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APPLICATION REF
A006895884

'TPA.

23 April 2026

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

Via Email: DSPlanningSupport@brisbane.qld.gov.au

ATTENTION: RYAN CASEY

Dear Ryan,

RE: RESPONSE TO COUNCIL FURTHER ADVICE - MATERIAL CHANGE OF USE FOR A CHILDCARE CENTRE UPON LAND LOCATED AT 49 NOTTINGHAM ROAD, CALAMVALE QLD 4116 - COUNCIL FILE REFERENCE A006895884.

We write in relation to the abovementioned application and Council's Further Advice dated 10 March 2026. Pursuant to section 35 of the *Development Assessment (DA) Rules* under the *Planning Act 2016*, we provide the following response to Council's Further Advice.

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 *Raunik Design Group*;
- Revised Arboricultural Impact Assessment prepared by *Independent Arboricultural Services*; and
- Detail & Level Survey prepared by *JW Surveys*.

Should you wish to discuss this matter further, please do not hesitate to contact me at the office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD



Tom Kedda
PRINCIPAL PLANNER

Enc. *Response to Further Advice*

Existing Trees

- 1) *The Arboricultural Impact Assessment (AIA) includes “pending” recommendations for the retention of trees on the adjoining lot along the western side boundary. Insufficient information has been submitted to demonstrate these trees on adjoining lots are adequately protected and will be retained and protected. The extent of encroachment is not supported, and it is recommended that exploratory vacuum excavation be undertaken, as recommended in the AIA, to allow the Arborist to reach firm conclusions and recommendations. These recommendations are required to inform a revised proposal to ensure the existing trees on the adjoining lot are retained and protected.*

The proposal plans indicate critical tree root and canopy areas are encroached into by earthworks and retaining, a path, bin enclosure, adjacent hardstand, and building overhang. To minimise encroachment into the Tree Protection Zone (TPZ) and Structural Root Zones (SRZ) of existing trees, it is anticipated that the revised proposal will require a reduced extent of earthworks and basement excavation, retaining walls with an increased offset from the side boundary, revised deep planting locations to collocate with and protect neighbouring trees, and the use of permeable pavement within the TPZ of trees along the side boundary.

Accordingly, submit:

- a) *A revised AIA with recommendations to ensure the protection, health and long-term viability of Trees #1 to #11 located wholly or partly on adjoining lots and provide a copy of the revised AIA for assessment. Neighbouring consent would be required prior to carrying out exploratory vacuum excavation as recommended in the proposed AIA.*
- b) *Revised proposed Architectural and Landscape plans in accordance with the Arborist’s recommendations to ensure the healthy retention of Trees #1 to #11.*

Response:

As requested, and in direct response to the above item, please be advised that the architectural plans have been revised, significantly reducing the extent of cut / retaining as previously proposed along the western side boundary and ultimately ensuring the trees over the adjoining property, subject to the recommendations as detailed in the Revised Arboricultural Impact Assessment, can and will be retained and protected upon redevelopment.

With this in mind, and as per the attached Amended Architectural Plans prepared by *Raunik Design Group*, key changes made to the plans are detailed below as follows:

- Relocated the driveway crossover to the central portion of the site and reconfigured the car parking arrangement and associated bin store location. This in turn allowed for the finished floor level (FFL) of the car parking area and ground floor level to be raised from 56.090m AHD to 56.540m AHD (i.e. approx. 500mm).
- The disabled carpark has been relocated to the west adjacent to the primary pedestrian entry path (now car bay 10).
- The previously proposed retaining wall along the western side boundary has been moved within the property to achieve a 4m clearance from the side boundary to the retaining wall at the front portion of the site.
- At the rear of the property, and due to the proposed level changes, Outdoor Play Area 1 has been rationalised to incorporate a batter up to the side boundary. Note no retaining is now proposed at this portion of the site.
- The extent of deep planting across the site has been reconfigured and rationalised, with the development now proposing a total deep planting area of 240m² (12% of the site area) across the site, generally concentrated adjacent to the western side boundary. This is a favourable outcome when considering the extent of existing landscaping over the adjoining property, which is inclusive of a number of existing mature shade trees. When combined, a substantial landscape buffer will be provided between the two properties.
- As a result of the revised floor levels across the site, the peak building height to the core of the building has been increased by approximately 700mm.

Having regard to the above changes, and as per the Revised Arboricultural Impact Assessment prepared by *Independent Arboricultural Services* enclosed, all trees proposed to be retained (being Trees #1 to #11), with due care, implementation of appropriate work methodology as noted in the AIA and isolation of all TPZ's of retained trees from construction works, the potential for ill-effect to retained / affected trees can be minimised in accordance with guidelines of AS4970:2025 – Protection of trees on development sites. Further compliance can be appropriately conditioned by Council.

