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07 September 2026

BCD Constructions
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Emily Hutchinson
Application Reference: A006949522
Address of Site: 200 BRADMAN ST SUNNYBANK HILLS QLD 4109

Dear Emily,

RE: Further advice

Council has reviewed the response to the Information Request received on 21 July 2026 and note that further information is required before Council can determine the development application, as follows:

Car parking

1. The response to item 4(b) of the Information request letter dated 9 March 2026 has not been adequately addressed.
 - a. A revised site and civil engineering plan is to be prepared by a suitably qualified engineer showing:
 - i. all parking and manoeuvring areas to be constructed and **permeable carparking areas sealed with an appropriate hard surface**;
 - ii. pavement surface treatments;
 - iii. finished surface levels and grades;
 - iv. drainage flow paths;
 - v. locations and dimensions of drainage pits;
 - vi. locations, sizes and grades of drainage pipes;
 - vii. any swales, grated inlets, kerb inlets or other stormwater collection infrastructure; and
 - viii. the lawful point of discharge.
 - b. Details demonstrating that all parking and manoeuvring areas will be provided with an appropriate **all-weather sealed surface**.
 - c. Certification from a suitably qualified RPEQ engineer confirming that the proposed drainage system has been designed to adequately collect and convey stormwater runoff from all parking and manoeuvring areas without causing nuisance, ponding or adverse impacts on adjoining properties or the external road network.
 - d. Supporting drainage calculations where necessary to demonstrate the adequacy of the proposed stormwater collection and conveyance system.

Note: Sealed and compacted car park surfaces help manage dust, improve stormwater drainage, and minimise sediment loss and erosion. They also support compliance with Australian Standard AS 2890, including slip-resistance requirements.

Please advise how you wish to proceed with the application. It is recommended that you either agree to further extend the decision period or 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

A handwritten signature in black ink, appearing to read 'alexwood' in a cursive, lowercase style.

Alexandria Wood
Urban Planner
Planning Services South
Phone: 31782227
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Development Services
Brisbane City Council