Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

4 June 2026

Indigo Construction Co Pty Ltd
C/- Gateway Survey And Planning
2221 Wynnum Road
WYNNUM QLD 4178

ATTENTION: Brett Cronin
Application Reference: A007020056
Address of Site: 2 JULIE RD ELLEN GROVE QLD 4078

Dear Brett

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.

Lot Access

1) The proposed access driveway does not comply with Performance outcome PO3 of the Transport, access, parking and servicing code and Table 5 of the TAPS PSP which requires a minimum 30m separation from the intersection (major road / major road). The proposed crossover access is therefore not supported due to the proximity to the intersection and the potential to generate safety risks. More specifically;

a) If Skepper Street is considered a minor road (Neighbourhood Road as opposed to a District Road), then a minimum separation of 20m would still be required.
b) The proposed crossover being located within the left turning lane is undesirable. This has potential to increase rear end crashes from vehicles entering the development and may contribute to awkward exit manoeuvres.
c) It is unclear whether the proposed 2.5m wide crossover can achieve compliance within the existing constraints alone. A minimum 2m clearance from existing street trees and 0.5m clearance from the stormwater gully will be required.
d) As Julie Road is a district (major) road, a single consolidated access should be provided to serve all lots. A solution that utilises the existing driveway location could be considered. However, the proposed driveway location and removal of the existing driveway would shift the access closer to the intersection, which cannot be supported.
e) An RPEQ endorsed Traffic Impact Assessment is required to demonstrate site access design standards will comply with SC6.31 of the TAPS PSP.

Refuse Collection

2) It is noted the kerbside presentation of mobile garbage bins (MGBs) from the frontage is problematic due to the two existing street trees, the proposed crossover and the existing crossover.

a) In accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate sufficient kerbside presentation area of 1.8m for each lot.

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b) MGBs for proposed Lots 3 and 4 must be placed within the truncated area either side of the easement.
c) MGBs must not be placed under tree canopies, on crossovers, kerb tapers or on adjoining lots.

Stormwater

3) The proposed management of stormwater involves drainage discharging to the existing gully at the frontage of the site, with filling over the four lots in order to achieve a lawful point of discharge as shown in the Civilworks Engineers' Code Compliance Report (dated March 2026). Although this can be supported in principle, more detailed evidence is required to confirm each lot can be appropriately serviced by the proposed drainage to demonstrate compliance with PO3 and PO4 of the Subdivision code.

a) Provide surface, invert levels and grades of the proposed drainage, including each lot connection and the invert level of the existing gully to confirm each new lot will achieve a lawful point of discharge.
b) The 0.2m wide strip drain facing the upstream neighbouring property is to be increased to 0.3m to ensure sufficient width to manage upstream flows.

Earthworks

4) The concept earthworks plan provided shows batters which grade to the rear of the site and towards retaining walls facing neighbouring properties. Surface run-off in rain events will most likely impact on the adjacent properties with nuisance run-off. Additionally, it has not been demonstrated how retaining wall drainage will be managed without impacting on neighbouring properties. To demonstrate compliance with PO1 and PO2 of the Filling and excavation code:

a) Provide amended earthworks plans that demonstrate that proposed earthworks and side retaining walls will not result in nuisance run-off that will impact neighbouring properties. The batter to the rear can be accepted with the setback proposed.
b) The retaining wall facing the upstream property (Lot 2 on RP132820) is to be set back 0.3m to allow sufficient width for surface flows to be managed.
c) Demonstrate how drainage will be managed for all retaining wall subsoil drainage.
d) Batters are not to grade to the tops of retaining walls as this can result in nuisance run-off to neighbouring properties.

Fire Hydrant

5) The Concept Services Sketch plan shows a proposed fire hydrant at the frontage of the site to achieve the minimum required distance to serve each new lot in accordance with firefighting requirements. To demonstrate compliance with PO6 of the Infrastructure design code

a) Provide evidence from Urban Utilities that this proposal can be supported.

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 A007020056.

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

Yours sincerely

Nicholas Cudicio
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Planning Services South
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Development Services
Brisbane City Council