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APPLICATION REF
A007041768

23 October 2026

Brisbane City Council
Brisbane Square, 266 Geroge Street, Brisbane Qld 4000
GPO Box 1434
Brisbane QLD 4001

Attn: Katrina Bogoevski

Via email: Katrina.bogoevski@brisbane.qld.gov.au

RE: A007041768 / 1622 WYNNUM ROAD, TINGALPA – RESPONSE TO INFORMATION REQUEST

Application Details	
Applicant	Air Excavation Australia Pty Ltd C/- The Development Directive Pty Ltd
Land Owner	Air Excavation Australia Pty Ltd
Aplication Number	A007041768
Application Address	1622 Wynnum Road, Tingalpa QLD 4173
Property Description	Lot 3 on RP64573

Dear Katrina,

We write to you on behalf of Air Excavation Australia Pty Ltd (**the Applicant**) and provide a full response to the Information Request (IR) issued by Brisbane City Council (**Council**) and dated 15 July 2026. This response is provided pursuant to section 13.2(a) of the Development Assessment Rules (**DA Rules**).

Each item from Council's Information Request has been outlined below along with the corresponding response. The Applicant's response should be read in conjunction with the following supporting technical documentation:

- **Attachment 1:** Amended Architectural Plans, prepared by CELLA
- **Attachment 2:** Noise Impact Assessment, prepared by MWA Environmental
- **Attachment 3:** Air Quality Technical Letter, prepared by MWA Environmental
- **Attachment 4:** Ecological & Bushfire Technical Letter, prepared by JD Environmental
- **Attachment 5:** Ecological Assessment Report, prepared by JD Environmental
- **Attachment 6:** Arboricultural Impact Assessment, prepared by Demler Beck
- **Attachment 7:** Bushfire Assessment Report, prepared by JD Environmental
- **Attachment 8:** Traffic Engineering Technical Letter, prepared by Colliers
- **Attachment 9:** Revised Civil Plans, prepared by Maven
- **Attachment 10:** MUSIC Model, prepared by Maven
- **Attachment 11:** Landscape Concept Plan, prepared by Seed Landscape Design

Based on the updated reporting, and positions detailed herein, we trust that the provided information adequately addresses Council's Information Request. We advise that Council should proceed with their assessment of the subject development application in accordance with section 13.3 of the DA Rules. Accordingly, the Applicant will now commence Public Notification.

If you have any questions regarding the attached material, please do not hesitate to contact the undersigned on 0406 669 254 or at rory@developmentdirective.com.au.

Yours sincerely,

development directive

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Rory Veron
Senior Town Planner
The Development Directive Pty Ltd

INTERFACE TO SENSITIVE USE

1) ***The proposed development adjoins a dwelling house at 1630 Wynnum Road to the east on Rural zoned land. The proposed development is to demonstrate the proposed building and associated parking and manoeuvring areas have been designed to minimise impacts on the amenity and character of the adjoining property, through setbacks and landscaping to achieve compliance with the overall outcomes of the Industry code, Industry zone code and Rural zone code.***

   a) ***Provide amended Architectural plans increasing the side setback along the full extent of the eastern boundary to the proposed Warehouse building and associated car parking and manoeuvring areas.***

   b) ***Clearly show the location of the adjoining dwelling to the east on plans and elevations, demonstrating the separation distance between the proposed building, car parking and the existing adjoining dwelling.***

   c) ***Provide a Landscape concept plan demonstrating an appropriate landscape buffer along the eastern side boundary, including details of planting width, species and screening outcomes.***

Applicant Response:

It is important to acknowledge from the outset that although the site (and adjoining sites) are zoned Rural, the existing character of the area and land use intensity is far from it.

The locality comprises a mix of commercial buildings, dwelling houses, outbuildings, established vegetation and ancillary structures. Unlike in a typical rural setting, buildings on or close to site boundaries are common.

The adjoining site at 1630 Wynnum Road comprises a dwelling house and associated outbuildings. Relative to the lot depth (over 100m) the site is narrow. The living areas associated with the dwelling are confined an area within 40m of the front boundary. The private open space to the rear of the property is characterised by large outbuildings adjacent to both the eastern (common) and western boundaries. Significant bamboo screening (estimated to be in excess of 5m tall) has long been established along the common boundary. An aerial image showing this interface is provided in **Figure 1** below.



Figure 1 – Aerial view of existing conditions (dated 7 July 2025)

In this context, the proposed development has been designed to avoid actual amenity impacts. Where proximate to the existing dwelling, the proposed development is setback 2m from the common boundary, and landscaping is proposed. The proposed built-to-boundary wall is introduced 42.85m deep into the site, where it would be viewed obliquely from any living space within the dwelling. While we accept that it would have greater visibility from private open space areas, this is not an outcome which is out of character or would result in actual amenity impact. The proposed response is detailed in **Figure 2** below.

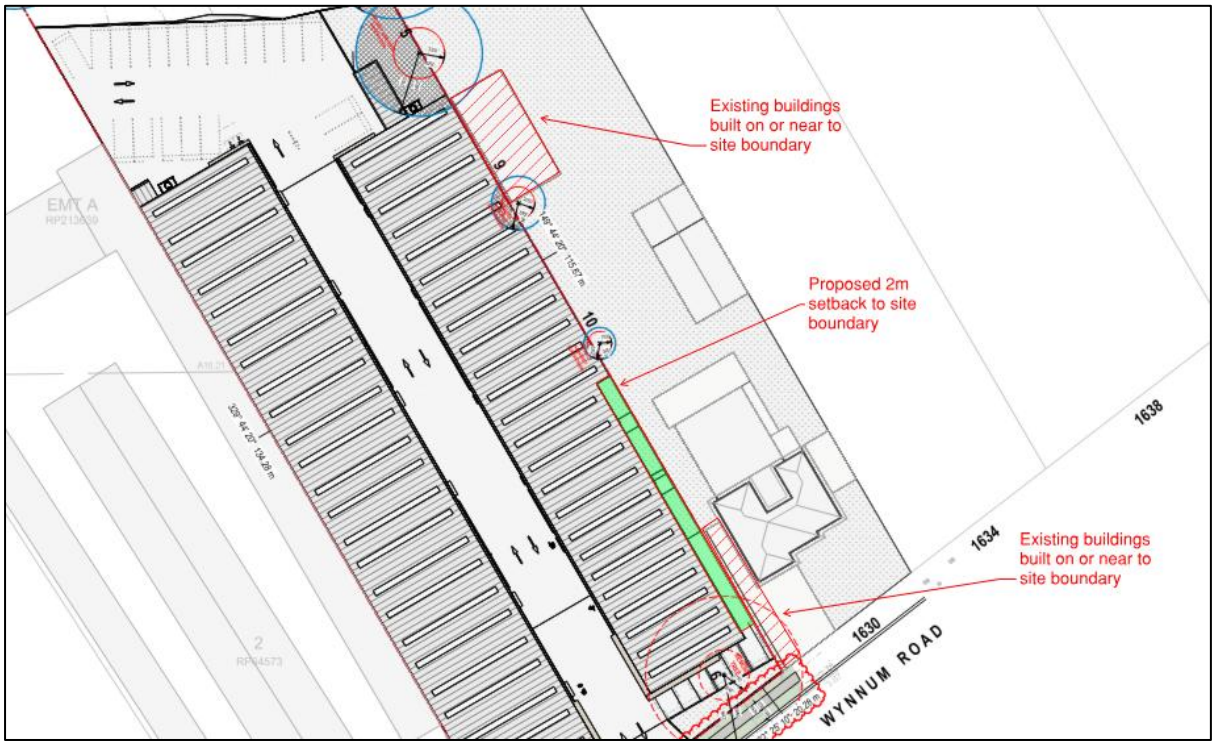

Figure 2 – Mark-up of interface response

We consider that our approach is entirely consistent with the Act, and the way that amenity impacts have been assessed by the Planning and Environment Court. Specifically, in the case of *ML Parkway Pty Ltd v Townsville City Council [2024] QPEC 53,* the P&E Court considered an appeal against the refusal of an Impact Assessable Development Application for a self-storage facility in a residential zone, where concerns were raised regarding the compatibility of the warehouse with the surrounding character and residential amenity. That case was similar to the proposed development, in that the court considered as a *relevant matter* that the character and amenity expectations usually experienced in the zone, had been over-taken by events.

