

Tuesday, 12 December 2023

Our Ref: 402037

Your Ref: A006119207

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Att: Ned McDougall

Email: Ned.McDougall@brisbane.qld.gov.au and edacitywest@brisbane.qld.gov.au

Dear Ned McDougall,

RE: RESPONSE TO INFORMATION REQUEST ON DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (1 INTO 33 LOTS) AT 9 KYLE STREET, BRIDGEMAN DOWNS

We are pleased to provide the following information request response including relevant attached documentation. Council's information request items are contained in the boxes with the relevant response to each section immediately following. Some minor changes have been made to the proposal / layout through our subsequent investigations and in addressing RFI items.

Such includes:

- Amended layout locating the detention basins to the north of the site.
- Reduced residential yield from 33 lots to 30. This includes a greater proportion of larger residential lots 500m² or above in area. All lots are compliant with the emerging community zone in place at the time of lodgement.
- Minor change to provide for a road link to the west.

This is a full response to the RFI dated 20 January 2023.

Structure Planning

1) In accordance with section 45(5) of the Planning Act 2016, the draft Bridgeman Downs neighbourhood plan is considered a relevant matter that should be addressed as part of the subject application. It is noted that the draft Bridgeman Downs neighbourhood plan proposes the rezoning of the land immediately to the south and west of the subject site to low density residential. Consideration must be given to how the proposal will integrate and connect to the adjoining lots in accordance with AO18.1/PO18 of the Subdivision code.

The proposed development should provide for road connections to the south and west to allow adjoining allotments an alternative access from a lower order road than an arterial road (Bridgeman Road). Reference should be made to PO3/AO3.1 and Figure B of the draft Bridgeman Downs neighbourhood plan code. The structure plan should also consider the

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waterway and ecological features that exist to the south-west of the site, as mapped under the biodiversity areas overlay, the Waterway corridors overlay, and Figure A of the draft Bridgeman Downs neighbourhood plan code.

- a) Provide a structure plan prepared in accordance with AO18.1/PO18 of the Subdivision code and the Structure planning scheme policy. The structure plan should also consider the requirements of the draft Bridgeman Downs neighbourhood plan.

Refer to the attached structure plan and amended proposal plan. These have considered the points raised in the IR including the draft neighbourhood plan.

The structure plan priorities the environmental values to the south and west, with the proposed road network to proposed outside of these areas. It also considers the future NALL mapping which is to cover the neighbouring sites to the south which will drastically impact developing a road network to the south. In addition, the arborist and ecological reporting for this application has also been considered in respect to relevant interfaces.

The road network has been evaluated by Lambert and Rehbein (traffic consultants).

Proposed and future stormwater infrastructure has been located accordingly and well as pedestrian and cycle linkages.

Stormwater

- 2) While the provided Engineering drawings and reports (including the Concept Site Based Stormwater Management Plan by Civil Dimensions Engineers) are acknowledged, the proposal does not currently achieve a Lawful Point of Discharge (LPD) and fails to comply with the Stormwater code.

The majority of the site falls towards the south and the proposal seeks to fill the land to direct all stormwater to the northern catchment. However, the northern catchment is already constrained with existing residential properties affected by flooding and accordingly the purposed solution is not supported. Permission from the owner of 353 Bridgeman Road will be required to construct piped drainage with easement in favour of BCC to Bridgeman Road and achieve a LPD.

Discharging development runoff to an LPD without permission of the downslope owner is not possible, including where detention is proposed as detention can result in nuisance to adjoining neighbours due to an increased runoff frequency, volumes and concentrating and scouring of the proposed outlet.

- a) Obtain and provide consent for access and construction of drainage to a LPD from the affected downstream property owner (i.e. of Lot 11 on RP.888139). The request is to be sent to the affected property owner via certified mail requesting consent for access and construction to permit access to a lawful point of discharge. The request sent to the affected owner is to include copies of the:
 - i) "Property Owners Consent or Refusal to allow a Lawful Point of Discharge for a Proposed Development". This is a Council form (CC10835) that the downstream owners are requested to complete.

- ii) A plan showing options for the proposed drainage for the downstream owners to consider.
 - iii) A stamped self-addressed envelope and contact details.
 - iv) The Council form is available via the Council website at the following link: <http://www.brisbane.qld.gov.au/planning-building/applying-postapproval/preparing-application/development-application-forms>.
- b) Provide amended plans and a revised Site Based Stormwater Management Plan (SBSMP) prepared and certified by a RPEQ in compliance with the requirements and standards of Council's Stormwater code and Infrastructure design PSP addressing the following items:
- Relevant to a revised proposal, provide amended drawings of a proposed stormwater management system and demonstrate how the runoff from the proposed lots and roads will be collected (internally) and conveyed, via gravity, to a LPD.
- c) The detention basin will not be able to be constructed in the land as shown on current drawings as there is a 4m level change. Where permission to discharge via 353 Bridgeman Road is obtained, provide detailed plans of the detention basin addressing:
 - i) Access to basin filter surface requires a 1V:6H driveway from the local road to filter.
 - ii) Basin embankments higher than 1.5m above existing levels at the boundary with 353 Bridgeman Road will not be accepted, as noted in the Infrastructure design PSP.
 - iii) Water quality filter and the extended detention depth shall be below existing ground level to prevent seepage and nuisance into adjoining properties.
 - d) Where discharging stormwater into existing drainage (e.g. northern part of the site falling to Sovereign Place), the capacity of that infrastructure must be shown to be adequate to accept those partial flows from the development.
 - e) Provide bio-retention basins to address stormwater quality.
 - f) Demonstrate the proposed developments stormwater management system will not adversely impact adjoining land as required by PO2 of the Stormwater code.

