



**City Planning & Sustainability  
Development Services**

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29 September 2023

Mohebzada Family Trust  
C/- Reel Planning Pty Ltd  
1/9 Camford Street  
MILTON QLD 4064

**ATTENTION: Tim O'Leary**

**Application Reference:** A005894168  
**Address of Site:** 209 MCROYLE ST WACOL QLD 4076

Dear Tim,

**RE: Further advice**

Council has completed its review of the response to the further advice letter and advises that the information provided does not technically and accurately respond to the engineering elements identified within the information request. As such, Council is unable to support a development application that comprises engineering plans and documents which do not meet the engineering standards identified within *Brisbane City Plan 2014* and associated Brisbane City Council engineering standards.

The current proposal also:

- Includes excessive earthworks with no mitigation of the design of the retaining walls due to the heights proposed;
- Does not provide a lawful point of discharge,
- Does not provide the necessary external roadworks to meet current standards, nor minimise driveways to meet the acceptable outcomes in Transport, access, parking and servicing (TAPS) code.

As such, the proposal is not supported in its current form and the following further information must be provided for further consideration:

**Lawful Point of Discharge:**

1. It is noted the initial proposal was to discharge at an outlet to the neighbouring property downstream which did not comply with section 7 of the Infrastructure design planning scheme policy (IDPSP) (7.6.1), by proposing to discharge as overland flow over the property, nor was written consent from the affected owners of the downstream property. In response to the information request, the amended proposal was to maintain discharge as overland flow, via a level spreader system, without downstream owner's consent that did not comply with section 7 of the IDPSP (7.6.1).

The most recent proposal is to discharge to McRoyle Street, which has no existing stormwater infrastructure. A rudimentary open drain exists on one side of McRoyle Street however it is expected that any additional discharge to this open drain will cause nuisance to downstream properties due to the additional discharge proposed. An enclosed drainage system must be provided that can achieve a lawful point of discharge to the nearby waterway or an existing drainage system, otherwise the development cannot achieve compliance with the Stormwater Code.

- a) Provide amended plans including a Stormwater Management Plan that include the following engineering information:
- Existing and proposed levels to the Australian Height Datum.
  - Dimensions and pipe sizes
  - All dimensions are to be expressed in metric units.
  - Linear dimensions on all roadworks drawings must be in metres (m), with the exception of some detailed drawings of small structures (such as maintenance holes, access chambers) and some standard drawings (such as kerb and channel), which may be in millimetres (mm).
  - Reduced levels of benchmarks and reference pegs including permanent survey marks must be expressed to 3 decimal places (such as 0.001m).
  - Reduced levels of roadworks and stormwater drainage must be expressed rounded to 3 decimal places (such as 0.001m).
  - Chainages on drawings must be expressed to 3 decimal places (such as 0.001m).
  - Road cross-sections must be provided at 20m intervals, with further subdivision of 10m to 5m intervals where necessary at horizontal or vertical curvatures.
  - Road and pipe grades must be shown to 3 significant figures (such as 2.365%).

The amended Stormwater Management Plan must also address the following:

- b) Provide amended plans and a Stormwater Management Plan that demonstrate a lawful point of discharge in accordance with AO3.3 of the Stormwater code and Chapter 7 of the Infrastructure design planning scheme policy;
- c) Provide amended plans that confirm the dimensions of the bio retention/detention basins, including detailed engineering plans and sections drawn to scale; and
- d) No calculations have been provided on the detention proposed nor any modelling to support the proposal. Without a stormwater pipe to discharge into, basins will extend the duration of flows across the private properties downstream and cause nuisance.

Provide an amended Stormwater Management Plan that includes calculations and modelling for the proposed detention along with a lawful point of discharge as discussed above.

## **Earthworks and Retaining Walls**

2. Retaining walls and earthworks are proposed that exceed the maximum 2.5m height in an industry zone, are not proposed to be tiered and do not comply with any requirements of the Filling and excavation code. How these walls would be maintained and designed to not to impact on neighbouring properties has not been addressed as requested within the Information Request and Further Advice letter including basic information such as existing and proposed contour levels over the site.

In response to PO1 and PO2 of the Filling and excavation code the height of any retaining walls must be reduced and/or tiered in accordance with AO2.1 of the Filling and excavation code along with the providing following:

- a) Amended earthworks plan that shows all retaining walls are located within the boundaries of the site in conjunction with the extent of fill being proposed;
- b) Existing and proposed site levels with sections that clearly detail the height of all retaining walls in relation to adjoining sites with the plans also tiering retaining walls in accordance with AO2.1 of the Filling and excavation code; and
- c) Amended site plans including the re-location of internal access driveways and manoeuvring areas where the layout of the development is required to be amended to ensure retaining walls are terraced within the site.

### **External Roadworks**

3. As previously noted in the Information Request and Further Advice which requested the formalisation of the verge to be brought up to current standards, the site plan provided details excessive verge works and a kerb and channel at approximately 7 metres from the site boundary, which is not supported.
  - a) Provide amended plans showing a formal verge with kerb and channel on a 3.75m alignment on both the McRoyle Street and Clendon Street frontages with an R10 kerb return and any associated pavement widening as required in accordance with AO6 of the Infrastructure design code and planning scheme policy.

### **Site Access**

4. It is noted the proposed number of driveways servicing the development have been reduced to 4 from the initial 5 proposed, however this outcome remains to be non-compliant with the TAPS code. Provide amended plans that:
  - a) Reduce the number of crossovers to the site to 3 in total with one crossover to each street frontage for heavy vehicles and one crossover to the caretakers residence; and
  - b) Clarify on amended plans the location of any street trees in relation to the proposed crossovers.

### **Land Uses and Proposed Plans**

5. It is noted the proposed shop does not occur within a building, is proposed to be used in more than one location over the site and in conjunction with the Outdoor sales use, which is not supported. In addition, the location of the Outdoor sales component is not identified on the revised plans.

Provide amended plans that:

  - a) Removes the shop component from the application; and
  - b) Clearly identifies the location of Outdoor sales activities and the associated storage areas on the amended plans.

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

Yours sincerely

A handwritten signature in black ink that reads "J. Lynham". The signature is written in a cursive, flowing style.

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