



Dedicated to a better Brisbane

15 July 2026

Lanochy Pty Ltd ATF Lanochy Unit Trust
C/- Saunders Havill
9 Thompson St
BOWEN HILLS QLD 4006

ATTENTION: Lewis Bold

Application Reference: A006952466
Address of Site: 78 KRAFT RD PALLARA QLD 4110

Dear Lewis,

RE: Further advice

Council has finalised the reassessment of the information request response and the following information is required.

Stormwater

1. From reassessment, it is apparent that there is insufficient space to construct the footpath along Kraft Road to the new neighbourhood road. As the footpath cannot cross the swale, its alignment near the intersection of Kraft Road and proposed Road 1 must run north-east adjacent to Lot 1 to the new local Road 3. To provide for this footpath connection, a wider verge will be required near the intersection meaning Lot 1 is to be shifted slightly west. Lot sizes and layout will require amendment to allow for the proposed footpath connection.
 - a) Provide amended plans in accordance with PO10 of the Stormwater code and PO4 of the Infrastructure design code that demonstrates the Kraft Road footpath connection re-aligned to connect to proposed Road 3.
2. The proposed swale along the Kraft Road frontage must be of a sufficient size and capacity to convey flows. The current plans indicate a width of 3.25m proposed for the swale which at a 1 in 5 grade will permit only a 330mm deep swale. The submitted civil plans indicate the invert levels along the swale will be up to 600mm lower than Kraft Road. This would require a minimum width of 5.4m for the swale to accommodate the required batters. This, in turn, will not leave sufficient space for footpath or street trees to be provided. Wider verges are required to be provided where the swale depth exceeds 350mm.
 - a) Provide amended plans in accordance with PO10 of the Stormwater code and PO4 of the Infrastructure design code that addresses the above issues.

Waste Management

3. Provide amended plans that removes references to bin pads and labels these locations as 'Bin presentation area'.

Vegetation Retention Plan

4. It is acknowledged that the submitted Vegetation Retention Plan includes spatial data for identified trees across the site. However, the plan appears to have been overlaid with an aerial image, and the locations of the identified trees do not appear to be accurately represented. As a result, the extent of impacts to vegetation remains unclear. Rather than overlaying an aerial image, the plan is required to clearly demonstrate the full extent of the proposed civil works for the development.

Provide an updated Vegetation Retention Plan that includes the following:

- a) The proposed development layout (as an overlay), including all services and infrastructure (e.g. stormwater, sewerage, and rainwater), as well as the full extent of earthworks (cut and fill) and all associated structures (e.g. retaining walls and batters) required for construction; and
- b) Where civil works encroach into the Nominal Root Zones (NRZs) of any trees identified for retention, a report prepared by a suitably qualified arborist (minimum AQF Level 5 in Arboriculture) must be provided to demonstrate that there will be no adverse impacts on the long-term health of the trees.

Environmental Offset

5. The Biodiversity Offset Feasibility Proposal submitted in response to the information request proposes to offset significant residual impacts to Matters of Local Environmental Significance (MLES) (1,420 m²) through the rehabilitation of the rear of Lot 15. This approach is not consistent with the benchmarks and is not supported. The rear of Lot 15 is required to be rehabilitated to demonstrate compliance with Performance Outcome 4 (PO4) of the Biodiversity areas overlay code. Environmental offset requirements under PO9 of the Biodiversity areas overlay code are separate from rehabilitation obligations required under PO4. Accordingly, an updated environmental offset delivery strategy is required.
- a) Provide an updated environmental offset delivery strategy that confirms that an environmental offset of 1,420 m² will be delivered to address the significant residual impacts to areas of MLES.

Building Envelope Plan

6. It is further noted the application has included a Building Envelope Plan which notates built to boundary walls at a height of 3.5m.
- b) Provide an amended Building Envelope Plan than includes built to boundary wall heights at a maximum height of 3m in accordance with the acceptable outcomes of the Dwelling house small lot code.

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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Development Services
Brisbane City Council