



Coordinated
Development
Solutions

Project: 260006
Document#: 260006_IRR_A007059364
Rev: A

ACH Develop & Design Management Pty Ltd T/A

Coordinated Development Solutions

PO BOX 35, ALBANY CREEK QLD 4036
ABN: 22 666 736 018

27 August 2026

The Chief Executive Officer
C/- Development Services
City Planning and Economic Development Services
Brisbane City Council
GPO Box 1434
Brisbane, Qld 4001.

By email: DSPlanningSupport@brisbane.qld.gov.au

Attention: Chani Asha

Dear Chani

RE: Application Number: A007059364
 43-49 Primrose Street, SHERWOOD QLD 4075
 Engineering Response to Information Request

On 4 August 2026, Council issued an Information Request for its assessment under the Planning Act. Items 1, 5 and 11 are dealt with below. The traffic engineering response to Items 1 to 4 is provided separately by BMC Traffic.

Summary of Changes

Council has requested that the response include a summary table outlining any changes to performance outcomes and plans. The rows below cover Items 5 and 11 only.

Item	Change to the proposal	Superseded	Replacement / supporting document
1	The driveway crossover has been widened from 6.35m to 6.80m, consistent with the swept path analysis in the BMC Traffic response. Three delineated on-street parking bays and a 6.5m yellow "no parking" line have been added to the	Civil Works Plan 26006-DA01 Rev 02 (30/06/26)	Civil Works Plan 26006-DA01 Rev 03

From Concept to Completion

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	Primrose Street frontage. No change to any performance outcome.		
5	An upslope stormwater connection for the existing childcare centre has been added at the north-western corner of the site and piped along the northern boundary to the kerb and channel in Primrose Street. No change to any performance outcome.	Civil Services Layout Plan 26006-DA05 Rev 02 (30/06/26)	Civil Services Layout Plan 26006-DA05 Rev 03
11	No change to the proposal. Code assessment provided as requested.	-	Planning Scheme Code Assessment - Potential and actual acid sulfate soils overlay code

26006-DA02 Bulk Earthworks Layout Plan and 26006-DA07 Catchment Plan have also been updated to suit the amended crossover and frontage works. 26006-DA03 Bulk Earthworks Sections and 26006-DA06 Sewer Long-Section are unchanged and remain at Rev 02 (30/06/26).

Item 1:

Refuse collection and traffic

Provide amended architectural and Engineering plans demonstrating the development has a minimum 6.5m wide driveway crossover with Type B2 wing tapers and two-way aisle/carriageway which is a minimum of 6.5m wide between the southern wall and northern structural column.

Response

The traffic engineering response to this item, including the revised swept path analysis and the justification for the crossover flare treatment, is provided separately by BMC Traffic.

The attached amended Civil Works Plan 26006-DA01 shows the driveway crossover widened to 6.80m, matching the crossover width adopted in the BMC swept path analysis and the amended architectural plans. Four delineated on-street parking bays with line marking in accordance with AS2890.5, and a 6.5m yellow “no parking” line to the north of the crossover, are also shown, consistent with the No Stopping Zone recommended in the BMC response.

Item 5:

Stormwater

An upslope stormwater connection needs to be provided for the existing Child Care Centre. Provide amended architectural and engineering plans demonstrating the upslope connection.

Response

The site falls from west to east, from approximately RL 20.50m AHD at the western boundary to approximately RL 17.50m AHD at the Primrose Street frontage. The existing childcare centre, located in the park to the west of the site, is therefore upslope of the site and requires an outlet through the site to the Primrose Street drainage system.

Refer to the attached amended Civil Services Layout Plan 26006-DA05 Rev [], which shows:

- A 600 x 600 field inlet with roofwater stub for the neighbour connection at the north-western corner of the site, on the common boundary with the park. This inlet receives the childcare centre's upslope stormwater.
- A piped connection from that inlet running east along the northern boundary of the site, clear of the proposed building footprint and clear of the basement excavation, picking up two further 600 x 600 field inlets and a 300mm wide, 2m long grated strip drain serving the development.
- Discharge to the existing kerb and channel in Primrose Street via a 150 x 300 RHS kerb adaptor at the north-eastern corner of the site.