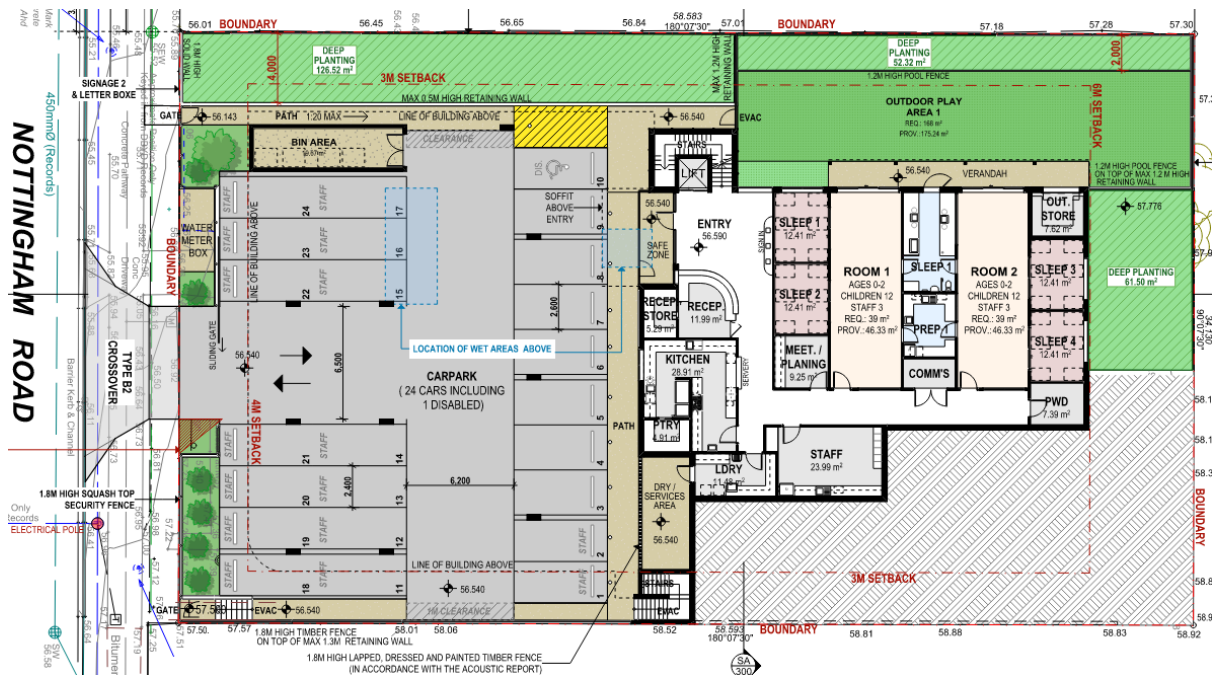


Figure 1: Proposed revised Ground Floor Plan indicating extent of deep planting adjacent to the western side boundary to ensure Trees #1 to #11 are protected and retained upon redevelopment.

- 2) The AIA recommends removal of Trees #12 to #18 along the rear boundary. Tree removal from within the development site will be supported, however, the plan included in the AIA does not clearly indicate that trees are wholly contained within the site. This is likely due to the angle of aerial imagery which appears misaligned with the lot boundary, however, the property on which the trees are located must be clarified in the document.
 - a) Amend the AIA to confirm whether trees along the rear boundary are wholly located within the site and identify (if any) where trees are located wholly or partly within an adjoining lot.

Response:

It is acknowledged that with the application material provided to Council to date, it has been unclear as to whether or not Trees #12 to #18 are located wholly within the bounds of the subject site. As such, as per the attached Detail & Level Survey prepared by *JW Surveys* as well as the site photos provided on Pages 25-29 of the Revised Arboricultural Impact Assessment prepared by *Independent Arboricultural Services*, confirming that all trees to be removed at the rear portion of the property are located within the subject site itself.

Exposed Services

- 3) A 400mm deep pelmet is proposed that will provide some visual cover to exposed services. However, the location of 'Prep 4' and 'Bath 4' has no pelmet. As the service pipework for these areas on the first floor are likely to extend below the slab and remain on view from the street, due to the lack of pelmet in this location, further design changes are required to reduce these impacts.
 - a) Provide a localised drop-down soffit, pelmet, or similar, to improve the visual impact from Nottingham Road.

Response:

As requested, to help improve the perceived visual impact from Nottingham Road, the architectural plans have been revised to provide a minimum 800mm continuous pelmet to the edge of the slab in lieu of the previously proposed 400mm pelmet. As per the Amended Architectural Plans enclosed, the pelmet will also wrap around the columns adjacent to the staff car parking bays 15 & 22 to appropriately hide / cover all potentially exposed underslung services and pipework from 'Prep 4' & 'Bath 4' on Level 1 above.

In addition, the architectural plans have also been amended inclusive of a localised FC Soffit directly below the PWD bathroom on Level 1, which sits above the pedestrian path at the end of car bays 8 & 9. Please see drawing numbers DA-1300, DA-1305 & DA-3000 of the Amended Architectural Plans for further detail.



Figure 2: Artist's impressions of proposed revised continuous pelmet to cover potentially exposed underslung services and improve the perceived visual impact from Nottingham Road.

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