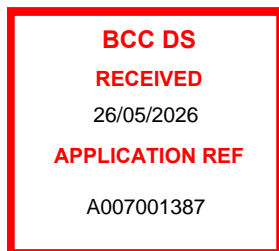


26 May 2026

Job Ref: B4977P-A1-DA1

Att: Kayal Chandrasekar
Planning Services North
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001



Via email: DSPlanningSupport@brisbane.qld.gov.au / Kayal.Chandrasekar@brisbane.qld.gov.au

RE: RESPONSE TO FURTHER ADVICE NOTICE-297 SHERBROOKE ROAD, WILLOWONG QLD 4110

APPLICANT: AURUM CONSTRUCTIONS PTY LTD C/- JFP URBAN CONSULTANTS PTY LTD

COUNCIL REF: A007001387

Dear Kayal,

We refer to Council's Further Advice Notice, dated 14 May 2026, regarding the abovementioned application; and provide all of the information requested. In support of our response, please find enclosed the following documents for assessment: -

- Attachment A.** Amended Architectural Plans, prepared by Garry Grieve Design
- Attachment B.** Amended Swept Path Analysis, prepared by Velocity Traffic Engineering
- Attachment C.** Amended Landscape Concept Plan, prepared by Green Synthesis Design
- Attachment D.** Further Advice Notice, prepared by Brisbane City Council

In response to Council's request, and as further detailed below, we note that the proposed development has been amended as follows: -

1. Amended Swept Path Analysis to show ALL onsite manoeuvring capabilities for Refuse Vehicles
2. Incorporation of shade trees to provide additional shading for car parking spaces
3. Permeable pavement and gravel fill to be in the north-west corner to ensure protection of the NALL Protected vegetation in the adjoining properties.

Our responses to Council's Further Advice is as follows: -

Refuse Collection

1. In accordance with AO18/PO8 and AO19.1, AO19.2, AO19.3/PO19 of the Transport, access, parking and servicing code provide amended plans and supporting documents which address the following requirements:
 - a. Provide RPEQ swept path analysis which demonstrates all onsite manoeuvring of the RCV inclusive of ingress, egress and travel path to servicing location.
 - b. Provide updated RPEQ RCV swept paths which demonstrate a kerb-to-kerb of 9.757m as per BSD-3008 sheet 2 of 2 or provide clarification from an RPEQ that the steering angle utilised to generate the swept path is equivalent to a kerb-to-kerb radius of 9.757m

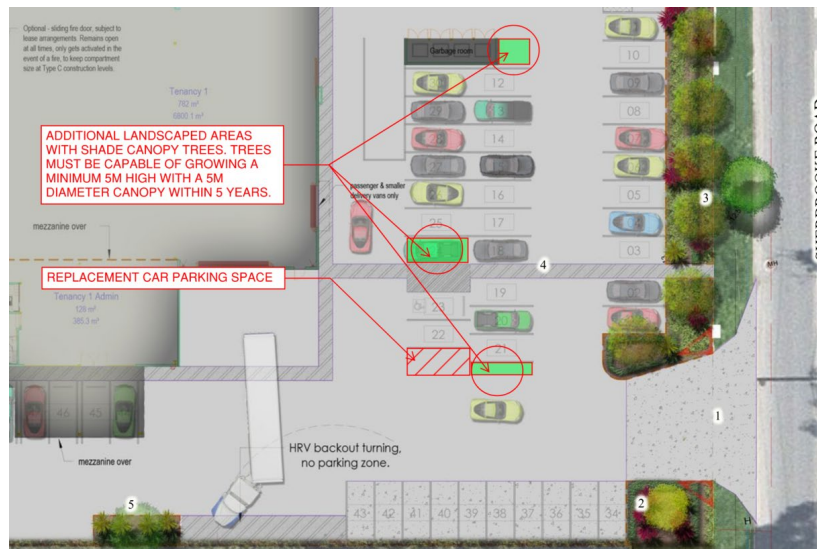
Applicant Response:

Council’s advice is noted. A swept path assessment was undertaken for the Brisbane City Council TAPS Code Rear Lift Refuse Collection Vehicles. The assessment demonstrates the full refuse collection movement, including ingress from Sherbrooke Road, internal travel to the refuse collection area, manoeuvring adjacent to the bin enclosure, standing/servicing position, and egress back to Sherbrooke Road.

The updated assessment confirms that that both the RCV refuse collection movement and the critical 19m AV servicing movement can be undertaken safely and effectively within the site. Both vehicles can enter, manoeuvre, service/load, and depart in accordance with the intended operational arrangement while maintaining the required 300mm clearance buffers. Please refer to Attachment B for further details.