The connection sits within the northern boundary setback in the landscaped area, so it remains accessible for maintenance and is not built over by the development.

The final location and invert level of the neighbour's field inlet are nominated on the drawing as to be confirmed. They can only be fixed once the childcare centre's existing roof and surface drainage has been located on the ground. There appear to be roof water tanks in the south-eastern corner of the childcare centre, and the overflow from these tanks can be readily connected to this roof water pit. We request that Council condition the final location and invert level of this connection, to be resolved at detailed design in consultation with Council as landowner of the park.

For completeness, the same drawing shows the associated sewer works. The existing DN150 gravity sewer that crosses the site from east to west (Urban Utilities asset ID LS109033), which services the childcare centre's property connection, is to be decommissioned. A replacement DN160 PE sewer is proposed along the northern boundary of the site, connecting to a proposed Type G manhole on the existing DN150 reticulation main in Primrose Street in accordance with the SEQ-SEW-1301 series. The childcare centre's connection will be re-established to the relocated main, with internal plumbing to the new service required within the childcare centre property. These works are the subject of a separate application to Urban Utilities, but are shown so that the servicing of the adjoining property is legible as a whole.

Both the stormwater and the sanitary connections require works within the park, which is Council-owned land zoned Open space (Local). The applicant will seek Council's consent as landowner through Council's Land Use team, and will comply with Council's requirements for working within a park, including reinstatement of any disturbed surfaces, landscaping and fencing.

Item 11:

Acid Sulfate Soils

The filling and excavation levels proposed trigger assessment for the Potential and actual acid sulfate soils overlay code.

Provide code assessment for the relevant code.

Response

Refer to the attached code assessment against the Potential and actual acid sulfate soils overlay code (Brisbane City Plan 2014, version date 12 June 2026).

The existing surface levels of the site are between approximately RL 17.50m AHD and RL 20.50m AHD. As the majority of the site is below 20m AHD, the site falls within the land above 5m AHD and below 20m AHD sub-category of the overlay. On that basis, the likelihood of encountering actual or potential acid sulfate soils is assessed as relatively low.

The assessment concludes that the development is capable of complying with AO1. A geotechnical investigation will be undertaken as part of detailed design for the development. A full suite of acid sulfate testing will be undertaken at that time and an acid sulfate soil investigation report produced and submitted to Council for approval before construction commences. Should actual or potential acid sulfate soils be identified, an Acid Sulfate Soil Management Plan will also be prepared and submitted to Council for approval.

We request that Council condition the submission of the acid sulfate soil investigation report, and an Acid Sulfate Soil Management Plan if required, prior to the commencement of works.

We trust this response addresses Council's concerns.

Regards



Adam Heather

Director

Coordinated Development Solutions

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email: adam@cdevsolutions.com.au

