



*Dedicated to a better Brisbane*

7 April 2026

Hardev Property (Dev24) Pty Ltd  
C/- Saunders Havill Group Pty Ltd  
9 Thompson Street  
BOWEN HILLS QLD 4006

**ATTENTION: Kathleen Hunter**

**Application Reference:** A006966771  
**Address of Site:** 397 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017

Dear Kathleen

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an assessment of the above application and has identified that further information is required to fully assess the proposal, whilst design changes are required to progress to a decision.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

#### **Lot Size**

- 1) A previous approval (ref: A005724889) exists over the same part of the site for a subdivision into 10 lots, new road and environmental reserve and detention basin at the rear. The smallest of the approved lots was 400m<sup>2</sup>.

This application seeks to increase the number of lots to 14 and reduces many of the lot sizes to 300m<sup>2</sup> or less and proposes an average lot size of 334m<sup>2</sup>. This is not compliant with Table 9.4.10.3.B. of the Subdivision code (AO1) which prescribes a minimum average lot size of 350m<sup>2</sup>. The proposed lot sizes do not meet the performance outcome (PO1) of the Subdivision code, nor are they consistent with lot sizes in nearby development or the intent for Low density residential development under both the Bracken Ridge and district neighbourhood plan code and Emerging community zone code. It is noted that Lot 10 (the only standard sized lot) does not accommodate the minimum 14 x 20 lot rectangle dimension and therefore must be excluded from the calculation of average lot size as per note 2 of Table 9.4.10.3.B.

Provide amended plans increasing the size of the lots to ensure that no lots are less than 300m<sup>2</sup> and that as a minimum, an average lot size of 350m<sup>2</sup> is achieved, in accordance with the Subdivision code. Average lot size must be calculated in accordance with note 2 of Table 9.4.10.3.B.

#### **Fill and Excavation Code**

- 2) The entire development is proposed to be on fill. Retaining walls along the western property boundary exceed the prescribed maximum 1m height without the required terracing.

Provide revised Earthworks plans showing a maximum 1m height retaining along the western property boundary with any additional fill or retaining to be setback from the boundary and terraced (1 vertical unit:1 horizontal unit) in accordance with Filling and Excavation code PO2/AO2.1

### **Stormwater Code**

- 3) Further information is required to adequately address the Stormwater code PO1, PO6, Section B and the Infrastructure design planning scheme policy. Provide further details as follows:
- a. The Site Based Stormwater Management Plan (SBSMP) must provide details about flows from all catchments and must allow for future residential lots (approx. 5) to discharge to Road 1 along its eastern boundary K&C from 391 Bracken Ridge Road. Note: It is not required to allow for these lots in the water quality sizing however WSUD street trees need to used upslope of each gully on that section of Road 1.
  - b. The upslope diversion pipeline is located within the Road 1 verge and conflicts with standard service alignments and is not supported. Amend the plans to discharge the flow into the proposed road drainage and create a suitable diversion for the detention requirements allowing some flows to bypass to offset the upslope catchment flows and future lots from 391 Bracken Ridge Road.
  - c. The detention basin cannot use a freestanding retaining wall along its western boundary. Provide a minimum 2.5m wide earth bund along the western boundary and increase the basin size to suit.
  - d. The basin detention outlet is to be controlled by a pipe/orifice at base of pit, not a rectangular orifice above basin water quality extended detention depth. Amend plans accordingly.
  - e. Offset the basin filter from the Lot 12 retaining wall by providing a 1200mm wide bund at EDD level to allow for maintenance access at rear of basin and prevent short circuiting of stormwater for water quality treatment.
  - f. Demonstrate the basin can drain to existing levels, or provide a saturated filter design where levels are constrained.
  - g. Provide a sediment forebay and ensure that a high flow diversion pipeline is provided where basin inlet pipe exceeds a 450RCP (e.g. provide a high early discharge arrangement by piping flows to outlet pit hydraulic control with low flows diverted to filter via manhole).

### **Biodiversity**

- 4) The proposed development is located within the High ecological significance strategic (HESS) sub-category of the Biodiversity areas overlay, triggering Section C of the Biodiversity areas overlay code. Section C of the code requires the retention, protection and restoration of ecological values within mapped areas. The previous development approval on the site (ref: A005724889) established an ecological corridor and the proposal appears to result in a reduction in the total area of the corridor. There is also potential that addressing other development matters raised by either Council or the State may further impact this corridor. Any additional vegetation requiring removal since the time of the earlier approval will need to be accounted for in the total environmental offset impact area.

To support this development application, provide the following:

- a. An updated tree retention plan prepared by a suitably qualified environmental professional, encompassing the latest development design and updates to tree retention/removal. Any battering works required within the corridor as was shown in the previous approval to be shown.
- b. A revised environmental offset impact area based on any additional vegetation removal required.

- c. Should there be any further reductions to part of the ecological corridor as a result of addressing other items raised by either Council or the State, it may be necessary to alter the development layout to offset this reduction and increase the corridor elsewhere onsite.

### **Bushfire**

- 5) The proposed development is mapped by the State's Natural Hazards, Risks and Resilience mapping. While bushfire reporting has previously been provided, this was based on the earlier development design at the time. To support this development application, provide updated bushfire reporting based on the latest development design. Please note that further assessment matters may need to be addressed once Council has reviewed the updated reporting.

### **Building Envelopes**

- 6) The submitted plans indicate that building envelopes are proposed for all small lots to enable future house to be constructed without further planning approval. Whilst in principle building envelopes may be supported, further detail is required to be provided.
  - a) Provide plans showing the building envelopes on each of the small lots and clearly indicate all setback dimensions, built to boundary wall lengths and the location and maximum 4m dimension of future crossovers.
  - b) Table 1 which details the building envelope requirements is currently silent on some key built form aspects of the Dwelling house (small lot) code including building height and length. Include a note to Table 1 stating that the building height and length for each envelope is as per the acceptable outcomes of the Dwelling house (small lot) code.

### **Road Widening**

- 7) The plans indicate a road widening in front of Lot 1; however, no information has been provided to the purpose of this widening. Please provide detail as to the purpose of this road widening and demonstrate it will tie in with the existing Dhoni Circuit.

### **Lot Services**

- 8) Provide a SAN Notice from Urban Utilities to demonstrate development can be serviced in accordance with the Subdivision code PO4.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006966771.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Hudson', with a long horizontal flourish extending to the right.

Dominic Hudson  
Senior Urban Planner  
Planning Services North  
Phone: (07) 3178 0229  
Email: [Dominic.Hudson@brisbane.qld.gov.au](mailto:Dominic.Hudson@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council