



**/202City Planning & Sustainability  
Development Services**

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23 June 2025

Australia Dragon International Investment Group Pty Ltd  
C/- Vitality Town Planning  
PO Box 1444  
OXLEY QLD 4075

**ATTENTION: Mark Connellan**

**Application Reference:** A006776108  
**Address of Site:** 2222 BEAUDESERT RD CALAMVALE QLD 4116

Dear Mark

**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.

**Lot size**

- 1) It is acknowledged that proposed lot 5 achieves an area of 403m<sup>2</sup> as indicated on the proposed subdivision plan, however, Note 1 applying to Table 9.4.10.3.B Part 2 of the Subdivision code, stipulates that: *'Minimum lot size is calculated including the land area of an easement in favour of Council or truncation to be dedicated as road at the time the lot is created, provided the minimum rectangle dimension is accommodated within the balance area of the lot.'* As a result of the proposed stormwater easement in favour of Council on the southern boundary, the proposed lot is unable to accommodate the minimum rectangle dimension, and therefore has an area of approximately 284m<sup>2</sup>, therefore requiring assessment against Performance Outcome PO1 of the code. *NB: Addressing item 3 of the Information request below may reduce the required drainage easement area.*
  - a) Accordingly, provide an assessment against PO1 of the code.
  - b) It is recommended that a development footprint plan be provided for the proposed lot in accordance with AO27.1-AO27.4 of the Subdivision code to address the non-compliance.

**Stormwater**

- 2) Two gully pits are proposed at the south-west corner of the site, near Chainage 0 in Road 1. It is envisaged that the stormwater drainage infrastructure within the newly constructed Brentwood Street extension should be able to service the small contributing catchment, noting the drainage connection of these proposed gullies would be routed through private allotments, which is not supported. If required, all stormwater infrastructure should be located within the road reserve. Note also, this small catchment of new road can bypass water quality treatment.
- 3) The proposed stormwater infrastructure and associated 3.0m wide drainage easement within the residential lots (5, 6-18) is not required. However, the private inter allotment drainage system (roof water line and concrete swale) at the rear of these lots is to remain, via a reduced 1.5m wide drainage easement.
- 4) The proposed construction of a temporary concrete drainage channel within the verge of Road 1 at the northern site boundary to convey external catchment runoff is not supported.

As the land to the north is undeveloped with extensive vegetation, consideration should be given to installing a temporary berm at the top of a vegetated cut batter, whilst maintaining a 1.0m wide standard grassed verge profile behind the kerb.

- 5) Section 3.4 of the SBSMP indicates that the stormwater detention system has been designed to ensure that the post development peak discharge at the site boundary is not increased.
  - a) Provide details of the required detention storage capacity and provide amended plans limiting retaining structures required for the basin in public ownership, with retaining structures shown within private allotment 18.
  - b) Section 3.5.3 of the SBSMP suggests that the WBNM hydrological model has been extended to the downstream end of Montford Place Park, at the intersection of Palatine Street and Parklands Street. Provide peak discharges for the different AEP storm events to demonstrate that the mitigated peak discharges for the wider catchment are not exacerbated at this location.
  - c) The alignment of the upslope diversion pipe could be relocated to a more convenient location.
- 6) The adopted bio-retention basin parameters in Table 4.3 of the SBSMP should be updated to reflect the attached Operational Works checklist for water quality basins in Council ownership.

#### **Traffic**

- 7) The proposed length of the new road along the frontage of Lots 1-3, 6-18 and 99 is in the order of 240m. The infrastructure design planning scheme policy (IDPSP) Section 3.3.7.1 requires speed management through geometric design or speed management devices at intervals of 80m to 120m. Accordingly, provide amended plans demonstrating compliance with the requirements of the IDPSP.
- 8) Provide amended plans illustrating a pedestrian connection to Beaudesert Road, as shown in the submitted structure plan.

