



Dedicated to a better Brisbane

11 August 2026

A1 Global Autoparts Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Blair McPherson
Application Reference: A006775803
Address of Site: 76 KING AVE WILLAWONG QLD 4110

Dear Blair,

RE: Further advice

Council officers have reviewed the further advice response dated 22 June 2026⁷ and have identified the following issues are to be addressed.

Ecological Values

- 1) The proposed Vegetation Management Plan shows an alternative swale location and proposed removal of trees within the approved Environmental Protection Zone (EPZ). This altered swale location and associated tree removal is not supported as the retention of trees within this area provide ecological value. The justification provided for the alternative swale location is insufficient as it refers to a box culvert which has not been present on previous plans. Furthermore, the clearing exemptions proposed for the removal of vegetation in this area do not negate the current development approval over the site which protects the trees under an Environmental Protection Zone. Provide the following information to enable further assessment of the application.
 - a) Provide an updated plan showing retention of vegetation within the approved Environmental Protection Zone along the eastern boundary of the site.
 - b) Provide an updated plan showing the swale alignment located around the Notional Root Zones (NRZ/TPZ) of retained trees to ensure their protection.

Proposed Plans

- 2) No filling and excavation drawings have been provided for stage 1 of the development. To ensure that no earthworks are proposed within the EPZ, an earthworks plan must be provided.
 - a) Provide an earthworks plan for stage 1 of the development showing no proposed earthworks within the EPZ.
- 3) Conflicting proposed plans and Vegetation Plans have been provided which show differing retention of trees within the EPZ (Plans titled Stage 1 – Site Development Plan, Job No. A1GA 1845, Issue M, dated Nov' 18).

- a) Provide updated plans showing the same information to ensure alignment of all proposed plans.
- 4) To assist Council in setting conditions, it is recommended that a full set of clear fully dimensioned most recent updated architectural and civil engineering plans for each stage be provided.
- 5) The submitted civil engineering plan CW23028-SK100, Revision D, dated 05 March, 2026, contains a note stipulating "proposed road widening works refer to CW23028-SK07 for detail". Council does not currently appear to have received a copy of the plan CW23028-SK07. Please forward a copy of CW23028-SK07 to Council.
- 6) The submitted set of civil engineering plans received by Council on 24 June 2026, only show earthworks for Stage 2. Provide the preliminary concept earthworks plans for Stages 1 and 3.
- 7) The access driveway crossover design on King Avenue is to be fully detailed and dimensioned for each stage and it is to be demonstrated that the crossover design is sufficient for the swept paths of all classes and sizes of vehicles that will access the site

Stormwater Quality

- 8) Provide the MUSIC modelling in a 'sqz' file format.

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

Yours sincerely



Dane Hoffmann
Senior Urban Planner
Planning Services South
Phone: 07 3178 5678
Email: Dane.Hoffmann@brisbane.qld.gov.au
Development Services
Brisbane City Council