



*Dedicated to a better Brisbane*

14 May 2026

K & L Building Services Pty Ltd  
C/- Amelior Development Services  
PO Box 846  
COORPAROO QLD 4151

**ATTENTION:** Phillip Ng

**Application Reference:** A006934311

**Address of Site:** 1156 MT GRAVATT-CAPALABA RD MACKENZIE QLD 4156

Dear Phillip

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial assessment of the above application and has identified that further information is required to assess the application and to progress the application to a decision.

**Bushfire hazard**

1. The proposed development is within a mapped high hazard buffer area within the Bushfire overlay and potential impact buffer within the States Natural hazard, Risk and Resilience bushfire hazard mapping, triggering assessment against the Bushfire overlay code.

Mapped remnant vegetation across the balance of the development site is identified as both VHC9.2 and VHC22.1, both of which are bushfire prone vegetation communities. The submitted bushfire reporting identifies this area as VHC42.6 – *Nil to very low vegetation cover*, this classification is not supported by any assessment of the vegetation community as required by *Bushfire Resilient Communities* nor does the single photo provided indicate that vegetation meets this classification. Revised Bushfire reporting is required which either reflects the States classification of this vegetation hazard class (VHC) or provides sufficient information to support an alternative VHC classification in accordance with either section 6.2 of *Bushfire Resilient Communities* or a tertiary assessment in accordance with the *Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland* (Neldner et al. 2022).

In addition to the above, Figures 9 and 10 of the Bushfire Reporting identify the proposed development in the incorrect location.

- a. Provide revised Bushfire reporting which adequately classifies remnant vegetation identified within the site and all classifiable vegetation within 100m of the proposed development. Where an alternative vegetation classification to that provided by the State is proposed, supporting information must be provided including either an assessment in accordance with section 6.2 of *Bushfire Resilient Communities* or a tertiary assessment in accordance with the *Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland* (Neldner et al. 2022).
- b. A revised assessment of radiant heat exposure must be provided based on amendments to VHC classifications. This assessment must be based on the proposed development occurring in the correct location, which should be reflected in Figures.

### Earthworks

2. It is acknowledged that the submitted Rehabilitation Plan advises the bank and land surrounding the structure location may need to be reprofiled to facilitate the development. Given the ecological values within the subject site, further information is required to ensure existing vegetation will not be impacted as a result of any filling or excavation.

Therefore, provide an earthworks plan which shows all cut and fill within the subject site to be completed to facilitate the development. The plan should note any trees or vegetation of significance and identify areas of vegetation removal.

### Road dedication

3. As previously identified in the Prelodgement meeting (A006716299), a previous approval (A001606676) conditioned dedication of land for road widening shown in RPN 1138. This included a 6m x 3 non-trunk chord truncation at the corner of Prout Road and Mt Gravatt-Capalaba Road intersection, which is required as part of this development.

Provide an amended site plan which shows the required 6m x 3m non-trunk chord truncation. *Note: Council can apply conditions and amendments in red if necessary.*

### Plumbing advice

4. This site is not currently located within Urban Utilities sewer connected area. Therefore, an on-site wastewater treatment facility can be considered. This property is within SEQ Water catchment area and it is therefore necessary to obtain advice from SEQ Water on any proposed on-site sewerage treatment system. The on-site system will need to comply with the requirements of the Queensland Plumbing and Wastewater Code.

### 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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006934311.

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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