Planning Scheme Code Assessment

Job: 260006 — Proposed Multi Unit Dwellings

Address: 43-49 Primrose Street, Sherwood

Code: Brisbane City Plan 2014

Section: Potential and actual acid sulfate soils overlay code

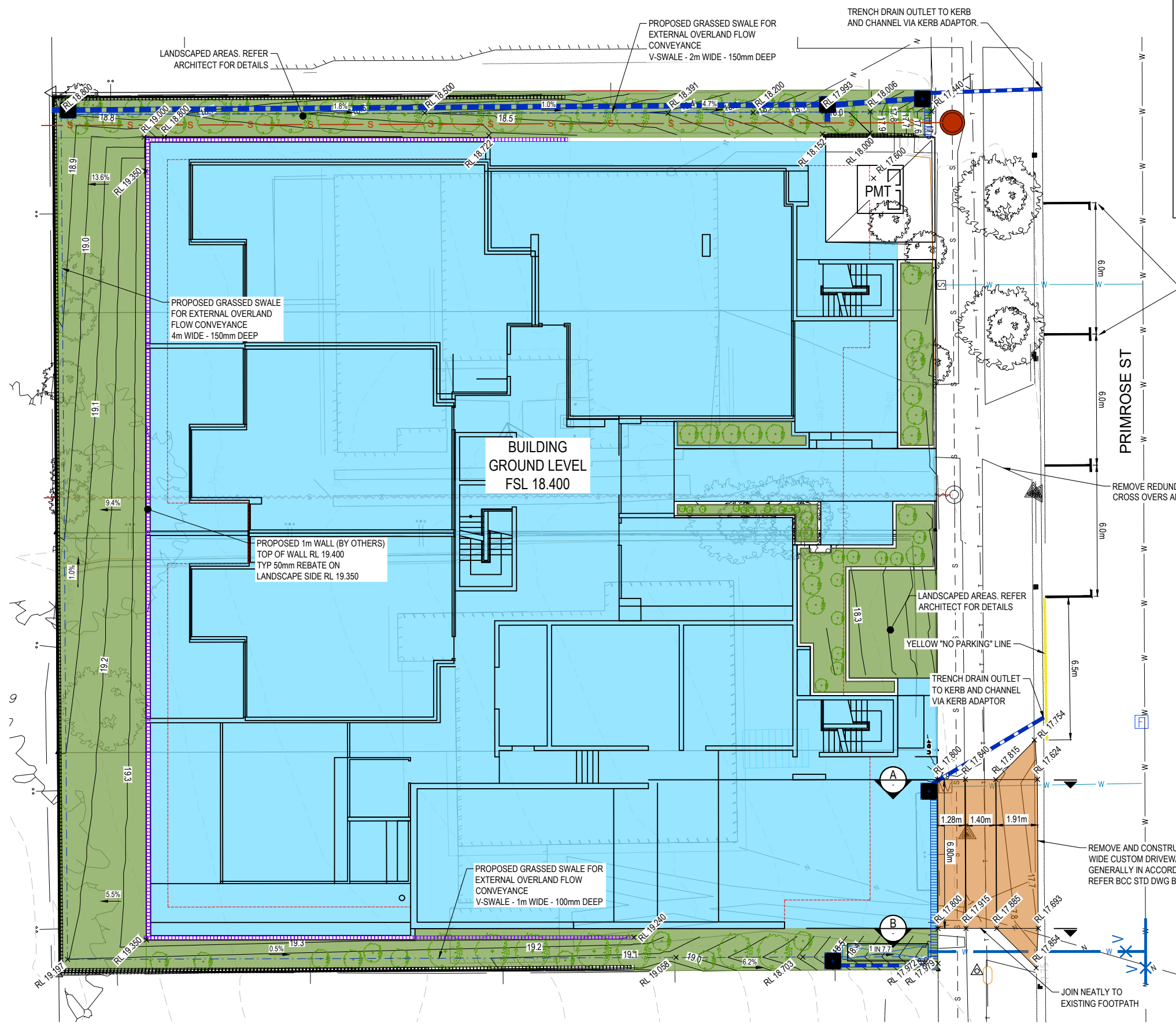
Version date: 2026-06-12

Council: BCC

Dev type: Residential

Performance Outcomes	Acceptable Outcomes	Response / Assessment
Purpose - This code applies to assessing development in the Potential and actual acid sulfate soils overlay, if: - assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or - impact assessable development. <i>Note—Where the natural ground level is greater than 20m AHD, the Potential and actual acid sulfate soils overlay code does not apply.</i> <i>Editor's note—Where the Potential and actual acid sulfate soils overlay code does not apply, it is recommended that acid sulfate soil be appropriately managed in other circumstances as well. For example, installing a piped drain may not disturb much soil but could result in a degraded asset.</i> - Land in the Potential and actual acid sulfate soils overlay is identified on the Potential and actual acid sulfate soils overlay map and is included in the following sub-categories: - Potential and actual acid sulfate soils sub-category; - Land at or below 5m AHD sub-category; - Land above 5m AHD and below 20m AHD sub-category. - When using this code, reference should be made to section 1.5 and section 5.3.3. <i>Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.</i> <i>Note—Where this code includes performance outcomes or acceptable outcomes that relate to acid sulfate soils, an acid sulfate soil investigation report, or an acid sulfate soil management plan, guidance is provided in the Potential and actual acid sulfate soils planning scheme policy.</i> - The purpose of the Potential and actual acid sulfate soils overlay code is to: - Implement the policy direction in the Strategic framework, in particular Theme 2: Brisbane's outstanding lifestyle and Element 2.3 – Brisbane's healthy and safe communities. - Provide for the assessment of the suitability of development in the Potential and actual acid sulfate soils overlay. - The purpose of the code will be achieved through the following overall outcomes:		
OO2(a) Development ensures that the release of an acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting groundwater or filling land.		
OO2(b) Development ensures that disturbed acid sulfate soils or drainage waters are treated and, if required, ongoing management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.		
OO2(c) Development is located, designed and constructed to avoid the mobilisation and release of iron compounds for coastal algal blooms.		