Having regard to the existing character of the locality, the existing screening elements, the proposed landscaping and the low-intensity nature of the use, the Applicant considers the development appropriately manages visual impacts, and maintains an appropriate amenity with the adjoining dwelling house. Increased setbacks and a continuous landscape buffer along the full extent of the eastern boundary are not reasonable or necessary to achieve compliance with the applicable assessment benchmarks and represent a preferred design outcome rather than a requirement arising from the Planning Scheme.

Regarding specific details of Council's information request we note:

- There is no assessment benchmark / outcome requiring the setback along the full extent of the eastern boundary (to 1630 Wynnum Road, Tingalpa), and the design, architectural treatments, setbacks at the interface of the neighbouring dwelling, and landscaping proposed appropriately manages and mitigates any impacts on amenity;

- The location of the adjoining dwelling to the east now shown, with elevations demonstrating the separation distance between the proposed building, car parking, and the existing adjoining dwelling also displayed (Item 1 (b));
- The Revised Architectural Plans provide appropriate detail on the proposed landscaping at the site, and which demonstrate compliance with the requirements of AO13 of the Industry Code and identify that there is sufficient room to accommodate landscape features proposed along the buffer to the dwelling house component of the property at 1630 Wynnum Road; and
- The Landscape Concept Plan prepared by Seed Landscape Design has been included as **Attachment 11** for the purposes of providing further detail on how appropriate landscape features and buffering protects and enhances amenity values pertaining to the development.

AIR AND NOISE IMPACTS

2) ***Provide an Air Quality and Noise Report demonstrating the Warehouse use complies with PO1 and PO2 of the Industry code to ensure the proposed Warehouse development maintains the amenity of the adjoining sensitive uses.***

Applicant Response:

Noise Report

The Applicant acknowledges Council's request for a Noise Report demonstrating that the proposed Warehouse use complies with PO2 of the Industry Code and maintains the amenity of surrounding sensitive land uses.

In response, a Noise Impact Assessment (NIA) has been prepared by MWA Environmental (refer **Attachment 2**).

The NIA assessed the potential operational noise impacts associated with the proposed warehouse development on surrounding sensitive receptors and sensitive zone boundaries, including:

- Residential properties within the Low Density Residential Zone to the west;
- Residential properties within the Emerging Community Zone adjoining the site; and
- Dwellings within the Rural Zone located east of the site.

The assessment confirmed that the proposed warehouse development will comply with the applicable noise criteria under the Industry Code at all surrounding sensitive land uses and sensitive zone boundaries. It's noted that the maximum noise level pertaining to each applicable sensitive use is provided in **Table 1** below.

Table 1: Brisbane City Plan 2014 – Compliant Noise Levels

Sensitive Zone	**Day $L_{Aeq, 11hr}$ (7am – 6pm)**	**Evening $L_{Aeq, 4hr}$ (6pm – 10pm)**
Low Density Residential Zone Boundary Noise Criteria	45 dB(A)	44 dB(A)
Emerging Community Zone Boundary Noise Criteria	47 dB(A)	46 dB(A)
Sensitive Uses in the Rural Zone Noise Criteria	47 dB(A)	46 dB(A)

As demonstrated within the NIA, predicted noise levels are below the relevant Planning Scheme thresholds for both daytime (Day $L_{Aeq, 11hr}$) and evening (Evening $L_{Aeq, 4hr}$) periods. The locations of each applicable receptor with respect to the assessed noise levels has been included within **Figure 3** below.



Sensitive Location	Floor Level	Predicted Noise Level - L_{Aeq} dB(A)	
		Day $L_{Aeq,11hr}$ (7am to 6pm)	Evening $L_{Aeq,4hr}$ (6pm to 10pm)
R1a	Ground	26	20
(LDR Zone)	Level 1	27	21
R1b	Ground	25	19
(LDR Zone)	Level 1	25	19
R1c	Ground	24	18
(LDR Zone)	Level 1	25	19
Low Density Residential Zone Boundary Noise Criteria		45 dB(A)	44 dB(A)
Compliance		Yes	Yes
R2a	Ground	38	32
(EC Zone)	Level 1	38	32
R2b	Ground	43	37
(EC Zone)	Level 1	43	37
R2c	Ground	45	39
(EC Zone)	Level 1	46	40
R2d	Ground	30	24
(EC Zone)	Level 1	31	25
R2e	Ground	30	24
(EC Zone)	Level 1	32	26
R2f	Ground	35	29
(EC Zone)	Level 1	36	30
Emerging Community Zone Boundary Noise Criteria		47 dB(A)	46 dB(A)
Compliance		Yes	Yes
R3 (RU)	Ground	45	39
R4 (RU)	Ground	39	32
R5 (RU)	Ground	35	29
R6 (RU)	Ground	32	26
At Sensitive Uses in the Rural Zone Noise Criteria		47 dB(A)	46 dB(A)
Compliance		Yes	Yes

Figure 3 – Sensitive receptor locations with respect to Resultant Noise Levels

The assessment of potential noise amenity impacts on nearby sensitive land uses was based on the following testing models:

- Ambient noise monitoring conducted on site,
- Noise measurements previously conducted on typical sources associated with the proposed warehouse use; and
- Detailed Noise Propagation Modelling.

Accordingly, the NIA concludes that the proposed warehouse use can operate between 7:00am and 7:00pm without resulting in unreasonable noise impacts on adjoining sensitive uses and without the need for specific acoustic mitigation measures. The assessment notes that, during detailed design, external mechanical plant should be appropriately selected and located to ensure continued compliance with the applicable noise criteria.

Based on the findings of the NIA, the proposed development is considered to comply with PO2 of the Industry Code and has therefore addressed the requirements raised within Item 2 of the IR.

Air Quality Report

As the proposed use is for a warehouse use associated with self-storage including ancillary office space, it is perceived that an Air Quality Report is not required to fulfil PO1 of the Industry Code. Given the nature of the proposed use, the development does not involve manufacturing processes, material processing, extractive activities, bulk handling operations, or any other activity typically associated with the generation of air emissions.

Accordingly, the proposal is not expected to generate air emissions that would adversely affect surrounding land uses, including the adjoining sensitive use at 1630 Wynnum Road. The development therefore achieves the intent of PO1 of the Industry Code, which seeks to **avoid** or minimise air emissions and protect the amenity of sensitive uses.

