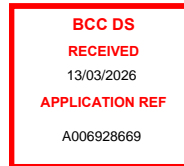


13 March 2026



Our Reference: 25-00845-L1

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

Attention: Ruka Kearns (Assessment Manager)

Dear Ruka

**RE: RESPONSE TO INFORMATION REQUEST
DEVELOPMENT APPLICATION (MCU – MEDIUM IMPACT INDUSTRY)
1028 LYTTON ROAD, MURRARIE QLD 4172
BCC FILE REFERENCE A006928669**

Reference is made to Council's Information Request dated 2 February 2026.

We provide the responses below to all of the information requested and respectfully request assessment of the application to continue.

Item 1 - Use

- a) *Confirm operational characteristics for the proposed Medium Impact Industry (A/B);*
- b) *Demonstrate industrial access to the building (e.g. roller doors/large format entries) and internal logistics paths suitable for industrial activities; if roller doors are not proposed, justify with an Operational Management Plan explaining goods handling and tenant constraints.*

Response

RPEQ traffic response is provided at **Appendix A**.

Item 2 – Traffic

- a) *Provide enforceable controls to secure the HRV-only servicing regime such as:*
 - i) *Leasing covenants limiting design vehicle class;*
 - ii) *Signage and physical controls (turning geometry, headroom, bollards) that physically preclude 19m articulated vehicles.*

Response

RPEQ traffic response is provided at **Appendix A**.

Item 3 – Landslide Hazard Overlay

- a) *Provide a RPEQ geotechnical report addressing the Landslide overlay code, including details on subsurface conditions, groundwater, global/local stability (existing/proposed), factors of safety, construction staging, and erosion/stability during works;*
- b) *Update the earthworks and stormwater drainage plans to incorporate geotechnical recommendations, including any subsoil or relief drains where required.*

Response

RPEQ geotechnical report addressing the Landslide overlay code is provided at **Appendix B**.

Updated earthworks and stormwater drainage plans to incorporate geotechnical recommendations, including any subsoil or relief drains are provided at Appendix B of the updated Engineering Report dated 2 March 2026 provided at **Appendix C**.

Item 4 – Stormwater Quality

- a) *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 (≥ Vers 6). The plan must contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Additionally, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.*

Note: A digital copy of the MUSIC modelling file is to be provided to support the proposed plan.

Response

An operational phase Site Based Stormwater Quality Management Plan and site plans are provided at **Appendix C**. The digital copy of the MUSIC modelling file is supplied as an email attachment.

Item 5 – Documentation

- a) *Provide Annexure D in full, including the stormwater design and the detailed earthworks plans.*

Response

Annexure D (Engineering report) is provided at **Appendix C**.

Item 6 – On-site Staff Recreation

- a) *Provide amended plans demonstrating an on-site recreation area for staff located outside of the basement car parking area, in accordance with AO14 of the Industry code.*

Response

Given the constraints of the site, if the staff recreation area was to be located outside of the undercroft (not basement), it would need to be located on the suspended deck in the south-west corner of the site. This location accommodates landscaping, vehicle parking and manoeuvring. The amenity at this location is adversely impacted by offsite elements including noise and dust from the operations of the adjoining concrete batching plant and traffic noise along Lytton Road. Locating the staff recreation area in the undercroft and oriented to the northern end of the building maximises the amenity for users. This area has been redesigned to further improve privacy and amenity. A revised set of proposal plans are provided at **Appendix D**.

The staff recreation area complies with AO14 of the Industry code as the development:

- a. *includes seating, tables and rubbish bins;* - refer drawing SK2009 & SK2020 Appendix D
b. *is adequately protected from the weather;* - is located within the undercroft

- c. *is safely accessible to all staff; - is accessible via stairs and lift*
- d. *is separate and private from public areas; - is separate and private from public areas*
- e. *is located away from a noisy or odorous activity. – is screened and ventilated from noisy and odorous activity*

Item 7 – Height

- a) *Provide amended plans reducing the height of the development to demonstrate compliance with PO12/AO12.2 of the Industry code. It is recommended that reducing the 'high-level roof' element will assist in reducing the extent of building height.*

Response

As shown on drawing SK2804 at **Appendix D**, the partial and minor exceedance of building height is limited only to part of the architectural feature identified in white. The visual assessment of the proposed building in its contextual setting of the surrounding area is presented in the photomontage on drawing SK2805 and demonstrates that the minor exceedance in building height has no adverse visual impact on the streetscape or surrounding landscape and that other existing building and structures are more readily observed. The minor exceedance of building height complies with PO12 of the Industry code as the development:

- a. *is of a scale and design which contributes positively to the visual character of the area, especially as seen from the street; - refer SK2805*
- b. *is easily accessible and legible; - existing access is improved*
- c. *designs and locates vehicle unloading and outdoor storage areas to be unobtrusive from the street; - incorporates vehicle loading area behind the existing building at the front of the site so that it is unobtrusive from the street*
- d. *is designed to accommodate the car parking and servicing demands of the wide range of industry and warehouse uses supported in the relevant zone or zone precinct – refer RPEQ Traffic response at **Appendix A**.*

Item 8 – Landscaping

- a) *Provision of a landscape buffer along the full length of the Lytton Road frontage that measures a minimum width of 3m;*
 - i) *The landscape buffer supports the provision of large shade trees that will achieve a canopy spread of over 50% of the site frontage within 5 years;*
- b) *Provide a 2m landscaping strip along the southern and western side boundaries;*
- c) *A varied palette of groundcovers and shrubs in all areas indicated as landscaping.*

Response

Revised landscape plans are provided at **Appendix E**.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully



Graham Clegg



www.cleggco.com.au

Member, Planning Institute of Australia

Member, Queensland Environmental Law Association