Performance Outcomes	Acceptable Outcomes	Response / Assessment
8.2.15.3 Performance outcomes and acceptable outcomes		
PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.	AO1 Development ensures that: a. no potential or actual acid sulfate soils are disturbed; or <i>Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy.</i> b. the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m³ of soil is disturbed and the watertable is not affected; or <i>Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy.</i> c. impacts are appropriately managed if 500m³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. <i>Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not required, only an investigation report is required.</i>	Capable of Compliance with AO1 It is noted that the existing surface levels of the site are generally between RL17.5m AHD and 20m AHD. Therefore, the likelihood of encountering acid sulfate or potential acid sulfate soils is relatively low. A geotechnical investigation will be undertaken as part of the detailed design process for the unit development. At that time, a full suite of acid sulfate testing will be undertaken and an acid sulfate soil report produced. This will be submitted to Council for approval before construction commences. Should acid sulfate soils or potential acid sulfate soils be identified during this investigation, an Acid Sulfate Soil Management Plan will also be developed and submitted to Council for approval. We therefore request that Council condition the submission of these reports as part of the approval.



LEGEND

PROPERTY BOUNDARY

DESIGN CONTOURS (0.2m)

PROPOSED CONCRETE

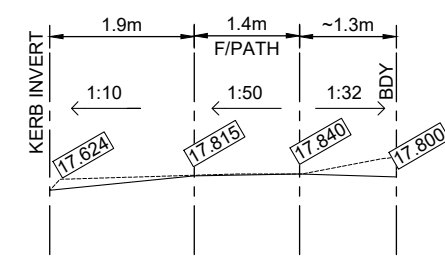
PROPOSED LINE OF SAWCUT

PROPOSED BUILDING
REFER STRUCTURAL DWGS

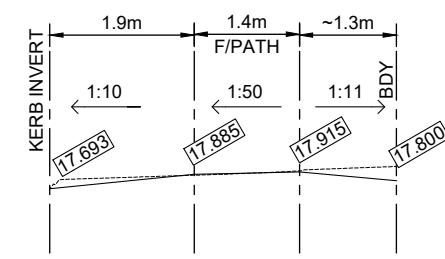
PROPOSED CONCRETE CROSSOVER
REFER BCC STD DWG BSD-2021

PROPOSED LANDSCAPING
REFER TO LANDSCAPE DRAWINGS

PROVIDE 3 PARKING BAYS.
PROPOSED LINEMARKING IN
ACCORDANCE WITH AS2890.5

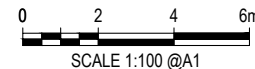


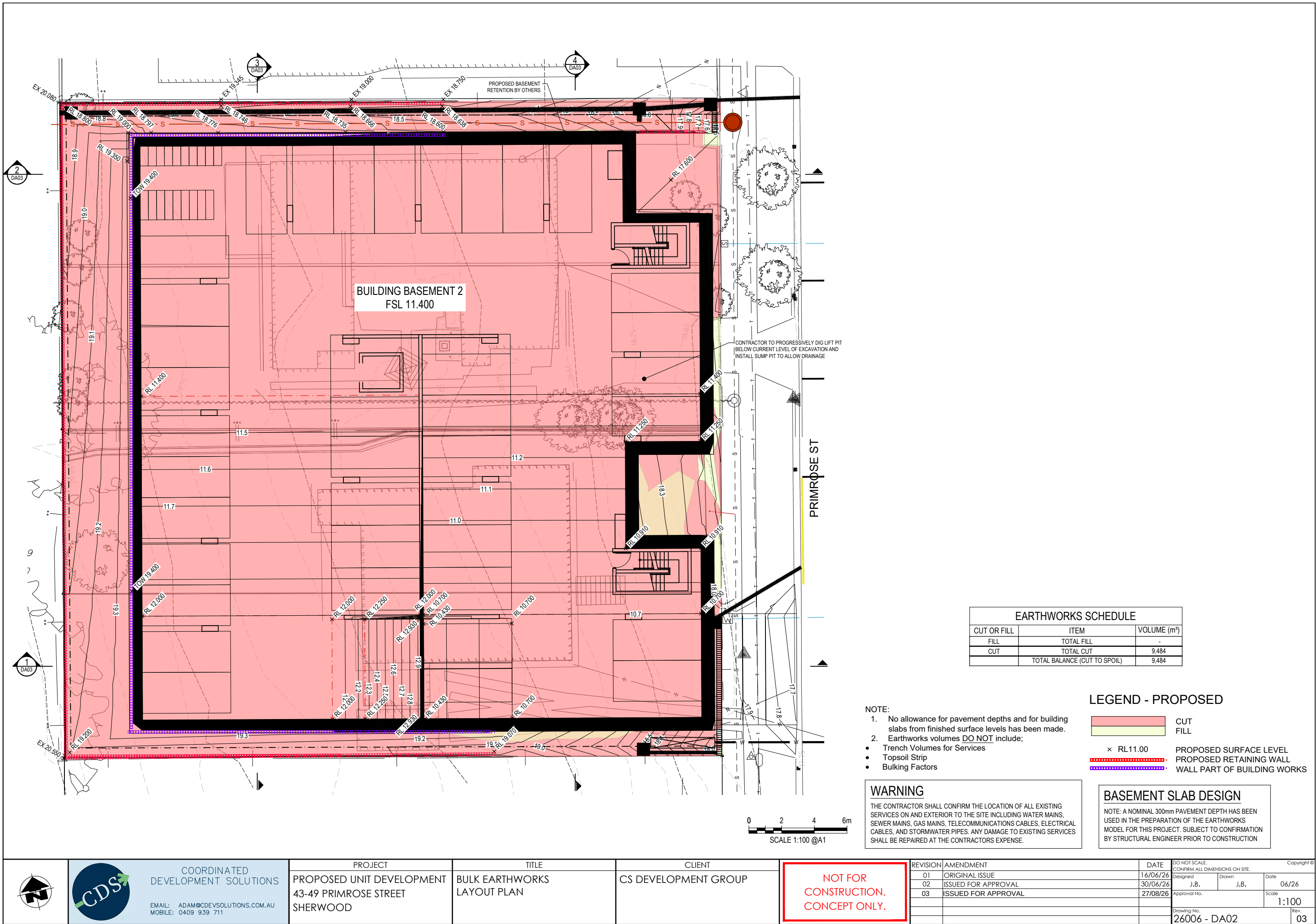
VXO SECTION A
1:50
(BCC STD DWG BSD-2021)



VXO SECTION B
1:50
(BCC STD DWG BSD-2021)

REMOVE AND CONSTRUCT PROPOSED 6.80m
WIDE CUSTOM DRIVEWAY CROSSOVER
GENERALLY IN ACCORDANCE WITH TYPE B1.
REFER BCC STD DWG BSD-2021





EARTHWORKS SCHEDULE		
CUT OR FILL	ITEM	VOLUME (m³)
FILL	TOTAL FILL	-
CUT	TOTAL CUT	9,484
	TOTAL BALANCE (CUT TO SPOIL)	9,484

- NOTE:
- No allowance for pavement depths and for building slabs from finished surface levels has been made.
 - Earthworks volumes DO NOT include;
 - Trench Volumes for Services
 - Topsoil Strip
 - Bulking Factors

