



*Dedicated to a better Brisbane*

2 March 2026

Queensland Electricity Transmission Corporation Limited  
C/- Therefor Group  
PO Box 436  
NEW FARM QLD 4005

**ATTENTION: Sophia Dow**

**Application Reference:** A006945211  
**Address of Site:** 148 DONALDSON RD ROCKLEA QLD 4106

Dear Sophia,

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

#### **Hours of operation**

1. Hours of operation have not been provided within the lodgement material and although it is noted that the site is not located within close proximity to residential buildings or sensitive uses however to be able to be able to fully assess the application proposed hours of operation are to be provided.
  - a) Provide details of the proposed hours of operation for the education establishment.

#### **Stormwater quality**

2. This proposed development seeks to increase the capacity and capability for training operations on the site with an additional building and associated sealed car park within the eastern portion of the site. Demonstrate whether Section B of the Stormwater Code is triggered and further information is required to justify and demonstrate that the proposed new impervious areas associated and as a result of this s82 application, would not overall trigger Section B Stormwater Code for high risk development.
  - a) Provide clear justification that the proposed Section 82 change does not constitute high risk development under City Plan 2014 Stormwater Code Section B, include the following:
    - Total impervious area (m<sup>2</sup>) resulting from the proposed s82 change.
    - Include any previously informal parking or unapproved hardstand that is intended to become formalised through this application.
    - Total land disturbance area (m<sup>2</sup>) associated with the proposed operational works.
    - Net developable area relevant to the change request and % disturbed for the proposed MCU component.
    - Comparison of the new impervious and disturbance areas against what was assessed and accepted under the 2025 Section 81 approval.

Where the site is a 'high risk development as per Section B 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 .sqz 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.

### **Hazard & Risk - Hazardous Goods**

3. The proposed use has the potential to store and/or use various quantities of hazardous goods. Such goods have the potential to impact on human health and the environment.
  - a) Submit further information detailing the Type, Quantity, Location, Class and Package Group of all existing/proposed dangerous goods.

Where quantities exceed the AO3 of the Industry Code, submit for approval a Hazard Analysis Report in accordance with PO3 of the Code and Industrial Hazard and Risk Assessment Planning Scheme Policy.

Note – Provide sufficient information and details to assist with determination of whether additional industry threshold/use should be triggered for the development.

### **Hazardous Goods - Flood Prone Area**

4. The site is located in the Flood Overlay. The applicant therefore needs to demonstrate that an adequate level of flood immunity for the protection of hazardous goods and processes can be provided.
  - a) Submit further information demonstrating that the proposed use can comply with the storage and handling provisions as prescribed in AO16/PO16 of the Flood Overlay Code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO16 of the Code and the Management of Hazardous Chemicals in Flood Prone Areas Planning Scheme Policy.

### **Urban Utilities (UU)**

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

### **Responding to this request**

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006945211.

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

Yours sincerely



Kellie Hilton  
Senior Urban Planner  
Planning Services South  
Phone: (07)3403 7226  
Email: [kellie.hilton@brisbane.qld.gov.au](mailto:kellie.hilton@brisbane.qld.gov.au)  
Development Services, Brisbane City Council