Notwithstanding this, an Air Quality Technical Letter prepared by MWA Environmental has been provided as **Attachment 3** to support the Applicant's position. Conditions regarding potential air pollutant impacts from future uses at the development have also been proposed to limit the permitted uses to those that do not adversely impact air quality.

ECOLOGICAL VALUES

Applicant Position on Ecological and Bushfire Matters:

Acknowledging that subsequent discussions have occurred since the issuance of Council's request for further information, we consider it necessary to set out an updated position on Ecological and Bushfire matters generally, prior to responding to each individual information request.

To summarise, it is the Applicant's position that the consulting ecologist / bushfire expert (JD Environmental), has undertaken ground truthing of the vegetation on the site and the surrounds which support the position taken in the application material.

Specifically, we note the following:

1. The finalised Ecological Assessment Report and Bushfire Assessment Report provided as part of this IR response recognise that both RE12.3.5 (and the corresponding VHC 22.1) occur in the broader site locality, based on ground-truthing undertaken in the preparation of those assessments.
2. RE12.3.5 Melaleuca quinquenervia open forest on coastal alluvium is characterised by an open forest canopy dominated by Melaleuca quinquenervia, and the absence of Melaleuca quinquenervia within the forest canopy is a clear indicator that RE12.3.5 is not present.
3. No naturally occurring mature or juvenile Melaleuca quiquenervia are present within, or immediately adjacent to, the site. This clear evidence that RE12.3.5 Melaleuca quinquenervia open forest on coastal alluvium is not the appropriate pre-clearance RE classification for the site or the correct template for the proposed rehabilitation works.
4. The REs upon which the proposed rehabilitation works are based occur naturally in the locality, in association with areas of RE12.3.5 which are recognised as occurring in the broader site locality, and will provide a net benefit to ecological value that is consistent with the surrounds to create an integrated ecological environment.
5. Whilst the broad-scale state RE mapping provides a general understanding of the vegetation present in the locality, the actual RE types present should be confirmed with on-site investigations, which we have undertaken as part of our assessment, and which provides a contextualised and ground-truthed understanding of the vegetation types at the site. An exercise to amend the State RE mapping is an unnecessary requirement and inappropriate imposition on the Applicant where appropriate ecological investigations, including on-site assessments have been undertaken to determine the local vegetation types and the development is not being assessed against the State's vegetation management framework;
6. Council were invited at the start of the RFI response process to attend a site visit and discussion with our Ecologist which was not taken up.
7. It is acknowledged that the site to the west has been requested to include a variation of the vegetation type as part of an approved rehabilitation plan. However, this is a separate approval and does not reflect the ground-truthed investigations undertaken at the Applicant's site, nor does it require in of itself a variation to the proposed ecological response at our site.
8. As such, the assessment of ecological values, RE types and rehabilitation specifications remain appropriate, as does the position and recommendations of the Bushfire Hazard Assessment.

Our response to individual information requests follows.

3) ***While the proposed rehabilitation of a 19m wide buffer at the rear of the site is generally supported, the proposed management approach for the 5m wide managed understorey strip (MU3) designated for bushfire management purposes is not supported. To achieve the intended ecological outcomes of the rehabilitation area, MU3 must be identified for full reconstruction rehabilitation (MU1).***

Although the area (MU2) subject to excavation is currently disturbed and largely devoid of vegetation, it forms part of the area nominated for ecological rehabilitation. The proposed flood storage earthworks will likely compromise the extent, function and long-term effectiveness of the proposed rehabilitation works therefore not meeting the outcomes sought by PO6 of the Waterway corridors overlay code. Earthworks are to be redesigned to exclude proposed cut from the proposed rehabilitation area.

Proposed rehabilitation planting in the area identified as MU4 is not supported due to bushfire setback requirements. Turf would be a supportable alternative solution in this area.

The submitted plans indicate that the development proposes to retain the two non-juvenile koala habitat trees (Trees 1 and 5). However, the Tree Survey Plan does not provide all required information for a detailed assessment to be undertaken against the Biodiversity areas overlay code and Waterway corridors overlay code.

To demonstrate compliance with the Biodiversity Areas Overlay Code (AO7/PO7) and the Waterway Corridors Overlay Code (AO1.2/PO1 and PO6), the following information must be provided:

a) Amend the Concept Rehabilitation Plan to include the following:

i) Identify the entire 19m wide rehabilitation area as MU1.

ii) Identify that only turf is to be used in MU4.

iii) Exclude proposed cut from the rehabilitation area.

iv) Identify in the Concept Rehabilitation Plan notes that the rehabilitation area is to be restored to the relevant pre-clearance Regional Ecosystem (e.g. RE12.3.5 – Melaleuca quinquenervia open forest on coastal alluvium)

Applicant Response:

Council requests that the Concept Rehabilitation Plan be amended with respect to compliance with the relevant provisions within the Biodiversity Areas Overlay Code and the Waterways Corridors Overlay Code. In accordance with Item 3(b) and the Applicant's Position stated above, the Conceptual Rehabilitation Plan prepared by JD Environmental has been amended and/or retained (see **Figure 4**).

The Plan has been amended/ as follows:

i) The extent of MU1 has been increased to encompass the majority of the area previously encompassed by MU3, except for a 1m wide strip of land located between the southern edge pf the expanded MU1 and the northern edge of the car parking areas, that is proposed to be turfed. This change maintains a fully vegetated buffer to Bulimba Creek that is consistent with the Acceptable Outcomes of the Waterways Corridors Overlay Code, ensuring the development is appropriately setback form local waterways such as Bulimba Creek (for example, AO3.2).

ii) MU4 has been removed and the area previously encompassed by MU4 has been incorporated into an amended MU3 that encompasses:

- A 1m wide turf strip located between MU1 and the car parking spaces; and
- The area previously described as MU4.

iii) Proposed cut has not been excluded from the rehabilitation area due to the following facts and circumstances:

a. The area where earthworks are proposed is heavily disturbed and does not contain any features of ecological significance that cannot be retained/protected during the conduct of proposed earthworks;

b. There are no identified features of High Ecological Significance (HES) or High Ecological Significance Strategic (HESS) being affected by the earthworks pursuant to the Biodiversity Areas Overlay Mapping within the Planning Scheme;

c. The area has historically been subject to filling and deposition of material which necessarily requires removal as part of the rehabilitation of the Bulimba Creek Buffer Area;

d. The proposed earthworks are consistent with the relevant provisions established within the Biodiversity Areas Overlay Code and the Waterway Corridors Overlay Code (refer to **Appendix E** of the Ecological Assessment Report for consistency with the codes); and

e. Cutting within the rehabilitation area will produce a net positive result for flooding impacts on the site and the surrounding area by offering compensatory flood storage, all while maintaining finished ground surface levels similar to those present within adjacent parts of the buffer.

iv) Ground truthing maintains the position that RE12.3.5 – Melaleuca quinquenervia open forest on coastal alluvium pre-clearing vegetation is not indicative of the Bulimba Creek Buffer Area. As such, the rehabilitation area is to be restored with the following pre-clearance RE types as surveyed by JD Environmental on site:

- ***RE12.9-10.7*** *- Eucalyptus crebra +/- E. tereticornis, Corymbia tessellaris, Angophora spp. and E. melanophloia woodland on sedimentary rocks; or*
- ***RE12.3.11*** *- Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia open forest on alluvial plains usually near coast.*

