

11 May 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Via Email: CPEDS-DS-PlanningSupport@brisbane.qld.gov.au

ATTENTION: KATRINA BOGOEVSKI

Dear Katrina,

RE: RESPONSE TO FURTHER ADVICE FOR PROPOSED MINOR CHANGE TO DEVELOPMENT APPROVAL UPON LAND LOCATED AT 197 BLUNDER ROAD, DURACK QLD 4077 - COUNCIL REFERENCE A006973549.

We write in relation to the abovementioned application and Council's Further Advice dated 23 April 2026.

To assist Council with their assessment, and in conjunction with this written response, we attach for your records a copy of the following documents:

- Amended Architectural Plans prepared by *Raymond Designs*; and
- Stormwater MUSIC Model prepared by *Inertia Engineering*.

We trust that the information provided is sufficient for your purposes. Should you wish to discuss this matter further, please do not hesitate to contact me at the office on (07) 3361 9999.

Should you wish to discuss the matter further, please do not hesitate to contact our office.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD



Tom Kedda
PRINCIPAL PLANNER

Enc. Further Advice Response

Refuse

- 1) *It is noted the site has approved kerbside collection with mobile garbage bins (MGBs), which has been relocated from within the building to the staff breakout and service court. The proposal has not demonstrated that the additional refuse generated from the extension and additional children can be accommodated. In accordance with PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended architectural plans demonstrating the following:*
 - a) *The refuse storage area has capacity to accommodate the increase to refuse generation (i.e. 4 x 240L refuse MGBs and 2 x 240L recycling MGBs).*
 - b) *A roofed and wholly screened refuse enclosure that has a minimum internal area of 15.9m² (4.3m x 3.7m). Ensure to denote 'Roofed and wholly screened refuse enclosure' on the amended plans and state the dimensions.*

Response:

As requested by Council, the proposed refuse storage area has been reconfigured to ensure it is both roofed & enclosed and suitable to accommodate a total of 6x 240L wheelie bins (i.e. 4x general waste & 2x recycling). Please see the revised Site / Floor Plan enclosed within the Amended Architectural Plans for further detail.

Notwithstanding, and upon discussions with the future tenant / childcare operator, the applicant also wishes to seek an amendment to Condition 34 to provide some greater flexibility as to who collects the waste (i.e. BCC's Waste Services or a private waste contractor) and how frequently they are collected (i.e. twice per week in lieu of once per week).

With this in mind, an amendment to Condition 34 as now proposed is detailed below. Words removed from the existing conditions have been ~~crossed out~~, while suggested additions are **provided in red**. The proposed conditions are to read as per below, or similar, in accordance with the typical wording from Council for conditions of this nature:

34) Refuse Collection - Kerb Side (external road or internal private road)

~~Refuse and recycling bins for the development must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS.~~

~~Timing: At the commencement of use and then to be maintained.~~

Provide for the installation and collection of refuse/recycling bins.

34(a) Arrange Refuse Collection

Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site up to twice per week by a private waste contractor or Brisbane City Council's Waste and Resource Recovery Services.

Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.

PROOF OF FULFILMENT

Where a private waste contractor is engaged, provide written confirmation from the proposed waste collection contractor of the agreement to service the property. The written agreement must be submitted to Council's Waste and Resource Recovery Services and include full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size.

Stormwater Quality

- 2) Development condition 22 of the current approval must be complied with which requires a stormwater management plan to be submitted for approval through a formal assessment procedure. Discussions about filter numbers/device types can be held as part of the assessment of the change to the approval, however it is not clear if the condition will be retained or not.
- a) Provide clarification if the condition is proposed to be retained, as further filters required in a treatment device outlined within the letter from Intertia will be assessed as part of the compliance assessment; or
 - b) If the condition is to be removed, submit a complete Site Based Stormwater Management Plan including one drainage plan and MUSIC modelling (with the electronic file submitted).

Consult Stormwater Australia <https://www.stormwateraustralia.com.au/sqidep-stormwater-quality-improvement-device-evaluation-protocol/> to access approved treatment reduction data for particular treatment devices, to prepare a treatment train for the whole development area.

Response:

Please be advised that it is the applicant wishes to have Condition 22 removed. As such, and as requested, the electronic MUSIC model provided by the project civil engineer is enclosed as part of this response material. The MUSIC modelling, combined with the Civil Servicing & Stormwater Management Technical Memorandum prepared by *Inertia Engineering* and initially submitted to the Council on 27 February 2026, provides sufficient stormwater data and management information for Council's assessment and therefore, ultimately allowing for the removal of Condition 22 in its entirety from the conditions package.

**