction in the mapped biodiversity areas of high ecological significance. The proposal also does not comply with the maximum yield identified in Overall outcome 3.g.ii of the Calamvale district neighbourhood plan code. Accordingly, the proposal is unlikely to be supported in its current form.

   Submit an amended Subdivision plan that has been developed based on the creation of a Structure plan in accordance with Overall outcome 3.a of the Calamvale district neighbourhood plan code, Overall outcome 2.b and 2.g of the Emerging community zone code and AO9/PO9 and AO18.1/PO18 of the Subdivision code. The Structure Plan is to demonstrate how the development integrates with the surrounding areas and contributes to an orderly sequence of development, without prejudicing potential future development in the area. The lot layout, yield and biodiversity overlay matters are also to be addressed in accordance with Item 2 of this letter.

Ecological values

2) The development is located within the High Ecological Significance (HES) subcategory of the Biodiversity areas overlay, triggering assessment against section C of the Biodiversity areas overlay code. The Biodiversity areas overlay code requires development to protect, conserve and restore ecological values, koala habitat trees and areas of strategic biodiversity value within mapped areas of HES (PO4). The site contains large, mature vegetation and is mapped as an endangered Regional Ecosystem (RE12.5.3a). The development proposes to remove approximately 4088m^2 of HES which is not supported. The current development layout does

not demonstrate compliance with PO4 of the Biodiversity areas overlay code as ecological values are not protected and conserved. Encroachment into the Biodiversity areas overlay mapping cannot be supported without further technical reporting. Provide updated plans showing further retention of vegetation and ecological values within the mapped HES area. An Ecological Assessment is to be prepared by a suitably qualified ecologist in accordance with the Biodiversity areas planning scheme policy, including:

a. A Vegetation Retention Plan in accordance with the Biodiversity areas planning scheme policy

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

c. 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 in the context of the vegetation to be removed or retained.

d. 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.

e. 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.

f. Provide a Concept Rehabilitation Plan in accordance with the Biodiversity areas planning scheme policy in the form of scaled plans and supporting documentation to demonstrate that development enhances biodiversity, native habitat and fauna movement which includes at least the following information:

    i. Description of proposed rehabilitation, including earthworks, methods, objectives.
    ii. Stabilisation methods for all areas of exposed soil surface.

    Where a significant residual impact remains, offsets will be required under the *Environmental Offsets Act* 2014 and the Offsets planning scheme policy (PO9).

Stormwater

3) Submit an overland flow assessment for both existing and proposed development scenarios. The assessment must identify the extent of any drainage easements required, establish appropriate flood planning levels, and demonstrate that the proposed development will not result in adverse flooding impacts on upstream, downstream, or adjoining properties.

4) Submit amended proposal to demonstrate a lawful point of discharge for all proposed allotments. The submitted stormwater drainage layout indicates that runoff from proposed Lots 9 to 14 and Lots 15 to 19 is directed through proposed Lot 19. The discharge of stormwater onto private property is not supported. The stormwater design is to be amended to provide a lawful point of discharge for all proposed allotments.

5) The development is also required to address stormwater quality management for the proposed subdivision. A water quality treatment device, such as a bioretention basin, is required to service the development and demonstrate compliance with the relevant water quality

objectives. Where necessary, the proposed water quality infrastructure may also be utilised to provide stormwater detention and mitigate post-development flow impacts.

Earthworks

6) Provide dimensioned cross-sectional drawings of the proposed earthworks and retaining wall arrangements across the site. The drawings are to clearly identify existing and proposed ground levels, retaining wall heights, offsets from boundaries, and the configuration of any tiered retaining walls. The retaining walls proposed along the rear boundaries of Lots 12 to 18 are required to be tiered in accordance with the requirements of the relevant Filling and Excavation Code. Details demonstrating compliance are to be provided, including the height of each wall, terrace widths between walls, and associated earthworks.

Bushfire overlay

7) The development application does not adequately address the mapped bushfire hazard. The Bushfire overlay code requires development to demonstrate that it will not be exposed to intolerable levels of radiant heat (i.e. >29kW/m2) (PO1), will limit the spread of bushfire within the development site (PO16), promotes safe site access/egress for emergency services and future occupants (PO17), provides alternative egress routes (PO18) and provides adequate infrastructure to support fire-fighting (PO19). The following information will be required to support a development application:

   a. Provide a site-specific bushfire hazard assessment (and management plan) 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.

      Note: Any bushfire measures must be contained wholly within the development footprint area. No additional clearing is permitted within the areas of vegetation retention to ensure compliance with the Biodiversity areas overlay code.

   b. Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.

Traffic

8) Submit amended plans showing reciprocal access easements A & B be increased to 6.0m to comply with Table 11 of Transport, Access, Parking and Servicing Plan Planning Scheme policy. The plans to include the location of driveway for rear lots.

Refuse

9) It is noted Lot 8 and rear lots 10, 12, 13 and 14 do not have sufficient kerbside presentation area for mobile garbage bins (MGBs) due to insufficient truncation and a Tree Pit. In accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans the following:

   a. Remove the Tree Pit in front of Lot 8 to provide sufficient kerbside presentation area for Lot 8 and Lot 10 MGBs.
   b. Increase EMT B truncation at the boundary frontage to provide sufficient truncation of 5.4m for Lots 12, 13 and 14 MGBs. The required 5.4m is in addition to the driveway and kerb tapers.

Street Trees

10) The submitted plans have not identified the location of any existing street trees located within the Busby Street and Dakar Road reserve. Updated survey plans are required to be submitted that document the location and species of existing street trees within the road reserve of both frontages to determine street trees to be retained and proposed to be removed as part of the development. In accordance with PO2/AO2.1 of the Streetscape hierarchy overlay code, provide amended plans which illustrate:

    a. The location and species of all existing street trees located within the road reserve for the full length of the Busby Street and Dakar Road frontages.

    b. Existing street trees proposed to be retained and removed as part of the development works.

Verge Width

11) The Streetscape hierarchy overlay code identifies Busby Street and Dakar Road as Neighbourhood Street minor, that requires a minimum 3.75m verge width. In accordance with PO1 of the Streetscape hierarchy overlay code and PO4 of the Infrastructure design code, provide amended plans which illustrate:

    a. The location of future kerb and channel alignment and nominal face of kerb for the Busby Street and Dakar Road frontages.

    b. If required, provide the necessary area as land dedication to achieve a 3.75m verge width for the full length of the Busby Street and Dakar Road frontages.

    c. Annotate the areas to be provided as land dedication as 'new road - verge widening'.

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 A007120531.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely



Kayal Chandrasekar
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Development Services
Brisbane City Council