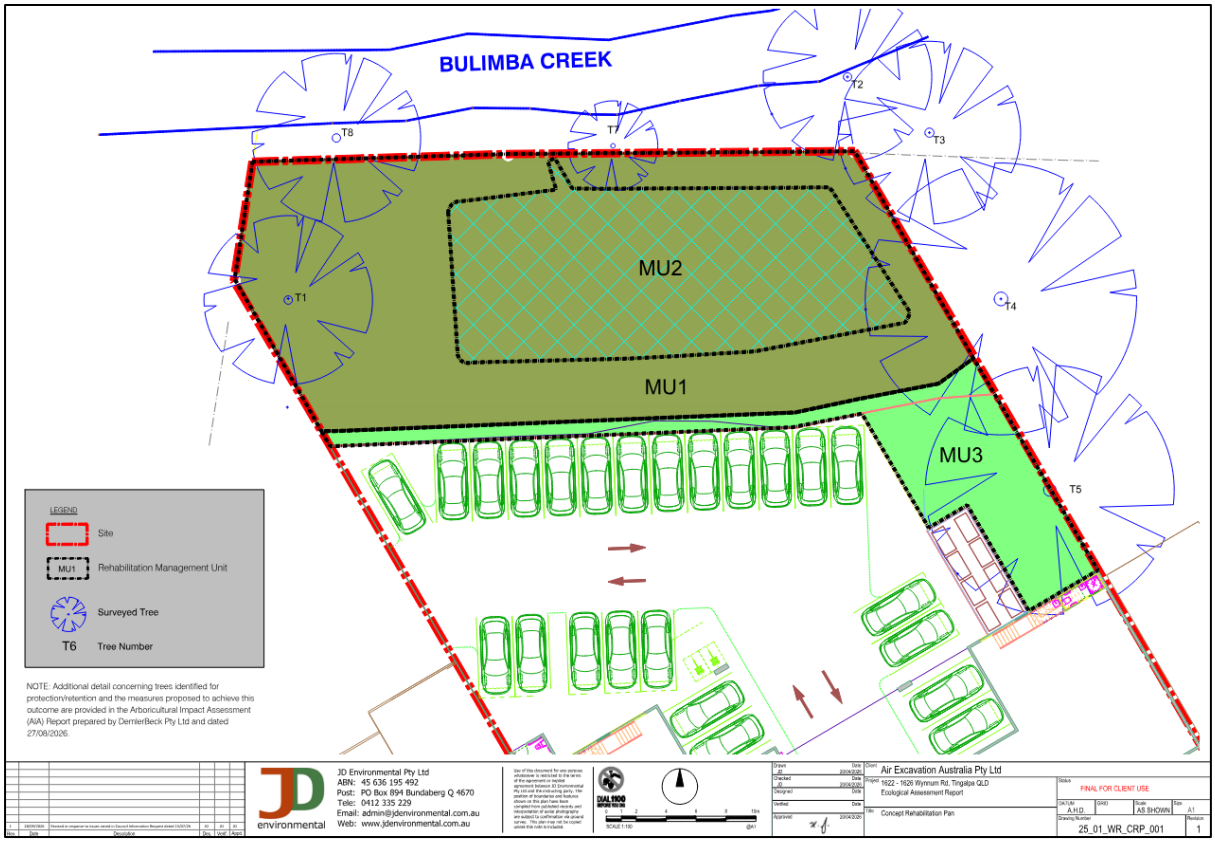

Figure 4 – Amended Conceptual Rehabilitation Plan, prepared by JD Environmental

Based on the above, the Applicant submits that the Concept Rehabilitation Plan has been amended where appropriate in accordance with Item 3(b) of the IR. Where Council's requests have not been integrated into the Concept Rehabilitation Plan, justification has been provided to maintain the

Applicant's position in accordance with the Ecological Assessment Report in **Attachment 5** and the Ecological & Bushfire IR Response Letter in **Attachment 4**.

b) Amend the Tree Survey Plan to include the following:

i) 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.

ii) Proposed earthworks plans appear to show proposed fill within the Notional Root Zone (NRZ) of Tree 5 which is intended to be retained. All proposed fill is to be removed from the NRZ of tree 5. Where all alternative outcomes have been demonstrated to be sought and encroachment is unavoidable provide a report from a qualified arborist (minimum AQF level 5 Arboriculture) to demonstrate no negative impacts on the long-term health of the trees.

iii) A clear indication of which trees are to be retained, and which trees are to be removed (if any), including a tree schedule that includes the following information:

- ***Scientific name;***
- ***Height;***
- ***Diameter of tree trunk at standard height (DSH);***
- ***Crown diameter;***
- ***Habitat features including hollows and scratch marks, nests, hollows, termites, scats etc.***
- ***Notional Root Zones (NRZs) (in accordance with AS4970-2025); and***
- ***General health assessment.***

iv) Provide revised engineering plans that incorporate any amendments required to achieve the proposed tree retention and rehabilitation outcomes.

Applicant Response:

ITEM 3 (b) (i) & (ii)

The Applicant notes that there will be proposed earthworks within the Notional Root Zone (NRZ) of Tree 5. In response to Council's concern on the health of Tree 5 within Item 3(b)(ii) of the IR, an Arboricultural Impact Assessment (AIA) has been prepared by Demler Beck to demonstrate that there will be no negative impacts on the long-term health of the retained trees.

The AIA targeted nine (9) surveyed trees on the site, with the tenth tree (known as Tree 6) being removed due to the new building footprint. The report highlighted that two (2) trees had 'low retention value' on site, with the other seven (7) trees being of 'medium retention value'. Of the surveyed trees to be retained and protected throughout construction, the following conclusions were made:

- Trees 1, 2, 3, 7 and 8 have no proposed works within their NRZ; and
- Trees 4, 5 and 9 have encroachments ranging from moderate to major that are considered manageable subject to the Tree Protection Specifications.

The Tree Retention Plan has been included in **Figure 5** below.

