Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

6 November 2026

Formplus Property 1 Pty Ltd A.C.N. 685 033 890 Trustee Under Instrument 724002793
C/- Saunders Havill Group Pty Ltd
9 Thompson Street
BOWEN HILLS QLD 4006

ATTENTION: Michael Rush

Application Reference: A007117958
Address of Site: 785 IPSWICH RD YERONGA QLD 4104

Dear Michael,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application, and the following additional information is required to be submitted to progress the development application.

Needs Assessment

1) The Community facilities zone code seeks the protection and continuation of uses identified within the particular Community facilities zone precinct (for this site – Emergency services zone precinct). This position is reflected in the City Plan's Strategic Framework, which states in relation to land allocated for community facilities, the land is only to be used for another purpose where it can be shown that the use has relocated or is absolutely no longer required by the Brisbane community (Element 2.4, SO2/L2.2). Further, Element 2.4 SO2/L2.5 states, development of non-community facilities and services on the site are complementary and ancillary to the community facilities and services and do not compromise the ability or capacity of the facilities and services to be delivered or operate. The proposed Office does not accord with the intended Emergency services zone precinct and does not seek the establishment of an alternative Community facility use or offer compensatory community benefits. The proposal would result in the reduction of available land for Community facility uses and restricts the future use of the site to serve the community and provide a community benefit.

a) Demonstrate through a needs assessment, how the proposed development for an office use on the Community facilities zoned site would not undermine the future use of the site for Emergency services, health care service, or other community facility uses operating on the site and how the development does not take away from surrounding centre zoned sites and other relevant development approvals.

Earthworks

2) The proposal appears to involve significant earthworks (cut of up to 2m depth) for the office extension and proposed carparking area and go beyond a building works permit for the

…/2

proposed development. The application is to include and apply for an operational works development permit to capture the extent of works. Further information to demonstrate the cut and retaining on the site and impacts to the adjoining site are required to ensure that there are no impacts on the adjoining heritage listed Yeronga Memorial Park's trees and retaining walls.

a) Provide an amended DA Form for the development including an operational works permit for excavation on a heritage place.

b) Submit a concept earthworks plan by a suitably qualified consultant and an assessment against the Filling and excavation code. Ensure any new retaining walls are contained entirely within the ultimate property boundary (outside the area of road widening), do not impact on the Tree protection zone (TPZ) of the adjoining trees within the Yeronga Memorial Park and the existing retaining wall structures. Where impacts may be occurring, the retaining wall may need to be setback from the side boundary.

c) Provide a Tree Survey and the any encroachments within the TPZ's of the adjoining trees to demonstrate the above works will not impact on the health of the trees.

Heritage Place

3) Provide further information regarding the potential impacts on the adjoining heritage listed wall within the Yeronga Memorial Park. Provide a detail survey identifying the location of the wall and its proximity to the proposed site works (the cut and fill, retaining wall, crossover etc.) in accordance with PO1 and PO3 of the Heritage overlay code. A heritage assessment or dilapidation report may be required where the proposed site works impact on the adjoining heritage place features.

Refuse Collection

4) Provide an amended Traffic Report demonstrating that all on-site refuse servicing options have been exhausted and that servicing cannot be achieved in accordance with the Refuse planning scheme policy (PSP) and Transport, access, parking and servicing (TAPS) PSP. The report must assess an 8.8m design vehicle operated by a private waste collection contractor, including collection outside business hours. Kerbside collection for the non-residential use will only be considered as a performance outcome where the report demonstrates that all reasonable on-site servicing options are impractical or cannot be achieved in accordance with PO63/AO63.1, AO63.2 of the Centre or mixed use code and PO1/AO1, PO18/AO18, PO19/AO19.2, AO19.3 of the TAPS code.

Traffic

5) The Traffic Report assesses the driveway and associated access arrangements against the relevant Australian Standards, however, it does not address compliance with the TAPS PSP. Provide an updated traffic report and architectural plans that:

a) Assess the proposed driveway against the TAPS PSP, including consideration of impacts on existing street trees, traffic signage and any other affected road infrastructure.

b) Setback the double sliding gate a minimum of 6m (one vehicle length) from the ultimate property boundary to satisfy entry queuing requirements.

c) Accurately locate all the existing and verge infrastructure (street tree, signage, power pole, utility pit etc.) on amended drawings.

d) Remove the redundant driveway crossover on the School Road frontage.

Stormwater

6) The proposal has not provided a Concept Stormwater Plan or addressed the Stormwater code. Submit a Concept Stormwater Plan and Stormwater code assessment (not currently sighted in Attachment B) by a suitably qualified consultant.

Landscape Design

7) The proposed frontage landscape buffer is constrained in width in several locations and does not provide sufficient growing area to support trees capable of achieving a mature scale that will effectively soften the extent of hardstand and contribute to a positive streetscape interface in accordance with PO55, PO56 and PO57 of the Centre or mixed use code. Provide amended plans that demonstrate the following:-

a) Incorporate wheel stops to the car parks adjacent to landscape areas and replace the hardstand between the wheel stops and garden beds with additional softscape.

b) Provide sections and elevations demonstrating how the proposed landscaping will soften the visual impact of hardstand, and create a positive interface with the streetscape.

Flag pole

8) The existing flagpole is considered to have heritage significance and appears to be impacted by the proposed works associated with the creation of the car park. Demolition of the flagpole does not form part of the current application. Accordingly, the proposal plans are to be amended to demonstrate that the flagpole will be retained or reinstated as part of the development.

Access to the Building

9) It is unclear on the proposal plans how the users of the car park will access the existing building without leaving the site. Clearly demonstrate on the proposal plans how pedestrian access between the car park and the existing building will be provided wholly within the site.

Erosion hazard assessment

10) Submit an Erosion Hazard Assessment form available on Council's website.

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 A007117958.

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

Yours sincerely,



Katrina Bogoevski
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7654
Email: katrina.bogoevski@brisbane.qld.gov.au
Development Services
Brisbane City Council