



Dedicated to a better Brisbane

24 March 2026

Mrs Ashley E Monti & Mr Dannie J Monti
C/- I B Town Planning
PO Box 501
KALLANGUR QLD 4503

ATTENTION: Ian Buchanan

Application Reference: A006963393
Address of Site: 85 PRIESTLEY RD BRIDGEMAN DOWNS QLD 4035

Dear Ian

RE: Information request in accordance with the Development Assessment Rules

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

Minimum Lot Sizes

- 1) The proposed new allotments have land area of less than 10,000m² and therefore does not comply with Performance Outcome PO1/AO1.1 of the Subdivision Code and it has not been demonstrated that the proposed development will not be inconsistent with the existing pattern of the development in this locality.
 - a) Demonstrate that the proposed lot sizes are consistent with the predominant development pattern in the surrounding area and address the Strategic Framework, including:
 - i. Theme 2: Brisbane's outstanding lifestyle, specifically Element 2.2 — Brisbane's housing and accommodation choices; and
 - ii. Theme 3: Brisbane's clean and green leading environmental performance, specifically Element 3.1 — Brisbane's environmental values.

Ecology values

- 2) The site is mapped within the High ecological significance and High ecological significance strategic subcategories of the Biodiversity areas overlay, triggering assessment against section C of the Biodiversity areas overlay code. The site is also mapped within the Citywide subcategory of the Waterway corridors overlay, triggering assessment against sections A and C of the Waterway corridors overlay code.

The assessment report indicates that the proposed development footprint for each lot is located wholly outside of mapped Biodiversity areas and utilises the existing cleared area in the south of the site. However, development footprint plans have not been identified on the proposed development plan. To demonstrate that the proposed development protects ecological features and waterways within the site in accordance with PO4 of the Biodiversity

areas overlay code and PO1 and PO6 of the Waterway corridors overlay code, the following is required.

- a) Provide updated development plans identifying a single development footprint plan of no greater than 2500m² for each new lot. The development footprint plan includes any part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by buildings or structures, measured to their outermost projection, landscaping or open space, facilities relating to the development, on-site stormwater drainage or wastewater treatment, a car park, road, access track or area used for vehicle movement or another area of disturbance (excluding the area of any required bushfire management footprint plan). The development footprint must minimise impacts to biodiversity values.
- b) If the proposed development footprint encroaches into either the Biodiversity areas overlay or the northern waterway corridor, provide an ecological assessment prepared by a suitably qualified ecologist in accordance with the Biodiversity Planning Scheme Policy including:
 - I. A Tree Survey Plan in accordance with the Biodiversity Planning Scheme Policy including:
 - i. All trees 150 mm diameter of tree trunk at breast height (DBH) or greater on site/external works area and within 6 m of site boundaries;
 - ii. The proposed 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:
 - Scientific name;
 - Height;
 - DBH;
 - Crown diameter;
 - Habitat features including hollows and scratch marks, nests etc.
 - Tree Protection Zones (TPZs) (in accordance with AS4970); and
 - 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.

Bushfire

- 3) The site is mapped within the Medium Hazard Area and Medium Hazard Buffer Area subcategories of the Bushfire Overlay, triggering assessment against Sections A, C and D of the Bushfire Overlay Code. The site is also identified as a bushfire-prone area under the State Planning Policy – Natural Hazards, Risk and Resilience mapping.

Please provide the following information to demonstrate that the development does not expose people or property to an unacceptable level of bushfire risk, in accordance with Performance Outcomes PO1, PO15, PO16 and PO20 of the Bushfire Overlay Code:

- a) Provide a site-specific bushfire hazard assessment in accordance with the Bushfire Planning Scheme Policy or other approved methodology. The bushfire hazard

assessment must include any rehabilitation areas that are proposed within the site, taking into account the vegetation at full maturity. Bushfire Reporting and hazard assessment guidelines are available within the *Technical assessment guide (bushfire reporting)* available on Council's website.