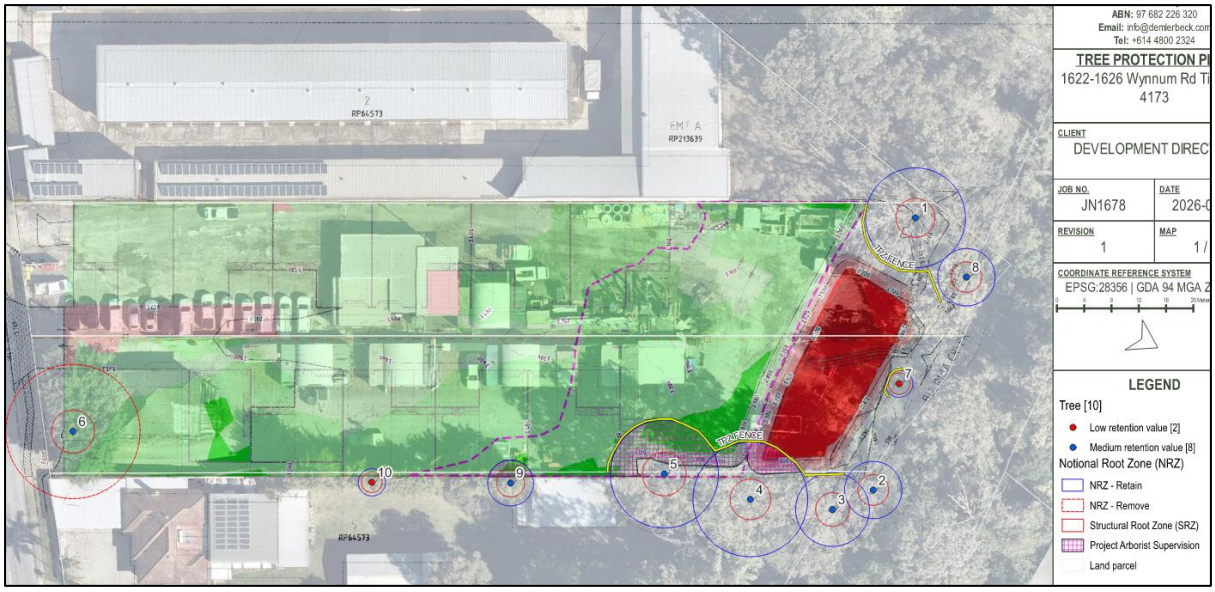

Figure 5 – Tree Retention Plan, prepared by Demler Beck

With respect to the specifics of the IR, the AIA established that filling within the NRZ of Tree 5 represents the most substantial encroachment. Notwithstanding this, the impacts of fill on the NRZ of Tree 5 are considered tolerable, with approximately 11% of the proposed building footprint (including the car park, bin enclosure and warehouse) encroaching into the NRZ. The report notes that historic disturbance within this area demonstrates the tree's tolerance to the existing compacted and low permeability soil conditions.

Importantly, the AIA concludes that the proposed works can be undertaken without adverse impacts on the long-term health and viability of Tree 5, subject to the implementation of the recommended tree protection and construction management measures. Some notable measures proposed within the AIA include:

- Installation of 1.8m high tree protection fencing for the duration of construction;
- Implementation of tree protection signage;
- Project Arborist supervision of all site preparation, earthworks, cut and fill activities occurring within the TPZ of retained trees; and
- Placement of fill within protected root zones using coarse, gap-graded material to maintain aeration and moisture availability to tree roots, with measures incorporated to minimise compaction.

The AIA concludes that, with the implementation of the above mitigation measures and ongoing arborist oversight throughout construction, the proposed earthworks and filling within the NRZ of Tree 5 will not result in an adverse impact on the health or long-term retention of the tree. Accordingly, the proposal is considered to appropriately respond to Council's concerns regarding the protection of retained vegetation on the site.

ITEM 3 (b) (iii)

As shown in the Tree Retention Plan in **Figure 5** above, only one (1) tree is to be removed out of the ten (10) trees that were surveyed on the site. The AIA prepared by Demler Beck confirmed that this tree possesses a 'medium retention value' but could be removed due to its location within the new building footprint.

Its noted that the Tree Survey Plan prepared by JD Environmental should be read in conjunction with the AIA.

ITEM 3 (b) (iv)

The civil engineering plans prepared by Maven now include the trees surveyed on site as identified by Demler Beck within their AIA. No amendments have been made to the extent of cut and fill on the site.

The revised Civil Plans have been provided in **Attachment 9**.

BUSHFIRE

4) ***Provide a revised Bushfire Assessment Report that assesses rehabilitated areas based on the relevant pre-clearing Regional Ecosystem and treats those areas as having reached a mature/remnant condition for the purposes of fuel load and radiant heat exposure calculations.***

   The Method 2 assessment concludes that a 16.5 m bushfire setback from the northern vegetation is required to achieve a radiant heat flux not exceeding 29 kW/m², based on the fuel loads adopted for VHC16.1. However, the pre-clearing Regional Ecosystem mapped over the rear of the site is RE12.3.5.

Applicant Response:

In accordance with the Ecological & Bushfire IR Response Letter in **Attachment 4**, the Applicant provides the following response:

Item 4 of Council's IR effectively requests the submission of a revised Bushfire Assessment Report (BAR) that is based on the assumption that the Bulimba Creek buffers rehabilitation works will establish a form of vegetation that is analogous to *RE12.3.5 – Melaleuca quinquenervia open forest on coastal alluvium*.

For reasons identified within the response to ecological matters within Item 3, Council's request to provide a form of vegetation analogous to RE12.3.5 is not considered to be reasonable. In accordance with what was originally proposed, the applicable forms of vegetation are:

- ***RE12.9-10.7*** *- Eucalyptus crebra +/- E. tereticornis, Corymbia tessellaris, Angophora spp. and E. melanophloia woodland on sedimentary rocks; and*
- ***RE12.3.11*** *- Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia open forest on alluvial plains usually near coast.*

From a bushfire assessment perspective, both RE12.9-10.7 and RE12.3.11 are equivalent to *Vegetation Hazard Class 16.1 – Eucalyptus dominated forest on drainage lines and alluvial plains*. As such, the radiant heat flux modelling presented in the BAR maintains a VHC 16.1 classification for MU1 and MU2 of the Bulimba Creek buffer and makes appropriate adjustment for the changes to MU3 and MU4 that have been described previously.

5) ***Provide revised development plans demonstrating compliance with the bushfire setback distances identified in the revised Bushfire Assessment Report.***

   As rehabilitation of the proposed 19 m-wide buffer at the northern boundary of the site will be required as a condition of approval, vegetation within this area is intended to be restored to a condition representative of RE12.3.5. The Vegetation Hazard Class (VHC) corresponding to RE12.3.5 is VHC22.1. As such, the bushfire assessment must consider the hazard posed by the rehabilitated vegetation in its mature state.

Applicant Response:

As detailed within the BAR, the amendments to the proposed plan of development that have been made in response to Council's IR maintain an acceptable bushfire outcome for a non-residential development that does not involve any vulnerable uses. As such, the development plans have not been revised with respect to bushfire setback distances.

Refer to **Attachment 7** with the updated Bushfire Assessment Report.

6) ***A revised Bushfire Assessment Report is therefore required that calculates setback distances to rehabilitated areas based on the relevant pre-clearing Regional Ecosystem, treating those areas as if they have reached a mature/remnant condition. The required bushfire setback must be measured from the interface between the rehabilitation area and the development footprint.***

Applicant Response:

The proposed pre-clearing Regional Ecosystem is not changing, therefore a revised BAR calculating setback distances to rehabilitated areas is not considered necessary in the instance of the above.

TRAFFIC

7) ***Provide amended plans in accordance with PO3 of the Transport, Access, Parking and Servicing (TAPS) code and PO1 of the Road hierarchy overlay code that show a Type C access for the development. The vehicle access is proposed via a single 9m wide Type B2 crossover. It is noted that movements are restricted to left in / left out access. However, a Type C driveway must be used in accordance with TAPS PSP Table 9 and BSD-2021. The relocated power pole is to be a minimum of one (1) metre from the new crossover.***

Applicant Response:

Request and support for a Type B2 crossover was first established due to the left-in/left-out movements onto Wynnum Road as a result of the grassed median strip. This was based on advice from Colliers which suggested that traffic volumes associated with the proposed development are expected to be lower than what a Type C crossover warrants. On Friday 28 August 2026, Council commented via email on their potential support of the Type B2 crossover subject to appropriate justification and certification by an RPEQ.