LEGEND - PROPOSED

CUT

FILL

× RL11.00

 PROPOSED SURFACE LEVEL

PROPOSED RETAINING WALL

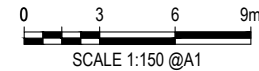
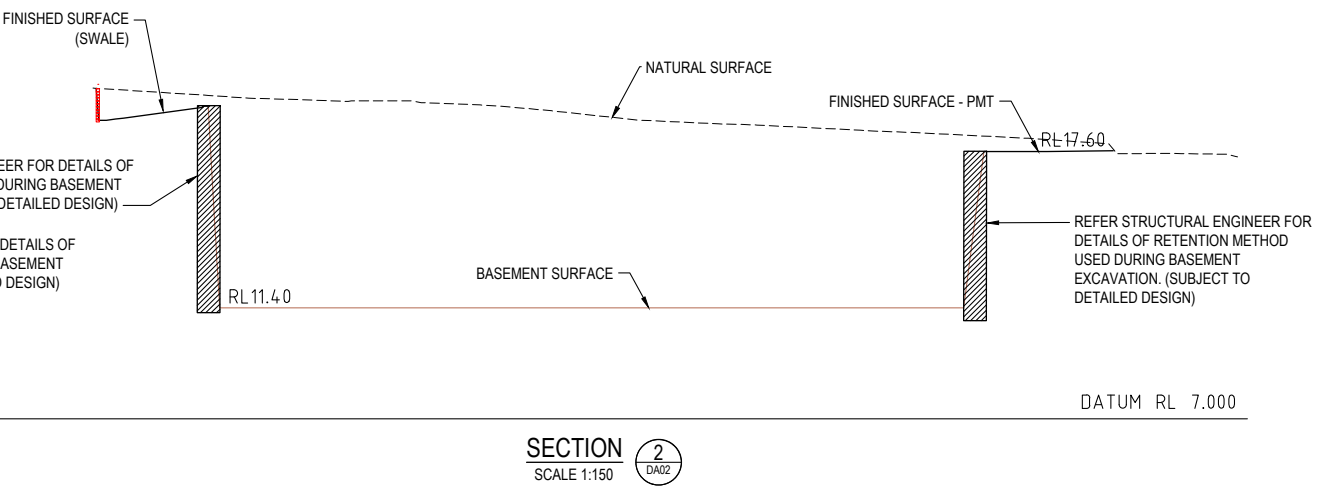