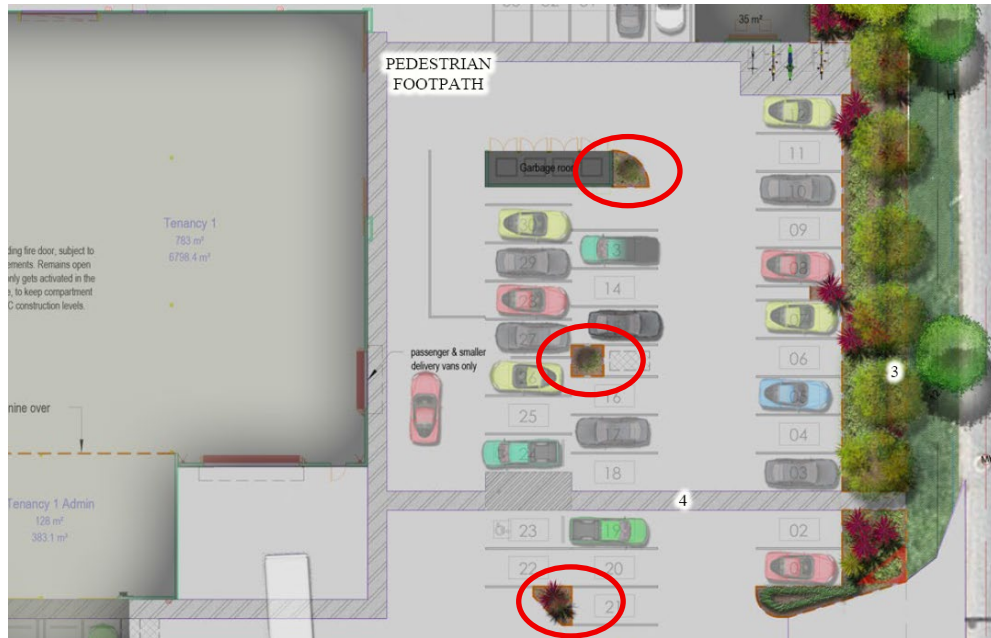
Landscape

2. Submit amended plans showing shade trees at a rate of one per six car parking spaces in the at-grade parking area in accordance with AO13.3/PO13 of the Industry code to complement the scale and bulk of the industrial form, as recommended below:

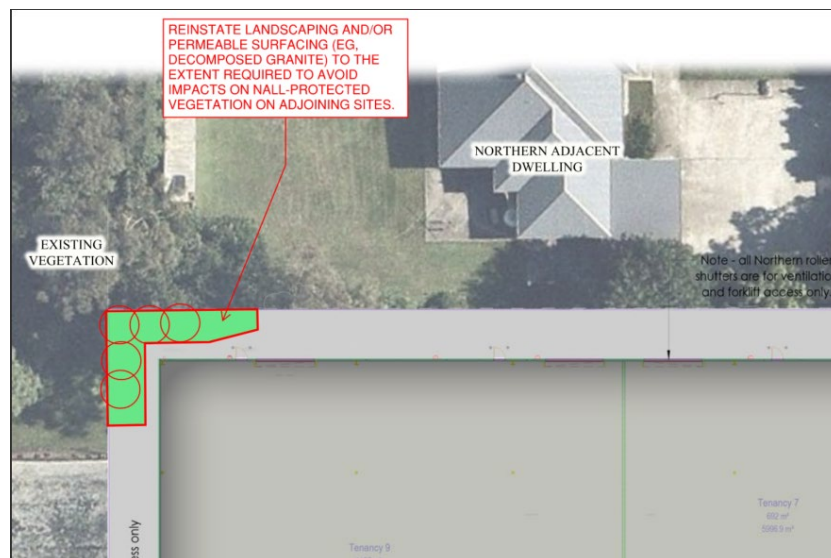


Applicant’s Response:

While Council’s further advice is noted. The indicative location for shade trees recommended by Council would likely result in a loss of 2 car spaces. To avoid this, alternative locations have been proposed (See Attachment C) which would allow for the retention of the car spaces while also satisfying AO13.3/PO13.3 the Brisbane Planning Scheme (i.e 3 trees for 18 car spaces). Please refer to the below image showing the shade tree locations.



3. In continuation to the further advice letter issued on 14 May 2026, and as discussed last week, please submit amended plans as outlined in the image below. The amendments must clearly demonstrate that the NALL protected vegetation on the adjoining properties to the north and west will not be impacted by any works associated with the proposed development.



Applicant’s Response:

Please refer to the amended plans including Attachment C which addresses this requirement. Environmental Pavers and gravel infill have now been included to the TPZ of the adjoining vegetation in the north-west corner of the site. Landscape advice indicates that this will provide protection for the NALL protected vegetation in the adjoining land. Please refer to image below.



We trust the above and enclosed information satisfactorily addresses Council's request, and we look forward to receiving draft conditions. Please do not hesitate to contact the office should you have any queries.

Yours faithfully,



A handwritten signature in black ink, appearing to read "Liam Worrall". The signature is written in a cursive style and is underlined with a single horizontal stroke.

LIAM WORRALL
TOWN PLANNER (BRTP)
JFP URBAN CONSULTANTS