In accordance with this discussion with Council, Colliers have prepared a response to the applicable IR Items with a Technical Traffic Letter (refer **Attachment 8**). Regarding Item 7, the specifics of their response / justification are as follows:

- A Type C crossover is usually warranted in the situation of the proposed development as there are 50 nominated car parking spaces and provision of servicing vehicles to a Medium Rigid Vehicle (MRV) accessing the site.
- Traffic volumes associated with the development are anticipated to be low, with fewer than 15 vehicle movements per hour expected during peak periods.
- Swept path analysis demonstrates that the proposed crossover can safely accommodate the design service vehicle, including a rear-loading refuse collection vehicle (RCV), whilst maintaining safe operation with opposing light vehicles. Refer to response to **Item 11** for further information.
- The proposed crossover is consistent with the existing access arrangements along Wynnum Road, where surrounding non-residential developments are generally serviced by single carriageway crossovers of comparable widths.

With this considered, Colliers concluded that the reduced crossover width of 9m achieves the intent of PO1 of the Road Hierarchy Overlay Code by reducing pedestrian crossing distances, minimising conflict points and retaining additional verge space for streetscape, utility and road corridor functions. The proposed Type B2 crossover will operate safely and efficiently and satisfies PO3 of the Transport, Access, Parking and Servicing Code. Additionally, the existing power pole is proposed to be relocated to ensure a minimum 1m clearance from the crossover in accordance with Council's requirements.

Therefore, the Applicant provides an alternative response to Item 7 of the IR through a supported and justified assessment provided by Colliers.

8) ***Provide amended plans in accordance with PO3 of the TAPS code that show the gate recessed at least 6 metres into the property boundary. Ensure there is sufficient depth for vehicles to exit and clear active traffic lanes on Wynnum Road and the footway clear of gates.***

Applicant Response:

The proposed gate has been removed entirely from the Proposed Site Plan. In turn, PO3 of the TAPS Code has been addressed as the proposed development now provides a well-designed vehicle access that ensures the queuing length is unrestricted and operational. This change will result in sufficient depth for vehicles to exit and enter the site via Wynnum Road.

This change has been encapsulated within the Amended Architectural Plans prepared by CELLA as **Attachment 1**.

VERGE

9) ***Provide amended plans to show a 1.2 metre wide path along the frontage of the site, the footpath is to be setback 1.3m from the back of kerb in accordance the Infrastructure design code.***

Applicant Response:

The subject site fronts Wynnum Road, which is identified under the Streetscape Hierarchy Overlay as a 'Neighbourhood street minor'.

The Applicant acknowledges Council's request for the pedestrian pathway arrangement to be clearly demonstrated on the plans in accordance with the Infrastructure Design Code. The extent of new public concrete pathway proposed for the boundary of the site only pertains to the section of verge that will be altered for the purposes of access onto the premises in accordance with SC6.16, Chapter 3 of the Infrastructure Design Planning Scheme Policy for Neighbourhood street minor classes.

As a result of the above, the Amended Architectural Plans show the dimensions of the 1.2m wide public concrete pathway along the frontage of the site with the pathway located 1.3m from the back of kerb.

An exert from the Amended Architectural Plans showcasing the relevant measurements has been included within **Figure 6** below.

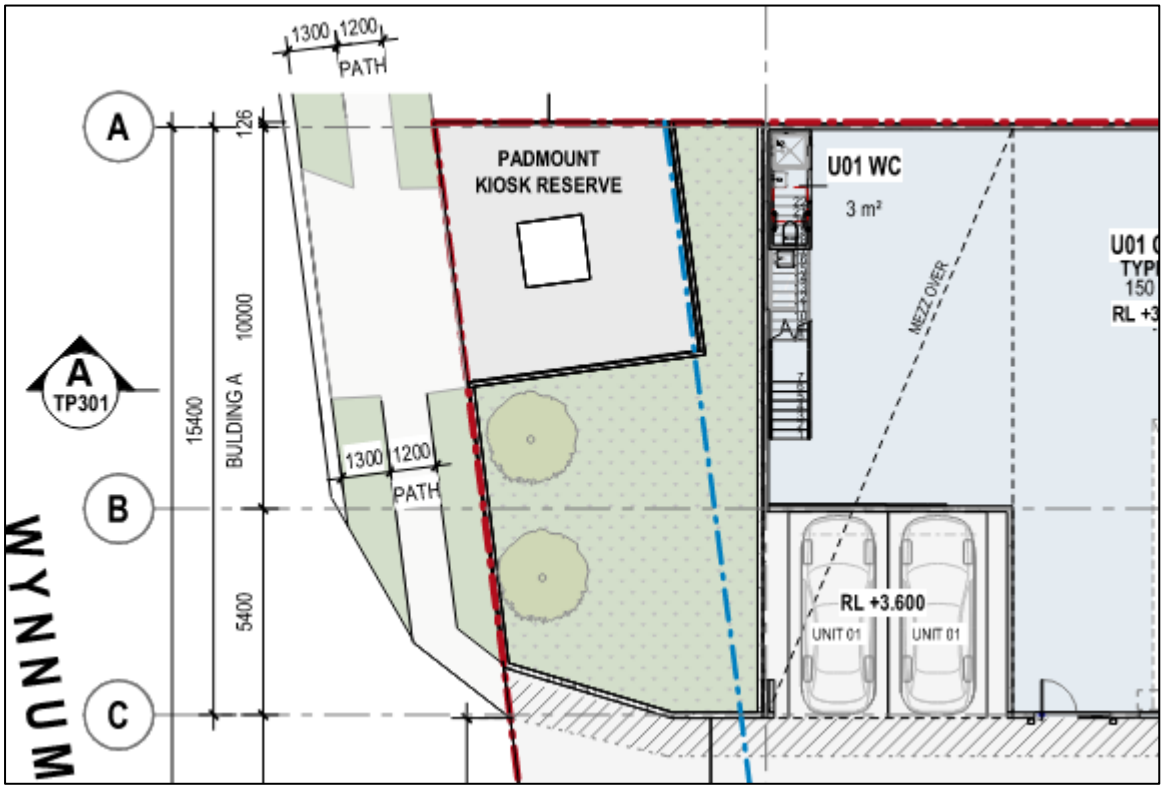

Figure 6 – Incorporated verge details in Amended Architectural Plans

HYDRAULICS

10) Provide amended plans in accordance with PO18 of the Flood overlay code & 7.10.3 of the Infrastructure design PSP that show an Easement over the 1% AEP overland flow/flooded area at the rear of the site.

Applicant Response:

Council has requested that an easement be provided over the 1% AEP overland flow/flood-prone area at the rear of the site with reference to PO18 of the Flood Overlay Code and Chapter 7.10.3 of the Infrastructure design planning scheme policy.

It's noted that PO18 of the Flood Overlay Code is directed toward subdivision outcomes associated with lot creation and the protection of future overland flow paths through lots. As no new lots are being proposed and no reconfiguration of cadastral boundaries is sought, the provisions relating to easements associated with ROL development are **not applicable** to the assessment of the current MCU application.

The rear portion of the site where it is affected by the 1% AEP flood extent is already identified on the development plans for flood storage/conveyance purposes. The proposed development complies with the relevant minimum flood planning levels, with all development being proposed above 1% AEP flood levels.

As a result of the undevelopable land, an easement has been proposed to support the conveyance of the flood hazard area. See extent of easement provided in **Figure 7** below as outlined by Maven within their Amended Stormwater Management Plan (SMP).