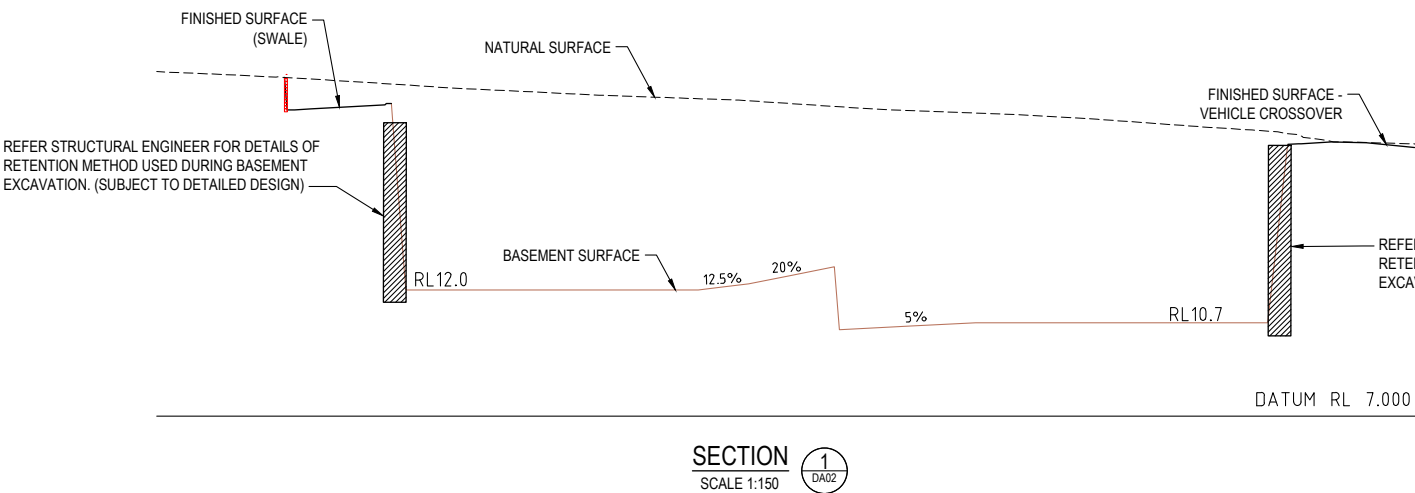
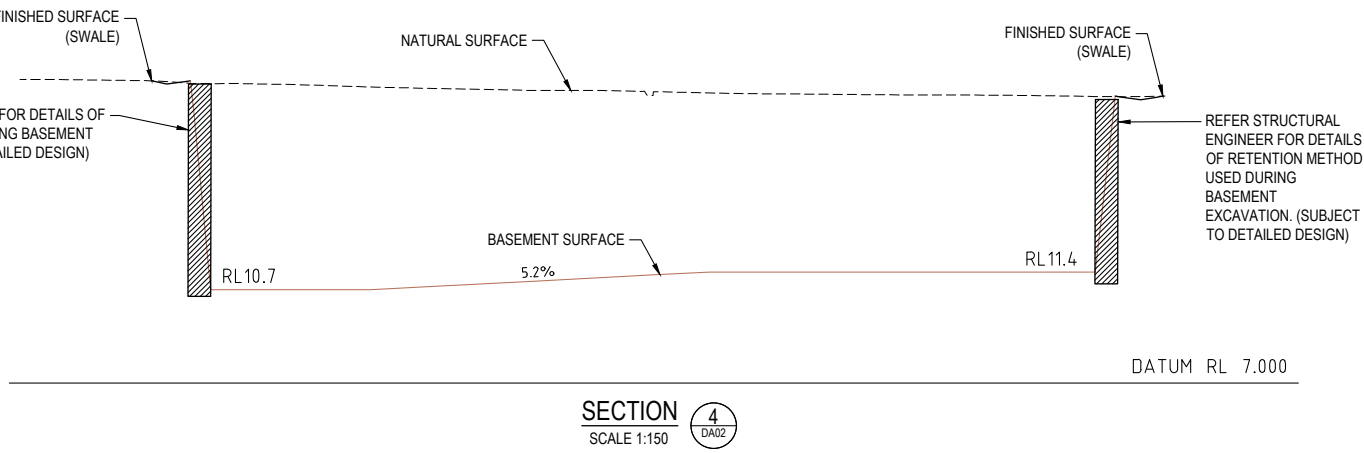
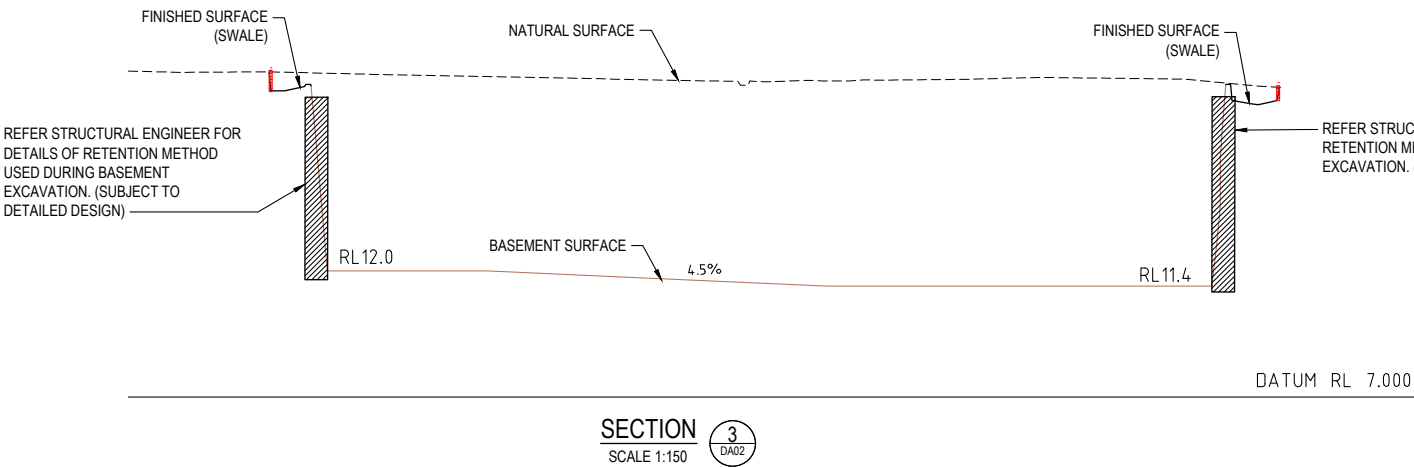
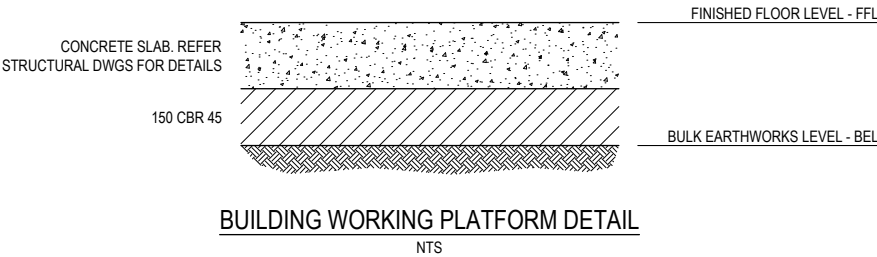
WALL PART OF BUILDING WORKS

