



Dedicated to a better Brisbane

07 October 2025

Cleanaway Pty Ltd
C/- Planning Insights Pty Ltd
156 Waterworks Road
ASHGROVE QLD 4060

ATTENTION: Matthew Taylor

Application Reference: A006821274
Address of Site: 360 SHERBROOKE RD WILLAWONG QLD 4110

Dear Matthew

RE: Information request in accordance with the Development Assessment Rules

Council officers have carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Ecology

- 1) The proposed development is within the Koala habitat area sub-category of the Biodiversity areas overlay and Local waterway corridor sub-category of the Waterway corridors overlay. Impacts to ecology values from the proposed development are unclear given the provided arborist report was prepared in April 2023 based on materially different development plans, no detailed design has been undertaken, and trees have not been accurately surveyed. Additional information is required to enable an assessment against the Biodiversity areas overlay code and Waterway corridors overlay code. Provide a revised assessment against Section C of the Biodiversity areas overlay code and Sections A and C of the Waterway corridors overlay code, including:
 - a) 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 150mm diameter at standard height (DSH) or greater on site/external works area and within 6m of site boundaries, with locations accurate to +/- 100mm;
 - ii) The proposed detailed design 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) 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) DSH;
 - (4) Crown diameter;
 - (5) Habitat features including hollows and scratch marks, nets etc.;

(6) Tree Protection Zones (TPZs) (in accordance with AS4970) and;

(7) General health assessment.

iv) 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.

c) Detail of fauna movement solutions to enable safe movement of fauna throughout the site and within the wider landscape.

d) Provide a Concept Rehabilitation Plan in the form of scaled plans and supporting documentation that includes but is not limited to the following information:

i) Description of proposed rehabilitation, including earthworks, methods, objectives;

ii) details of the proposed rehabilitation schedule, including staging, plant species names, stock size, quantities, densities, locations;

iii) a detailed 24-month maintenance program for all rehabilitation works;

iv) stabilisation methods for all areas of exposed soil surface; and

v) specification notes on weed treatment and management, planting methods, mulching and soil preparation.

2) The proposed development is within a mapped identified koala broad hectare area.

a) Provide an assessment against the assessment benchmarks in Schedule 11, Part 3, Section 6 of the *Planning Regulation 2017* by a suitably experienced and qualified ecologist.

Vegetation

3) Trees within the site are protected by NALL (Significant Native Vegetation, Significant Urban Vegetation, Waterway Vegetation, and Council Vegetation categories). A NALL Permit issued by Council's Arboricultural team (i.e., PSO) will be required to support the removal of protected vegetation or any proposed works within the tree protection zone (TPZ) of protected trees. The Tree Location Plan in the Arboricultural Impact Assessment (AIA) refers to an earlier proposed layout, identifies tree locations as '*indicative only*', includes a note that '*All tree retention [is] subject to detailed design*', and the majority of trees are shown with an orange symbol to indicate '*tree impact to be confirmed at detailed design stage*'. 'In principle' support for tree removal or works within the TPZ of trees cannot be considered until an assessment of current and comprehensive details has been made. An amended AIA is required to inform a revised and more detailed design that responds to existing site features including topography and significant vegetation. The revised design should retain important groups of trees that contribute to local ecological and landscape character values, which in turn will reduce the financial value of 'no net canopy loss' offsets payable as part of the NALL Permit process

a) Provide an amended AIA prepared by a min AQF Level 5 qualified Arborist in accordance with relevant requirements stated in Section 1.7.2 of the Infrastructure design PSP. The AIA must include the following:

i) In addition to Item 1) of the information request, a Tree Survey, surveyed in location, to accurately locate and identify all trees within the site with a dbh of 150mm or larger. The Tree Survey must identify (e.g., colour code) the location of significant vegetation meeting one or more criteria as described in Section 2 of the Vegetation planning scheme policy. The Tree Survey must be overlaid with the proposed site layout and details of earthworks (i.e., extent and depths) to support assessment.

ii) A Tree Schedule providing relevant tree specifications, measurements and health condition notes, and other observations, cross-referenced to the Tree Survey.

iii) Recent clear photos of trees that meet one or more criteria of significant vegetation as described in the Vegetation PSP.

- iv) A priority list of significant vegetation trees assessed as being worthy of retention.
 - v) An assessment of potential development impacts and recommendations to amend the existing proposal to achieve maximum retention of significant vegetation (i.e., individual trees and groups of trees).
 - vi) Recommendations to inform a revised site layout that maximises the retention of existing significant vegetation and its contribution to the site specific ecological and landscape character values.
- b) Revise the proposed site layout to ensure the healthy retention of NALL protected vegetation in accordance with the amended AIA.
 - c) The updated AIA will be required for assessment. The AIA must contain a revised Tree Retention Plan (overlaid with the revised site layout and earthworks) and revised Tree Schedule containing recommendations for retention or removal, together with recommendations for tree protection and site-specific construction methodologies as required to ensure the long-term viability of trees to be retained

Overland Flow

- 4) The proposal is affected by an overland flow path. The flow path is proposed to be realigned to facilitate the works. Flood modelling has not been provided to ascertain whether the proposed realigned channel has adequate capacity to carry the flows without adversely impacting the surrounding properties. Although, the site has adequate area to accommodate an acceptable new flow path through the site, an overland flow assessment needs to be undertaken to ensure the flow path has acceptable capacity and that there will be no flooding impacts on adjoining properties from the proposal. The new culverts under the proposed roadway also need to achieve acceptable capacity. Provide amended plans and additional information in accordance with Performance Outcome PO4 of the Stormwater code that demonstrate the following:
 - a) Overland flow assessment for the post development scenario.
 - b) Adequate capacity of the realigned overland flow channel.

Earthworks

- 5) Details about the extents, depth and location of the earthworks have not been provided. Plans illustrating cross sections through the site are required that detail earthworks. Similarly, cross section and longitudinal sections are required for the overland flow path channel in consideration of the acceptable hydraulic capacity. Provide earthworks plans in accordance with PO1 of the Filling and excavation code which illustrate the extent, depth and location of filling and excavation.

Stormwater

- 6) A Concept stormwater plan is required detailing drainage for the proposed hard stand area and any other proposed works. Provide a concept Stormwater design for the proposed works, including lawful point of discharge in accordance with PO3 of the Stormwater code.

Bushfire

- 7) The site is mapped within a Bushfire Hazard Area in the State's Natural Hazards, Risk and Resilience mapping.
 - a) Provide an assessment against the SPP Assessment Benchmarks for Natural Hazards, Risk and Resilience. City Plan's Bushfire overlay code can be used as a means of demonstrating compliance with these benchmarks. Additionally, the Queensland Government has recently published SPP guidance material to assist in demonstrating compliance with the assessment benchmarks.

Proposed Plans

- 8) To assist in the calculation of infrastructure charges, provide proposed plans comparing existing and proposed impervious area.

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 quoting the application reference number A006821274.

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

Yours sincerely



Dane Hoffmann
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Development Services
Brisbane City Council