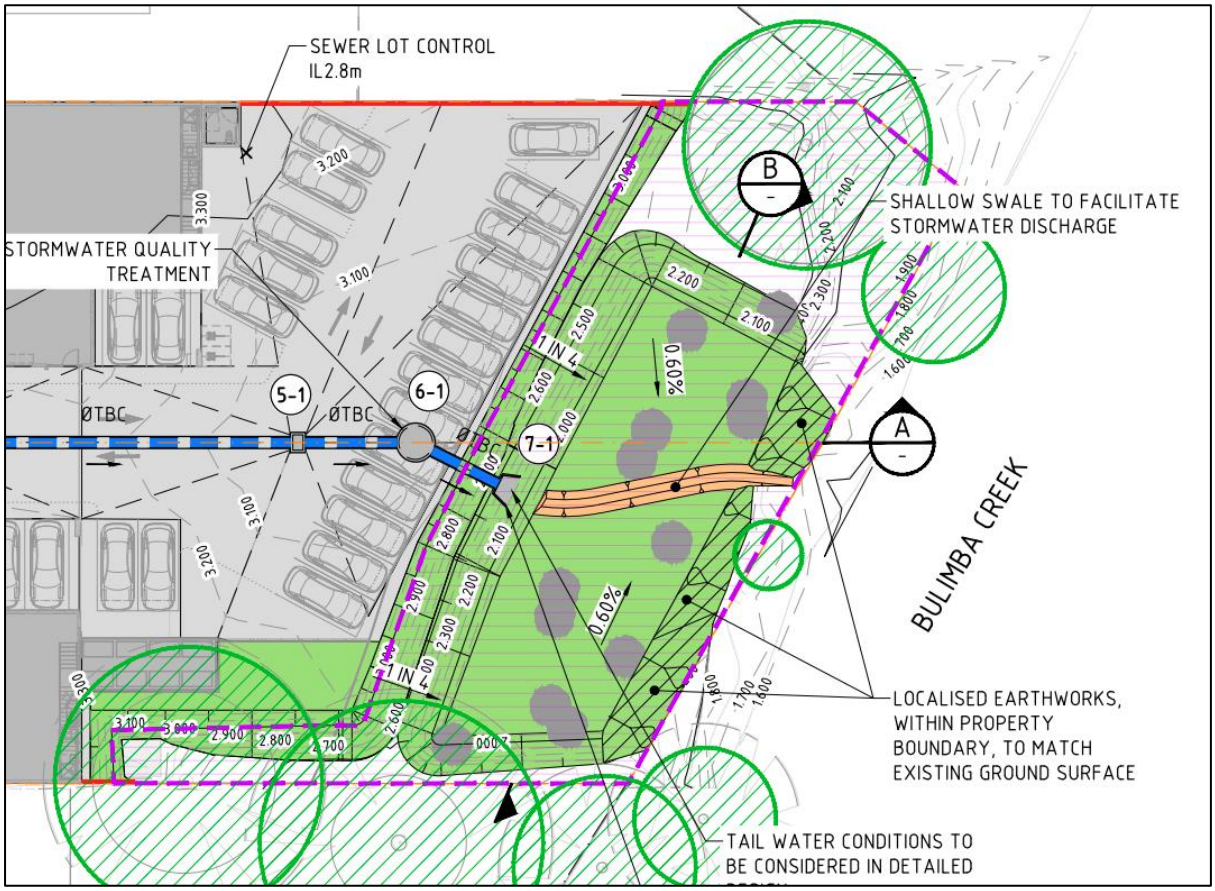

Figure 7 – Extent of proposed easement outlined in purple over the 1% AEP

WASTE MANAGEMENT

11) Provide an updated RPEQ certified swept path analysis to clearly demonstrate the design parameters ('vehicle profile') utilised to create the swept path of the RCV. Note design parameters are to be in accordance with BSD-3008 Sheet 2 of 2.

Applicant Response:

A swept path analysis has been prepared by Colliers and included within Attachment B of the Traffic Engineering Letter included as **Attachment 8**. Additionally, an exert of the applicable RCV manoeuvring on site has been provided in **Figure 8** below.

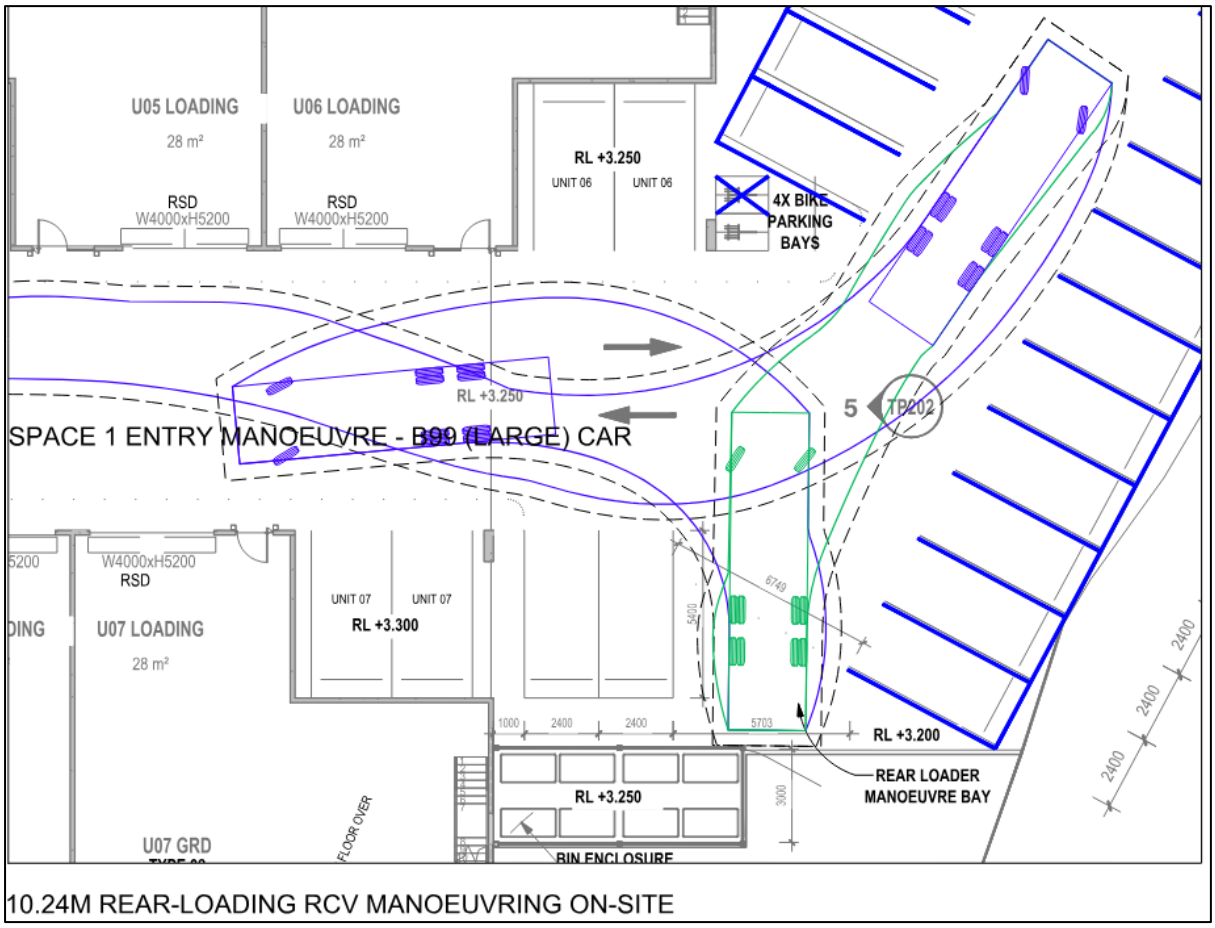

Figure 8 – Applicable waste management vehicle manoeuvring on site

The analysis was undertaken using a 10.235m Rear-loading RCV and clearly demonstrates the design parameters utilised to create the swept path of the refuse collection vehicle (RCV) operating within the site. These design parameters have been prepared in accordance with BSD-3008 Sheet 2 of 2 of the Brisbane City Council Standard Drawings, specifically:

- 9.757m outer wheel radii (referred to as curb-to-curb radius within the vehicle profile);
- 10.235m in length; and
- 2.5m width.