Note: *If the bushfire hazard assessment determines a hazard score of 'low' (or vegetation meets the criteria for 'low-threat vegetation' as determined under AS 3959 – 2018 Construction of buildings in bushfire-prone areas) no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.*

Significant vegetation

- 4) While it is acknowledged that the proposed development is to be kept largely outside of the northern patch of vegetation, from a desktop assessment there appears to be significant vegetation within the Southern portion of the site. Furthermore, the submitted application material does not provide detailed code assessment against the Bridgeman Down Neighbourhood Plan. Council is therefore concerned that the proposed development will result in the removal of significant vegetation.
- a) Submit revised drawings in accordance with the Bridgeman Downs Neighbourhood Plan PO2 which show:
- i. Proposed tree retention status.
 - ii. Retention of existing significant vegetation.
- b) Submit an Arborist Report prepared by a suitably qualified arborist (AQF Level 5) to assess the impact of the proposed works. The arborist report is to identify the following:
- i) Botanical species name of trees;
 - ii) Height, diameter of tree trunk at breast height and crown diameter;
 - iii) General health assessment and character of trees;
 - iv) Identification and illustration of the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of trees in accordance with AS:4970;
 - v) Description of the proposed works and construction methodology to be used within TPZ of trees;
 - vi) Evaluation of proposed construction methodology and potential impacts on the trees;
 - vii) Evaluation of any pruning works (including canopy and/or root pruning) which may be required because of the proposed works.

Lawful Point of Discharge

- 5) A lawful point of discharge has not been clearly demonstrated on the proposed plans and documents
- a) Submit revised plans and documents to demonstrate how each created lot achieves a lawful point of discharge in accordance with PO3 of the Stormwater Code.

Building Envelope Area

- 6) A building envelope area has not been shown on the proposed plans and documents, which is required in order to demonstrate that minimum flood planning levels are achieved
- a) Submit revised plans clearly showing building envelope areas which are located to achieve minimum flood planning levels and outcomes required by PO17 and PO18 of the Flood Overlay Code.

Engineering Report

- 7) An engineering report has not been submitted to demonstrate how each proposed lot can be appropriately serviced and delivered.
- a) Submit an engineering report prepared and certified by an RPEQ to demonstrate how the proposal would meet the acceptable or performance outcomes of the applicable codes (including but not limited to: Flood Overlay Code, Subdivision Code, Stormwater Code, Filling and Excavation Code, Infrastructure Design Code, Wastewater Code where applicable).
 - b) If earthworks are proposed, a conceptual earthworks plan is required to be submitted.
 - c) Early engagement with Urban Utilities is strongly encouraged for sewer outcomes, and a SAN notice must be provided.
 - d) The engineering report would also be required to demonstrate how each created lot will be delivered and serviced in accordance with the Infrastructure Design Code.

NOTE: This should include, but may not be limited to: sewer, telecommunications and services, fire protection (hose coverage for fire fighting).

Easement Details

- 8) As part of the ROL, the proposal must ensure that all created lots maintain lawful and access and servicing arrangements in accordance with existing easement terms, and that all existing and proposed easements correctly identify the benefitted and burdened lots. It is also noted that new Easements L and M are proposed to be created in lieu of Easement D. However, sufficient information has not been provided to demonstrate how the proposed new easements will function, or to confirm that they will not adversely impact the operation or integrity of existing Easements C and E. Potentially, the proposed Easements L and M will need to be created in favour of Easements C and E.
- a) Submit a revised application form to include all affected adjoining lots that form part of the easement arrangements; and provide the required owner's consent for the additional lots.
 - b) Provide any additional supporting information as required to demonstrate that the proposal will allow for existing lawful access will be maintained and will not cause conflicts with existing easement terms.

Kerbside Collection

- 9) The proposed plans and documents do not demonstrate how bins for the created lots can be appropriately presented to the kerbside on collection days.
- a) Submit revised and scaled plans demonstrating that bins for the created lots can be presented to the kerbside on collection days, located clear of neighbouring property frontages, driveways (including splays) and clear of other obstructions (such as the swales); in accordance with the PO8 of the Infrastructure Design Code.

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 A006963393.

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

Yours sincerely



Mohammed Aslam
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Development Services
Brisbane City Council