Refer to the amended layout with drainage infrastructure located at the northern end of the site and the accompanying and SWMP / engineering plans.

Traffic

- 3)** As discussed in Item 1 above, the draft Bridgeman Downs neighbourhood plan proposes the rezoning of the land immediately to the east and south of the subject site to low density residential. Accordingly, public road connections are deemed necessary to the adjoining land to the west and south.
- Notwithstanding, the proposal involves Traffic elements which may not conform with the standards of the Transport, access, parking and servicing (TAPS) PSP and will require a further response demonstrating the development will comply with the requirements of the TAPS code. To ensure the efficient operation and safety of the development and its surrounds,

amended plans and a response to the transport and traffic elements of the development are required to demonstrate compliance with PO1 of the TAPS code.

- a) Provide amended plans including public road connections to the land immediately to the east and south of the subject site. The connections should consider the following:
 - i) The connections are to have a 14m road reserve in order to accommodate standard verge widths.
 - ii) The south-west corner of the site is mapped as having high ecological values and may not be practical to construct a future western road connection at this location.

In this case, a public road connection to the western lot should be located further north on the site (approximately around proposed lot 23) with standard corner truncations at Kyle St and constructed as part of this development.

- b) A RPEQ certified side loading refuse collection vehicle swept path analysis has not been provided to demonstrate that refuse collection for proposed lot 17 can be achieved.

It is also not clear where lot 17 will achieve access to the new road and where available kerbside locations will be provided for its mobile garbage bin presentation.

- c) Provide amended plans in accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1, AO8.2 of the infrastructure design code that clearly demonstrate crossovers to proposed lot 17 as well as the detention basin (proposed lot 902).
- d) Superimpose mobile garbage bin presentation areas (2 areas of 0.9m x 0.9m) for proposed lot 17, noting that these must be accessible by the side arm of the refuse collection vehicle and must not be shown on the lot's crossover or on the frontage an adjoining lot, in accordance with section 4.1(3)(5) of the Refuse planning scheme policy.
- e) Provide RPEQ certified side loading refuse collection vehicle swept path analysis to demonstrate that the side arm can reach and collect bins for proposed lot 17 – refer to Table 3 of the Refuse planning scheme policy for refuse collection vehicle specifications (including the location of the side arm and the reach of the side arm).

Refer to the amended ROL plan and accompanying structure plan prepared by Veris. Also, the traffic report prepared by Lambert and Rehbein and accompanying engineering plans by Civil Dimensions.

Earthworks

- 4) The submitted drawings indicate filling and retaining walls up to 1.5 metres in height at the property boundaries (primarily along the south-western corner of the site). Retaining walls proposed at property boundaries are not to exceed 1m in height in accordance with Council's Filling and excavation code.
 - a) Provide amended drawing/s showing the proposed retaining wall/s to be a maximum of 1 metre in height at the property boundaries, then stepped/terraced at 1m horizontal to 1 metre vertical units.
 - b) The drawing/s are to show the proposed retaining wall footings and associated drainage

wholly contained within the property as required by the Filling and excavation code.

- i) Demonstrate the surface and subsoil stormwater runoff/drainage will be directed to a LPD, noting this may not be possible if concrete sleeper walls are used on downstream property boundaries.
- ii) Site-specific cross-sections are to be provided at appropriate locations along site boundaries (as opposed to typical sections).
- iii) Cross-sections are to also nominate reduced levels of top and bottom of proposed retaining walls and levels of adjoining land.

Refer to amended earthworks plans prepared by Civil Dimensions.

Significant Vegetation

- 5)** It is evident from recent aerial photography that some 'significant vegetation' (as defined under the Vegetation planning scheme policy) is present on site. Council requires the retention of significant vegetation as part of the development. Additional information is required in the form of a Vegetation Retention Plan (VRP) and Arborist Report outlining the landscape amenity and ecological values for the site.