The updated swept paths concluded that there is sufficient space on-site for Council's 10.235m rear-loader RCV to enter / exit the site in forward gear. In considering this, the Applicant has provided a justified response to Item 11 of the IR.

12) ***Provide amended plans demonstrating an enclosed roofed and wholly screened bin enclosure with intended access points (doors/ gates which do not open into landscaping/ deep planting area) in accordance with PO17/AO17.2 of the Industry code, PO19 of TAPS code and PO8/AO8.1 & AO8.2 of the Infrastructure design code that addresses the issues raised above. Where screening is utilised to form part or all of a refuse storage area, 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.***

Applicant Response:

The Amended Architectural Plans include refined drawings with a fully enclosed and roofed bin storage area in accordance with Item 12 of the IR. The refuse collection area involves a double-gated fence that orientates towards the carparking area where there are no associated deep planting/landscaping areas.

In addressing the relevant Planning Scheme outcomes raised within Item 12 of the IR, they have been addressed in **Table 2** below:

Table 2: Planning Scheme Outcomes Addressed in Item 12 of the IR

Applicable PO/AO	Applicant Response
Industry Code	
PO17 *Development is serviced adequately with:* *a. refuse disposal;* *b. telecommunications;* *c. energy supply* ***AO17.2*** *Development does not impede existing refuse removal provisions and provides for a dedicated area or system to ensure adequate access to and removal of refuse.* *Note—Refer to the Refuse planning scheme policy for further guidance.*	**Complies with PO17 & AO17.2** The development is adequately serviced with a refuse disposal area, telecommunications, and an adequate energy supply. This has been provided within the Engineering Services Report prepared by Maven. Furthermore, the development provides for a designated refuse collection area that is gated and easily accessible for collection vehicles.
Transport, Access, Parking and Servicing Code	
PO19 *Development layout provides for services which:* *a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected;* *b. are clearly defined, safe and easily accessible;* *c. are designed to contain potential adverse impacts of servicing within the site;* *d. do not detract from the aesthetics or amenity of the surrounding area.*	**Complies with PO19** Aservices associated with waste management are located wholly within the site. The refuse collection area is located towards the rear of the site, with no on-street collection proposed for the development. The refuse collection area is clearly defined on the plans and is not subject to any obstruction imposed by building features of the proposed development. This area has been designed to minimalise any adverse impacts associated with servicing such as manouevering, providing a safe and easily accessible area for efficient waste management. Refer to the swept path analysis prepared by Colliers for the refuse vehicle accessing the site in **Figure 8** above. Additionally, a 2.1m colourbond vertical fence screens the refuse collection area from the adjoining property to the west. This fence does not include any gaps and is consistent with the fence that currently occupies the site.
Infrastructure Design Code	

PO8 *Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.* ***AO8.1*** *Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.* ***AO8.2*** *Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.* *Note—Refer to the Refuse planning scheme policy for further guidance.*	**Complies with PO8, AO8.1 & AO8.2** As detailed in the response to PO19 of the Transport, Access, Parking and Servicing Code, the amended plans provide a roofed and wholly screened refuse storage area located at the rear of the development. The enclosure is positioned away from public interfaces and sensitive areas of the site, reducing the potential for visual amenity impacts. The refuse storage area is screened by a combination of the proposed building form, a 2.1m high colourbond fence adjoining the southern boundary, and enclosure screening consistent with Council's requirements within *SC6.26 Refuse Planning Scheme Policy*.

In accordance with the Amended Architecture Plans and responses to the applicable Planning Scheme outcomes, the Applicant has provided an adequate response to Item 12 of the IR.

STORMWATER QUALITY

13) Submit an electronic copy of the MUSIC model used to develop the proposed stormwater treatment for assessment.

Applicant Response:

The Applicant has provided an electronic copy of the MUSIC model that was used by Maven to develop the proposed stormwater treatment for assessment. Refer to **Attachment 10**. An image of the MUSIC model is also included in **Figure 9** below.

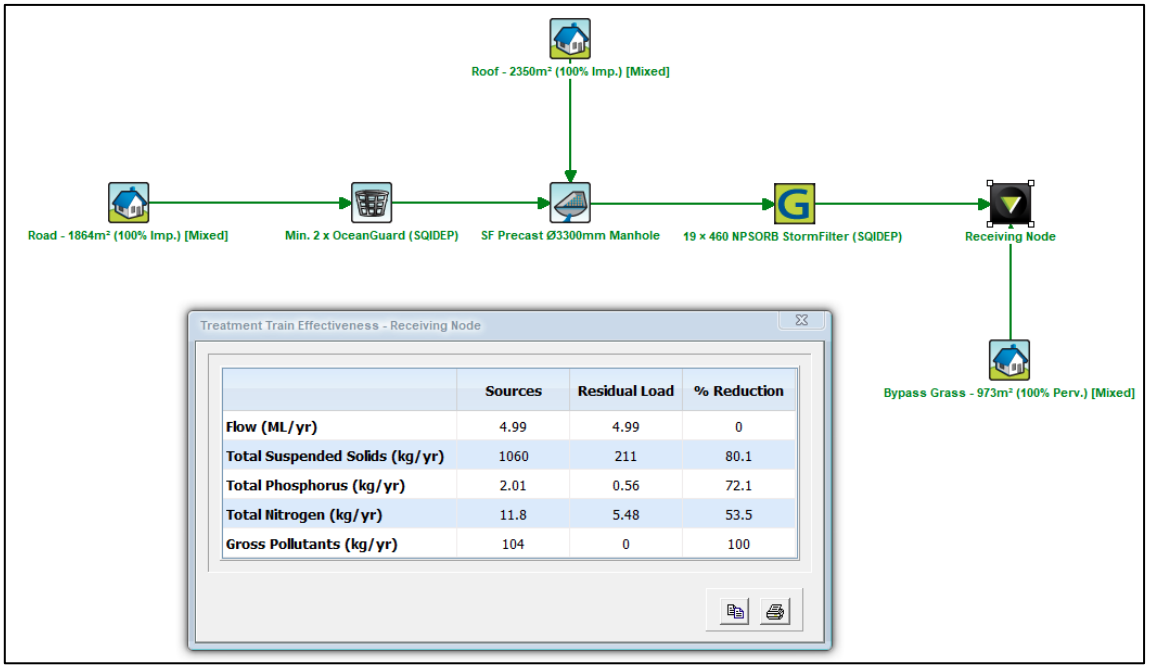

Figure 9 – MUSIC model