



Dedicated to a better Brisbane

28 April 2026

Singh Sabha Brisbane
C/- Matt Doolan Town Planner
121 Rode Road
ALBION QLD 4010

ATTENTION: Matt Doolan

Application Reference: A006989635
Address of Site: 109 LEMKE RD TAIGUM QLD 4018

Dear Matt

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 and amended plans are required in respect to stormwater discharge, traffic trip generation, easement terms, earthworks and refuse storage, in order to fully assess the proposal.

Proposal Plans

- 1) It is not clear within the plans provided the extent of works to be delivered under the current application versus what will be constructed under the existing development approval A006816896 for 115 Lemke Rd.
 - a) Submit an amended site plan which clearly distinguish the works under the previous approval and the works subject to the present application. As the subject development relies on works completed under A006816896 (access and stormwater), a condition of approval would require A006816896 to be completed prior to enacting any approval over the subject site.
 - b) Provide proposal plans clearly detailing the amendments shown within the BMC Traffic Report Pages 16-19 of 33 (including the access easement), and include a discussion on the impact to the existing development approval A006816896.

Easement

- 2) It has been identified that Easement G on SP291627 exists to the front of 109 Lemke Rd. Further information is required to fully understand the purpose and ownership of this easement and ensure that any planned access or signage along this frontage does not create conflict with the easement terms.
 - a) Provide the easement documentation for Easement G on SP291627.
 - b) Ensure that the proposal remains in accordance with the easement terms.

Stormwater

- 3) The Stormwater Report by Jivy Engineering Consultants has been reviewed, however, it does not provide a specific Stormwater Concept Plan relating to the subject proposal.
 - a) Submit a Stormwater Concept Plan relating to the subject development showing the discharge of stormwater to the Lawful Point of Discharge in accordance with PO/AO3 of the Stormwater code. The Stormwater Concept Plan is to include provision for an upstream drainage connection (with easement) for Lot 2 RP97335 in accordance with PO/AO11 of the code.

Traffic

- 4) The submitted Traffic Engineering Assessment Report (BMC Traffic, 2 March 2026) provides a SIDRA assessment of the proposed site access on Lemke Road but does not include a network-wide distribution of the development's generated trips onto the surrounding road network. To enable a full assessment of the proposal's traffic impacts, provide:
 - a) A trip distribution diagram or table demonstrating how the anticipated peak hour vehicle movements (AM: 62 trips; PM: 53 trips) are distributed onto Lemke Road and the surrounding road network, having regard to the left-in/left-out restriction at the site access; and
 - b) Based on the above distribution, a demonstration of whether the following intersections warrant a formal intersection performance assessment during the AM and PM school peak hours:
 - i. Lemke Road / Telegraph Road
 - ii. Roghan Road / Handford Road

Refuse storage

- 5) The proposed plans demonstrate conflicting information related to the refuse storage areas size and design. Further information is required in accordance with PO20/AO20 of the Community facilities code and PO8/AO8.1 & AO8.2 of the Infrastructure design code. Provide amended plans which address the following:
 - a) Amend the Carpark Overall Plan (Sheet 21 of 29) to accurately reflect the refuse storage area design as demonstrated on Sheet 22 of 29.
 - b) Amend Sheet 22 of 29 to address the following:
 - i. Demonstrate the location of the refuse storage area as demonstrated on Sheet 21 of 29
 - ii. Amend the Bin Detail Plan to demonstrate both the length and width of the refuse enclosure i.e. (4,100mm x 1,700mm).
 - iii. Amend the Bin Section Plan to demonstrate the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

Earthworks

- 6) Submit a Concept Earthworks Plan by a suitably qualified consultant to enable an assessment of the Filling and excavation code.
 - a) Complete and submit an Erosion Hazard Assessment form available on Council's website by a suitably qualified consultant.

Acid Sulphate Soils

- 7) Further information on the volume of soil being excavated and/or the volume of filling material being applied is required in order to determine if the Potential and actual acid sulfate soils overlay code is relevant to the application in accordance with Table 5.10.15.2).
- a) Provide further information on the volume of filling or excavation proposed.
 - b) Where the Potential and actual acid sulfate soils overlay code is relevant, address the outcomes in Section 8.2.15 to ensure that the development includes techniques that manage impacts from these soils.

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

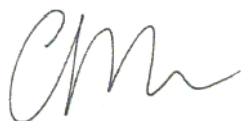
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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 A006989635.

Please phone me on the 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