



*Dedicated to a better Brisbane*

12 December 2025

Eatons Crossing Investment Pty Ltd  
c/- The Trustee For Urbicus Unit Trust  
110 Kennedy Tce  
Paddington QLD 4064

**ATTENTION:** Mark Kierpal

**Application Reference:** A006861516  
**Address of Site:** 15 ULLSWATER ST VIRGINIA QLD 4014

Dear Mark

**RE:** Further advice

Council has completed an initial assessment of the change application and has identified that further information is required in order to progress the application to a decision, whilst some of the proposed changes are not supported.

While this minor change application is only for Lot 49 on RP26037, a new development application has been lodged over the adjoining Lots 50 and 51 on RP26037 and also includes Lot 49 on RP26037. It is recommended to consider the current application pathway and whether the site compliance and development intent would be better addressed through one application instead of two separate applications.

Please note that upon receipt and review of the information requested in this letter, further information may still be required for Council to complete its assessment.

#### **Access Ramp**

1. It is understood the original approval included a ramp to the rear of the site in order to provide maintenance access to the rear of the site and undercroft area. Aerial mapping and submitted plans indicate this ramp now extends within the area previously designated to be drainage reserve dedicated to Council, which was also to be rehabilitated. This ramp also provides internal access to the adjoining lot at 11 Ullswater Street, which is not subject to this application and which is not supported. This access and linking to another lot not included in the original approval does not meet the minor change test through including additional land, whilst the extension of the ramp does not meet City Plan benchmarks.
  - a. Provide amended plans which remove the rear access ramp extending into the protected area from the proposal and return the ramp to the previously approved form.
  - b. Provide confirmation this ramp will be for maintenance access to only Lot 49 on RP26037.

#### **Stormwater Quality – Stormwater Quality Management Plan**

2. The submitted Stormwater Quality Management plan was not accepted in the previous approval A004516172, that was the reason why it was conditioned for a stormwater quality management plan to be submitted as part of the approval. The change application has not yet submitted an acceptable stormwater quality management plan for this development, and it is unclear what changes are actually being sought.

The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m<sup>2</sup> as per Section B of the Stormwater Code. The application therefore needs to demonstrate compliance with AO16 and AO17 of the Code.

- a. Submit an operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 "Permanent Methods of Water Quality Control" of the Infrastructure Design Planning Scheme Policy. The plan is to include pollutant export modelling using MUSIC ( $\geq$  Vers 6). (Note: A digital copy of the MUSIC modelling file is to be provided to support the proposed plan.) The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

### **Rehabilitation**

3. The proposal seeks to amend the area of rehabilitation required by Condition 8 of Development Approval A004516172, being the area identified as drainage easement on the approved Site Plan DA-000 revision H (Amended in Red 25 August 2010), however no information has been provided as to the extent of changes proposed. This information is required for Council to assess and determine if any proposed changes can be supported. Any proposed changes to the rehabilitation area must demonstrate compliance with the relevant assessment benchmarks of the Waterway corridors and Biodiversity areas overlay codes.
  - a. Provide a Concept Rehabilitation Plan which clearly demonstrates all proposed changes being sought to the approved Rehabilitation Area. The plan must be accompanied by a summary table which outlines the proposed changes between the existing approved Rehabilitation Plan operational works application (A005465994) and the new Concept Rehabilitation Plan.
  - b. Provide an assessment against the Sections A and C of the Waterway corridors overlay code, and Section C of the Biodiversity areas overlay code which demonstrates any changes in rehabilitation outcomes comply with the assessment benchmarks of the respective codes.

### **Environmental Covenant**

4. The proposal seeks to remove Condition 27 of Development Approval A004516172 which requires dedication of land to Council, being the area below the habitat and ecological line as shown on the approved Site Plan 09044-DA-000 revision H (Amended in Red 25 August 2010). The proposal seeks to replace this condition with a statutory environmental covenant, however no further information has been provided as to the environmental covenant area being sought. For Council to assess the suitability of this proposal, additional information is required.
  - a. Provide amended plans which clearly demonstrate the proposed boundaries of any environmental covenant area being sought in place of drainage reserve land dedication to Council.

### **Submitted Plans**

5. The submitted plans show alterations to the previously approved layout for the Waste Transfer Station but do not appear to include all items shown onsite through an aerial mapping assessment. This includes what appears to be a weighbridge on the southern side of the shed structure onsite.
  - a. Provide amended plans which include all details of the development, including items such as a weighbridge, or confirm that these aspects are not part of the proposal and are intended to be removed from site.
6. The proposed plans show the removal of the site office, resulting in a lack of staff recreation area or amenities onsite. It is understood that a separate application has been lodged over the adjoining lots, however, this application is required to be assessed on its own merits and

cannot rely on facilities on adjoining land. The site is required to provide its own area for staff recreation and amenities.

- a. Provide amended plans which demonstrate staff recreation area and amenities within the subject site.
7. The submitted plans show a skip bin storage area to the rear of the shed where previously carparking was allocated. It is assumed that all skip bins are to be stored entirely within the nominated area. However, further information is required in order to determine storage capacity is sufficient for the expected number of bins and that storage will still allow for manoeuvring at the rear area by vehicles within the site.
- a. Provide amended plans which show skip bins located entirely within the allocated area and provide further information on the expected storage capacity. Provide swept paths from a suitably qualified RPEQ to ensure the safety and manoeuvring within the site is ensured, without conflicts with stored skip bins.

### Landscaping

8. The proposed removal of landscaping from the frontage of the site and the associated condition is not supported. The proposal is to incorporate landscaping to the frontage of the site that makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form in accordance with PO12 of the Industry code. Provide a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that:
- a. Incorporates a landscape buffer along the full length of the frontage of the site excluding the crossover that supports the provision of large shade trees that at maturity cast 50% shade cover over the frontage of the site. This appears to be achievable without needing changes to the parking layout
  - b. Demonstrates the landscape buffer is to include understorey plantings made up of shrubs and groundcovers in mulch that will achieve full coverage of the landscape areas within 2 years of planting.

### Street Trees

9. It is understood from the submitted information that Condition 10) New Street Trees Subdivision is not requested to be altered or removed, but the notes adjoining the condition advise that road works have already been completed. No street trees have been provided as part of the recent road works. Street trees support a high quality subtropical environment with a strong amenity focus in accordance with PO2 of the Streetscape hierarchy overlay code and the provision of street trees is warranted along the verge of the site.
- a. Provide amended plans demonstrating an intent to provide street trees in accordance with Condition 10.

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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