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City Planning and Economic Development Services
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Dedicated to a better Brisbane

03 November 2026

Queensland Resources Holdings Pty Ltd
C/- Place Creation Pty Ltd
Suite 538, Level 5, Jubilee Place
470 St Pauls Terrace
FORTITUDE VALLEY QLD 4006

ATTENTION: Luke Munro

Application Reference: A006964015
Address of Site: 1095 WATERWORKS RD THE GAP QLD 4061

Dear Mr Munro

RE: Further advice requiring resolution prior to a decision

Council has reviewed your response to the Information Request and determined that whilst some matters have been successfully resolved, the following issues require further resolution prior to a decision on this application.

Proposed Driveway

1) The taper of the driveway exits lane conflicts with the adjacent pole (light/power). The kerb taper must be a minimum of 1m from the power pole, i.e. as measured along the kerb in accordance with the Transport access parking and services planning scheme policy (TAPS PSP) and the BSD 2021/BSD 2022.

    a. Provide amended plans showing a re-design of the driveway to comply with the above requirements. Alternatively, the power pole may be relocated.

2) The proposed 12m wide C2 driveway crossover to Waterworks Road is required to operate as a left-in/left-out access arrangement. As Waterworks Road is an arterial road, the access must be designed to physically restrict vehicles from undertaking right-turn movements into or out of the site. To demonstrate compliance with PO1 and PO2 of the Road hierarchy overlay code, provide the following:

    a. Amend the proposed C2 driveway crossover shown on Galeon Drawing Ref. WS001-A, including the central island, entry and exit lanes and driveway flares, to physically restrict right-turn movements into and out of the site. The amended plan is to be prepared or certified by an RPEQ traffic engineer and supported by swept-path diagrams demonstrating the intended left-in/left-out operation.
    b. Amend the proposed driveway signage and line-marking plan to reflect the revised left-in/left-out access arrangement.

Stormwater

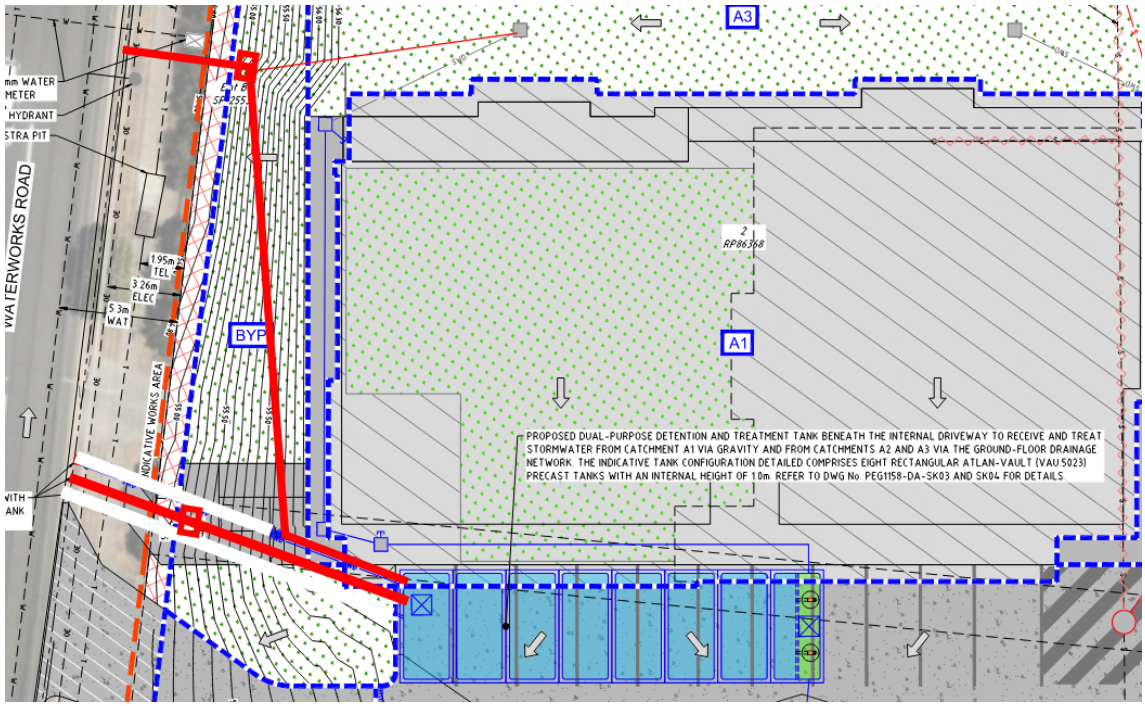
3) The proposed kerb adapters layout as shown on SK02-C is not supported. Multiple discharges within proximity to each other are considered a single discharge location. In accordance with PO1 and PO2 of the Stormwater code provide amended plans as follows:

   a. Retain a discharge location where currently proposed and move the other discharge point towards the western boundary of the site by 10 to 15m.

   b. At each discharge location a roof-water surcharge pit is to be provided, at the site boundary, to manage flows exceeding the capacity of the kerb adapters in major storm events, i.e., 1% AEP and extreme storm events.

   c. As the permissible flow to kerb and channel at each location is 30L/s in a 5% AEP (as per roof-water design) storm event, revise the detention measures to ensure that the 5% AEP flows do not exceed this flow at any of the discharge locations.

   See below a sketch of the required layout.



Noise Assessment

4) The Noise Assessment Report (7047R1) prepared by Noise Measurement Services, dated 25/08/2026 has been reviewed. The following further information is requested to enable assessment of the development against PO10 of the Childcare centre code and PO2 of the Community facilities code.

   a. PO2 of the Community facilities code requires that noise criteria be met at the boundary of a residential zone. Please assess noise impacts at the boundary of the adjoining residential zone, considering heights up to two storeys, consistent with the building height permitted in that zone. The Community facilities code noise criteria are applicable at the lot boundary of residential zones, and not at where the residential zoning ceases as implied in the noise report.

   b. Provide the L_{Amax} noise levels associated with activities occurring before 7am and assess them against the L_{Amax} criteria. While background noise levels may

increase between 6:00am and 7:00am, this does not remove the requirement to assess and comply with the L_{Amax} criterion. The L_{Amax} criterion addresses short-duration maximum noise events that may cause sleep disturbance or nuisance and is distinct from criteria based on average or background noise levels. An increase in background noise may influence assessment of continuous noise emissions but does not negate the need to assess discrete maximum noise events against the applicable L_{Amax} criterion.

c. The assumed average vehicle speed of 25 km/h within the car park appears to be overstated for a Childcare centre car park environment. Please adopt a more realistic average vehicle speed and revise the assessment accordingly.

Notes:

1) Both the Childcare centre code and Community facilities code apply to this development application which is impact assessable, and there is no conflict in applying both Codes concurrently.
2) The noise report appears to imply that the City Plan is only concerned with ground level receptors because of the requirement of a 2m high acoustic fencing as an acceptable outcome. If compliance with AO2.1 of the Community facilities code were to be proposed through the provision of a 2m high acoustic fence instead of addressing PO2, then all elements of AO2.1 would apply. This would mean:
    a. outdoor play areas would not be permitted; and
    b. compliance with AO2.2 would also need to be demonstrated.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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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Development Services
Brisbane City Council