



*Dedicated to a better Brisbane*

3 July 2026

Onefin Property Pty Ltd  
C/- Town Planning Alliance  
PO Box 7657  
EAST BRISBANE QLD 4169

**ATTENTION: Tom Kedda**

**Application Reference:** A007037087  
**Address of Site:** 62 BLUNDER RD OXLEY QLD 4075

Dear Tom

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

### **Traffic**

1. The proposed Warehouse parking is less than previously approved despite an increase in the number of tenancies and Gross Floor Area (GFA) for the Low impact/Warehouse tenancies. Submit amended plans showing:
  - a) The intended use of each mezzanine i.e. storage and/or ancillary administration area;
  - b) The proposed mezzanine for each tenancy (including clarification on the total number of tenancies and GFA per mezzanine) to enable a detailed assessment of parking requirements; and
  - c) Provide an amended RPEQ Traffic Report to reflect the updated plans and demonstrate how any performance outcome for car parking achieves compliance with the City Plan. There may need to be a reduction in the number of tenancies and/or additional GFA to achieve compliance with the car parking requirements in City Plan.

### **Stormwater**

2. The Stormwater management plan (STP SK-C100) has altered the Lawful Point of Discharge for the development. Previously all flows were being directed to the waterway, where the latest plans direct flows from part of the site to the Factory Road Loop existing stormwater gully. This stormwater connection likely does not have capacity for site flows. In response to PO1, PO3 and Section B of the Stormwater code provide:
  - a) An RPEQ capacity assessment of existing infrastructure, detailing any stormwater detention requirements; and

- b) Amended plans showing drainage at driveway crossover to Factory Road Loop.
3. The proposed location of the Atlan storage tank within the suspended area is not supported, noting that this tank cannot encroach into the volumetric easement (e.g. below 7.5m AHD). Given a surface level of 8m AHD, this would only provide 500mm to house the tank and accommodate its wall thickness, effectively providing no volume to the tank. In response to PO1 and Section B of the Stormwater code and PO7 of the Flood overlay code provide:
- a) Amended plans showing this tank located in the filled area of the site where a deeper tank will have no impact on flooding.

### **Refuse**

4. It is noted 3000L front lift bulk bins are proposed; however, the bulk bins will be unable to enter the refuse enclosure due to the width available between the stairs and the edge of the door. It is also noted the Heavy Rigid Vehicle (HRV) swept path analysis provided details the HRV reversing into the loading area. A RPEQ endorsed swept path analysis has also not been provided for a front lift Refuse Collection Vehicle (RCV).

In accordance with PO17/AO17.2 of the Industry code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans the following:

- a) The proposed front lift bulk bins can enter and exit the refuse enclosure without being impacted by the stairs or any other obstructions; and
- b) Provide a RPEQ endorsed swept path analysis demonstrating a front lift RCV as per BSD 3009, can safely and efficiently service the development.

OR

- c) Remove the reference to front lift bins and remove the indicative bins within the enclosure from the architectural plans. Ensure the dimensions of the refuse enclosure are shown on the amended plans and reference is made to a 'Roofed & Screened Refuse Enclosure'.

### **Environmental Protection Zone**

5. The proposed change application appears consistent with previous Development Approval A006250342 in relation to the extent of the Environmental Protection Zone (EPZ). The EPZ however has not been depicted and/or labelled on the Plan of Reconfiguration nor the Development Plan. Inclusion of this information is necessary to ensure survey accuracy relative to the previously approved EPZ extent, and to clearly define the area required for rehabilitation in accordance with the Biodiversity areas overlay code and the Waterway corridor overlay code.
- a) Provide a revised Plan of Reconfiguration and a revised Development Plan which depicts the extent of the Environmental Protection Zone. The EPZ must be in accordance with previous Development Approval A006250342.

### **Stormwater Quality**

6. It is noted a revised Music Model was submitted as part of the change application. Provide a copy of this Music Model in the correct format - .sqz file.

## 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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007037087.

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

Yours sincerely



Justin Lynham  
Senior Urban Planner  
Planning Services South  
Phone: 3407 1302  
Email: [justin.lynham@brisbane.qld.gov.au](mailto:justin.lynham@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council