



Dedicated to a better Brisbane

23 April 2026

Your Realty Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Tom Kedda

Application Reference: A006973549
Address of Site: 197 BLUNDER RD DURACK QLD 4077

Dear Tom,

RE: Further advice

Council has undertaken an assessment of the proposed changes to the Child care centre for the additional children and have identified issues through changes to development that need to be resolved prior to Council making a decision.

Refuse

- 1) It is noted the site has approved kerbside collection with mobile garbage bins (MGBs), which has been relocated from within the building to the staff breakout and service court. The proposal has not demonstrated that the additional refuse generated from the extension and additional children can be accommodated. In accordance with PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating the following:
 - a) The refuse storage area has capacity to accommodate the increase to refuse generation (i.e. 4 x 240L refuse MGBs and 2 x 240L recycling MGBs).
 - b) A roofed and wholly screened refuse enclosure that has a minimum internal area of 15.9m² (4.3m x 3.7m). Ensure to denote 'Roofed and wholly screened refuse enclosure' on the amended plans and state the dimensions.

Stormwater Quality

- 2) Development condition 22 of the current approval must be complied with which requires a stormwater management plan to be submitted for approval through a formal assessment procedure. Discussions about filter numbers/device types can be held as part of the assessment of the change to the approval, however it is not clear if the condition will be retained or not.
 - a) Provide clarification if the condition is proposed to be retained, as further filters required in a treatment device outlined within the letter from Intertia will be assessed as part of the compliance assessment; **or**
 - b) If the condition is to be removed, submit a complete Site Based Stormwater Management Plan including one drainage plan and MUSIC modelling (with the electronic file submitted).

Consult Stormwater Australia <https://www.stormwateraustralia.com.au/sqidep-stormwater-quality-improvement-device-evaluation-protocol/> to access approved treatment reduction data for particular treatment devices, to prepare a treatment train for the whole development area.

Any correspondence is to be emailed to cpeds-ds-planningsupport@brisbane.qld.gov.au with the application number in the subject line.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Katrina', written in a cursive style.

Katrina Bogoevski
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Development Services
Brisbane City Council