

8 September 2026

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

Submitted via Email: DSPlanningSupport@brisbane.qld.gov.au

Attention: Abby Bannan

Dear Abby,

RE: INFORMATION REQUEST RESPONSE FOR MATERIAL CHANGE OF USE FOR EXTENSION TO PLACE OF WORSHIP UPON LAND AT 1156 MT GRAVATT-CAPALABA ROAD, MACKENZIE QLD 4156 (A006934311)

We write on behalf of the applicant in relation to the abovementioned application and Council's Information Request correspondence dated 14 May 2026. Pursuant to Section 13.2 of the Development Assessment Rules under the *Planning Act 2016*, we provide the following response to the items raised by Council:

Bushfire Hazard

1. *The proposed development is within a mapped high hazard buffer area within the Bushfire overlay and potential impact buffer within the States Natural hazard, Risk and Resilience bushfire hazard mapping, triggering assessment against the Bushfire overlay code.*

Mapped remnant vegetation across the balance of the development site is identified as both VHC9.2 and VHC22.1, both of which are bushfire prone vegetation communities. The submitted bushfire reporting identifies this area as VHC42.6 – Nil to very low vegetation cover, this classification is not supported by any assessment of the vegetation community as required by Bushfire Resilient Communities nor does the single photo provided indicate that vegetation meets this classification. Revised Bushfire reporting is required which either reflects the States classification of this vegetation hazard class (VHC) or provides sufficient information to support an alternative VHC classification in accordance with either section 6.2 of Bushfire Resilient Communities or a tertiary assessment in accordance with the Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland (Neldner et al. 2022).

In addition to the above, Figures 9 and 10 of the Bushfire Reporting identify the proposed development in the incorrect location.

- a. *Provide revised Bushfire reporting which adequately classifies remnant vegetation identified within the site and all classifiable vegetation within 100m of the proposed development. Where an alternative vegetation classification to that provided by the State is proposed, supporting information must be provided including either an assessment in accordance with section 6.2 of Bushfire Resilient Communities or a tertiary assessment in*

accordance with the Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland (Neldner et al. 2022).

- b. A revised assessment of radiant heat exposure must be provided based on amendments to VHC classifications. This assessment must be based on the proposed development occurring in the correct location, which should be reflected in Figures.*

Response

Please refer to the bushfire response prepared by *Queensland Bushfire Planning*.

Earthworks

- 2. It is acknowledged that the submitted Rehabilitation Plan advises the bank and land surrounding the structure location may need to be reprofiled to facilitate the development. Given the ecological values within the subject site, further information is required to ensure existing vegetation will not be impacted as a result of any filling or excavation.*

Therefore, provide an earthworks plan which shows all cut and fill within the subject site to be completed to facilitate the development. The plan should note any trees or vegetation of significance and identify areas of vegetation removal.

Response

Please refer to the Concept Earthworks sketch prepared by *Civil Works Engineers*.

Road Dedication

- 3. As previously identified in the Prelodgement meeting (A006716299), a previous approval (A001606676) conditioned dedication of land for road widening shown in RPN 1138. This included a 6m x 3 non-trunk chord truncation at the corner of Prout Road and Mt Gravatt-Capalaba Road intersection, which is required as part of this development.*

Provide an amended site plan which shows the required 6m x 3m non-trunk chord truncation.

Note: Council can apply conditions and amendments in red if necessary.

Response

Noted. The non-trunk chord truncation at the corner of Prout Road and Mt Gravatt-Capalaba Road intersection can be conditioned by Council accordingly.

Plumbing Advice

- 4. This site is not currently located within Urban Utilities sewer connected area. Therefore, an on-site wastewater treatment facility can be considered. This property is within SEQ Water catchment area and it is therefore necessary to obtain advice from SEQ Water on any proposed on-site sewerage treatment system. The on-site system will need to comply with the requirements of the Queensland Plumbing and Wastewater Code.*

Response

Noted. The application will obtain advice from SEQ for the proposed extension to the existing Place of Worship.

In response to Council's Information Request, we enclose for Council's assessment a copy of the following documents:

- Revised Bushfire Letter prepared by *Queensland Bushfire Planning*;
- Concept Earthworks Plan prepared by *Civil Works Engineers*.

We have now fully responded to Council's Information Request in accordance with Section 13.2 of the Development Assessment Rules under the *Planning Act 2016* and will proceed with Public Notification.

We trust the information provided is to your satisfaction. Should you wish to discuss this further please do not hesitate to contact me on 0433 110 137.

Yours Faithfully,
Amelior Development Services



Phillip Ng
Director
BRTP (Regional & Town Planning)
MPM (Project Management)