To meet the requirements of the Bracken Ridge and district neighbourhood plan code (Overall outcomes 3b, 3c, 3e and PO3), PO2 and PO19/AO19.1 of the Subdivision code and the Vegetation planning scheme policy, respond to the following items:

- a) Submit a Vegetation Retention Plan (VRP) addressing the landscape values of all existing trees on the development site. The VRP is to be supported by an Arborist Report of which has been prepared by a qualified AQF Level 5 Arborist (Diploma in Arboriculture). All documents are to provide the information outlined in Section 1.7 of the Infrastructure Design PSP and the Vegetation PSP.
- b) The Arborist Report is to clearly show the surveyed location of all vegetation with DBH of 100mm of greater and must include the following information:
 - i) Tree species (botanical and common names).
 - ii) Height (m).
 - iii) Diameter at breast height (DBH), measured as the trunk diameter at 1.4 m above ground level.
 - iv) Crown diameter.
 - v) Documentation of attributes of the vegetation that show fauna use or habitat value including scratch marks, scats, hollows and nests.
 - vi) A general tree health assessment, including a landscape amenity assessment of trees on site, as per Vegetation PSP.
 - vii) Photographs.

- viii) Overlay of the preliminary civil and earthworks plan with the surveyed vegetation
- ix) Tree protection zones, with reference to Australian Standards - AS4970 Protection of Trees on Development Sites.
- x) The Arborist Report should demonstrate that all tree retention has been considered for the development layout including future proposed civil construction activity and proposed works (eg: earthworks, construction management activity, driveways/ancillary structures, proposed services/engineering infrastructure).

The ultimate design is to be endorsed by the arborist, regarding long term retention and protection of significant vegetation. Design changes may be required when this information has been assessed/provided.

Refer to Arboricultural Impact Assessment report by Independent Arboricultural Services which addresses the significant vegetation items raised by council, included the retention recommendations and a tree protection plan.

Biodiversity Areas

- 6) The proposed development extends into an area mapped within the High ecological significance sub-category of the Biodiversity areas overlay and therefore triggering assessment against Section C of the Biodiversity areas overlay code. The Biodiversity areas overlay code requires development to ensure ecological features and areas of strategic biodiversity value are protected, conserved and restored to ensure the areas long term viability (PO4). The proposed development also triggers the Subdivision code which requires adverse impacts to vegetation, natural features and topography are minimised (PO2) and retention of significant vegetation (PO19).

Aerial imagery of the site shows mature vegetation around the existing dwelling and the site's boundaries. Responses were provided to the Biodiversity areas overlay code and the Subdivision code (specifically PO2 and PO19) indicating the proposed development complies with the performance outcomes of each code, however no further information has been provided regarding the site's vegetation. Earthworks and services plans submitted propose cut/fill and retaining walls up to 5.5m within Tree Protection Zones (TPZs) of mature vegetation, and a stormwater basin outlet into an area of mapped HES. Where these proposed works encroach existing mature vegetation, it is not clear the extent of impact the proposed development will have on the ecological values of the site.

To enable a detailed assessment of the proposed development, the following is required:

- a) Provide a detailed assessment of the site's existing vegetation which identifies 'Significant Vegetation' as defined by the Vegetation planning scheme policy and a Tree Survey Plan in accordance with the Biodiversity planning scheme policy. The assessment is to incorporate:
 - i) All trees 100 mm DBH or greater (accurate to ± 100 mm) on site/external works area and within 6m of site boundaries.
 - ii) A clear indication of any areas of external works proposed to facilitate installation of services, and the location and impacts to vegetation in proximity to any external works.

- iii) A clear indication of which trees are to be retained and which trees are to be removed and including the information as requested in Item 5(b) of this letter.
- iv) An assessment identifying vegetation that meets the following criteria:
 - Listed as threatened or otherwise significant under Commonwealth, State or local legislation;
 - Provides an important food source, wildlife movement function, habitat or shelter for native fauna;
 - Contributes to natural landforms, including ridgelines and steep slopes;
 - Contributes to local landscape character values and amenity, such as shade provision, subtropical nature and a sense of place;
 - Has cultural or historical value.
- v) Recommendations for vegetation retention measures to ensure long-term health of vegetation (i.e. setbacks to boundary).
- vi) Where works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (minimum AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.
- b) Provide a revised assessment against Section C as required by the Biodiversity areas overlay code.
- c) Provide a revised assessment against PO2 and PO19 as required by the Subdivision code.

Refer to tree survey conducted by Saunders Havill Group, Arboricultural Impact Assessment report by Independent Arboricultural Services, and revised layout and responses to relevant codes.

Urban Utilities

- 7)** The proposed development is to ensure that land used for an urban purpose is serviced adequately with regard to water supply and waste disposal, and that the water supply meets the stated standard of service for the intended use and fire-fighting purposes as required by PO9 of the Infrastructure design code.
 - a) Liaise with and provide advice and a Service Agreement Notice (SAN) from Urban Utilities (UU) confirming the above requirements will be complied with as a result of the proposed development. Demonstrate agreed and required water and sewer reticulation on resubmitted plans.

Refer to attached SAN contained within the updated Engineering and Services Report prepared by Civil Dimensions.

Please contact Greg Connors at g.connors@veris.com.au for any queries or qualification in respect to the above.

We will now progress to Public Notification.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Greg Connors".

Greg Connors
Section Leader QLD
Planning & Urban Design