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES. ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

BASEMENT SLAB DESIGN

NOTE: A NOMINAL 300mm PAVEMENT DEPTH HAS BEEN USED IN THE PREPARATION OF THE EARTHWORKS MODEL FOR THIS PROJECT. SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



COORDINATED
DEVELOPMENT SOLUTIONS

EMAIL: ADAM@CDEVOLUTIONS.COM.AU
MOBILE: 0409 939 711

PROJECT
PROPOSED UNIT DEVELOPMENT
43-49 PRIMROSE STREET
SHERWOOD

TITLE
BULK EARTHWORKS
SECTIONS

CLIENT
CS DEVELOPMENT GROUP

NOT FOR
CONSTRUCTION.
CONCEPT ONLY.

REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE.			Copyright ©
01	ORIGINAL ISSUE	16/04/26	Designed	Drawn	Date	
02	ISSUED FOR APPROVAL	30/06/26	J.B.	J.B.	06/26	
			Approval No.		Scale	
					1:150	
			Drawing No.		Rev.	
			26006 - DA03		02	

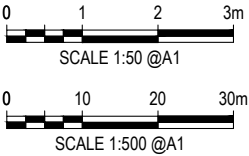
MANHOLE/END NAME	2/1	1/1
MANHOLE TYPE	STUB	G
LID TYPE		D
JUNCTION LINE		
D/S DROP		

PROPOSED CONCRETE SLEEPER RETAINING WALL - FOOTINGS TO NOT CONFLICT OR LOAD PROPOSED SEWER

PROPOSED TYPE G SEWER MH ON EXISTING DN150 SEWER RETICULATION MAIN AS PER SEQ-SEW-1301 SERIES

PROPERTY DESCRIPTION		
DESIGN EP		
PDWF VELOCITY (m/s)	0.000	
PWWF VELOCITY (m/s)	PROPOSED SUBJECT SITE 0.000	
DIAMETER	1500 uPVC SN10	
GRADE	1:29	
DATUM R.L.	11.0	
JUNCTION INVERT LEVEL		
DEPTH TO INVERT	2.035	0.866 0.906
INVERT LEVEL OF SEWER	18.027	16.582 16.542*
FINISHED SURFACE LEVEL	20.76	17.449
SETOUT COORDINATES	E. 541.295 N. 454.120	E. 582.561 N. 454.114
RUNNING CHAINAGE	0.000 41.267	41.267

* EXISTING SEWER IL BY RECORDS





PRE-DEVELOPMENT CATCHMENT PLAN

PRE DEVELOPMENT CATCHMENT TABLE		
CATCHMENT	AREA (m²)	LEGEND
ROOF	444	
IMPERVIOUS	111	
LANDSCAPE (PERVIOUS)	1,059	
TOTAL	1,614	

65.6% TOTAL PERVIOUS AREAS



POST DEVELOPMENT CATCHMENT PLAN

POST DEVELOPMENT CATCHMENT TABLE		
CATCHMENT	AREA (m²)	LEGEND
ROOF	1089	
LANDSCAPE - TREATED IN TANK	344	
LOWER LEVEL IMPERVIOUS - TREATED WITH 5m LONG FLOW GUARD	181	
TOTAL	1,614	

21.3% TOTAL PERVIOUS AREAS