#### **Filling and Excavation**

- 9) The proposed retaining wall in the south-west corner of lot 1 is approximately 1.9m in height and does not achieve the requirements of AO2.1 of the Filling and excavation code. Provide amended plans ensuring compliance with AO2.1.
- 10) Provide amended plans illustrating any retaining walls where exceeding 1m in height tiered at a ratio of 1:1 in accordance with AO2.1 of the Filling and excavation code.
- 11) The proposal to construct a building pad on lots 6-18, with 1:10 batter towards the rear of the lots is not supported. This will more than likely result in additional retaining walls being constructed in the future, which will create further non-compliance with the Filling and excavation code. Provide amended plans showing entirety of these lots filled, whilst complying with AO2.1 of the Filling and excavation code.
- 12) The proposed retaining walls supporting fill in Lots 1, 2, and 3 are to be located within these lots, and not within proposed Lot 4, as the wall is essentially retaining fill on lots 1, 2 and 3. Provide amended plans accordingly.

#### **Biodiversity**

- 13) The proposed development is within mapped General Ecological Significance (GES) and General Ecological Significance Strategic (GESS) sub-categories of the Biodiversity areas overlay, triggering assessment against Section C of the Biodiversity areas overlay code. While it is understood clearing within these mapped overlay areas has recently been undertaken through enacting an existing Development Approval, vegetation regrowth is visible on recent aerial imagery of the site. Further information is required to determine the site's current values and impact of the proposal. Further, Significant vegetation within the site is protected by NALL mapping SNV & SUV categories. It appears that earthworks within the tree protection zone (TPZ) of existing trees may have impacted the health and long-term viability of one or more of the NALL-protected significant trees remaining on site. The trees

meet one or more categories of Significant Vegetation as described in Section 2 of the Vegetation PSP, and their retention is sought for their contribution to biodiversity values and local landscape character. Further information is required for assessment.

- a) Provide an ecological assessment in accordance with the Biodiversity Planning Scheme Policy prepared by a suitably qualified ecologist.
- b) A Tree Survey Plan in accordance with the Biodiversity Planning Scheme Policy including:
  - i) All trees 150 mm DBH or greater on site/external works area and within 6m of site boundaries;
  - ii) The proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) required during construction of the development;
  - iii) Retention of the of existing trees on the western portion of the site that are NALL-Protected significant trees;
  - iv) A clear indication of which trees are to be retained and which trees are to be removed, including the following information:
    - (1) Scientific name;
    - (2) Height;
    - (3) Diameter of tree trunk at breast height (DBH);
    - (4) Crown diameter;
    - (5) Habitat features including hollows and scratch marks, nests etc.
    - (6) Tree Protection Zones (TPZs) (in accordance with AS4970); and
    - (7) General health assessment.
  - v) If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (minimum AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees

**14)** Where the proposed development footprint will result in the removal of any native vegetation (including regrowth groundcovers and shrubs) within the mapped GES and GESS overlays, environmental offsets in accordance with the *Environmental Offsets Act 2014* and the Offsets Planning Scheme Policy are required.

- a) Provide an Offset Delivery Strategy that clearly resolves the extent of values onsite and quantifies areas of impact.
- b) Residual impacts must be offset using MLES3.
- c) The Offset Delivery Strategy must map existing Biodiversity overlay GES and GESS, together with any proposed reductions of mapped area. These may include existing dwelling & curtilage, lawns, landscape gardens, cleared areas and areas dominated by exotic weeds (vegetation is to be mapped in groups).
- d) Clearly indicate the extent of development footprint impacting upon areas of GES and GESS including; development areas, roads, building envelopes, service alignments, stormwater infrastructure and access for construction works, to determine the area of impact. Amendments to site layout are to be incorporated to reduce area of impact.
- e) Provide an Application for a Notice of Election Form [https://www.des.qld.gov.au/policies?a=272936:policy\\_registry/envoff-application-form-notice-of-election.docx](https://www.des.qld.gov.au/policies?a=272936:policy_registry/envoff-application-form-notice-of-election.docx)

### **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 A006776108.

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

Yours sincerely



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