



*Dedicated to a better Brisbane*

15 June 2026

Doyen Planning Pty Ltd  
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PO BOX 763  
BULIMBA QLD 4171

**ATTENTION: Rhys Trombetta**

**Application Reference:** A007002254  
**Address of Site:** 97 DENHAM ST BRACKEN RIDGE QLD 4017

Dear Rhys

**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.

Council has reviewed the submitted Childcare Needs Assessment for 97 Denham Street, Bracken Ridge. Additional information and updates are required before Council can complete its assessment and determine the application. The matters requiring further information include, but are not limited to, the following:

- childcare need and demand assumptions;
- significant vegetation, including tree retention and arborist reporting requirements;
- deep planting provision and landscape amenity;
- noise impacts and operational assumptions; and
- stormwater quality treatment and supporting modelling.

**Needs Assessment**

- 1) The Childcare Needs Assessment for 97 Denham Street Bracken Ridge prepared by Business Geographics and dated September 2025 has been reviewed by Council and is not considered to provide an adequate assessment of need to support the proposed development.
  - a) A review of ACECQA registers indicates that the Little Local Bracken Ridge childcare centre at the intersection of Norris and Barbour Roads is approved for 201 places, while the need assessment report indicates approved places at 146 places. Provide an updated assessment to reflect the approved places reported by ACECQA or a comprehensive explanation as to why a different number of places should be adopted; and
  - b) Council notes that the average long day care participation rate across Queensland is currently approximately 55%. While it is accepted demographic factors might result in higher participation rates within metropolitan areas, it is considered unlikely that a 70% long day care participation rate is plausible within the context of Bracken Ridge. Provide an updated analysis reflecting more plausible long day care participation rate assumptions or alternatively, provide a comprehensive analysis as to why a participation rate of 70% is plausible.

## **Significant vegetation – Tree Retention Plan and Arborist Report**

2) It is evident from Council's mapping and aerial photography that 'significant vegetation' may be present on site. Council seeks the retention of significant vegetation, and to allow for the environmental, character and amenity values including visual amenity, microclimate, natural shade and habitat to be retained and maintained. Further information is required on the existing vegetation on the development site with the following:

a) Undertake a tree assessment of existing trees on site and provide a survey of existing vegetation via a Tree Retention Plan (TRP). The TRP is to be supported by an Arborist Report of which has been prepared by a qualified AQF Level 5 Arborist (Diploma in Arboriculture) as per the Infrastructure design planning scheme policy s1.7 and AS4970 (2025) Protection of Trees on Development Sites. The TRP and Arborist Report must clearly show the surveyed location of all vegetation with DBH of 150mm of greater and must include:

- Surveyed locations of existing trees.
- Botanical species name.
- Height (m).
- Crown diameter (m).
- A general tree health assessment.
- Diameter at standard height (DSH), measured as the trunk diameter at 1.4 m above ground level.
- Tree protection zones/SRZ/NRZ must be provided on the drawings/report with reference to Australian Standards - AS4970 - 2025 Protection of Trees on Development Sites.
- Arborist is to specify the minor and major encroachments.
- The proposed development layout, including any preliminary earthworks plan for the proposed development, driveway/s and ancillary structures, indication of the existing and proposed levels in relation to the surveyed tree and proposed impacts.
- Location of proposed services.
- Arborist statement on the proposed impacts to the existing tree and proposed methodologies for its long-term retention/protection.

## **Deep planting**

3) The proposed deep planting areas are not considered adequate to support large subtropical shade tree planting/s that will assist in the balance and reducing the bulk and scale of the proposed childcare centre as viewed from the site boundaries. Further amendments to the deep planting configurations are required.

a) Provide amended plans in accordance with Childcare Centre code PO2, PO4, PO5, and Landscape Works code that show:

- i) Revised/reduced development footprint that allows for the incorporation of dedicated deep planting zones with large trees that can achieve a minimum height of 6m that is complementary to the proposed building's height and form. A minimum dimension of 4.0m in any direction for deep planting, is the acceptable standard required to cater for large subtropical shade trees.
- ii) It should be noted that the deep planting zones are not to form part of any outdoor play area. Any reduction of deep planting areas with the nominated/selected tree species, is to be confirmed by the qualified arborist.
- iii) All deep planting areas are to be fully mulched.

- iv) Incorporate deep planting zones in areas where existing onsite trees are to be retained.

### **Landscaping and Onsite Amenity**

- 4) The provision for subtropical landscape elements for the proposal is limited and should be improved in accordance with the PO2, PO6 of the Childcare Centre code, PO19 of the Community facilities code and the Landscape Works code requirements with the following:
  - a) Provide a two-metre-wide landscape bed along the site's Denham Street frontage (after road widening) planted with shade trees, shrubs and groundcovers, to integrate the development, to facilitate natural shade and amenity and provide screening of the proposed carpark area from the street.
  - b) Provide additional landscape measures that are located outside of the proposed outdoor play areas throughout the development site including the site boundaries. Incorporate a minimum of two tiers of planting for all additional landscape areas to contribute to subtropical character, onsite amenity, microclimate and to assist in the screening of adjacent sensitive uses.
  - c) Provide a revised Landscape Concept Plan addressing items 2 - 4 above.

### **Denham Street Not to Prejudice - RC16210 - Issue 1.**

- 5) Footpath realignment on Denham St frontage partly places the footpath within the private property "not to prejudice" road widening area. Public asset within private property is not supported.
  - a) The proposed new transition of the footpath on Denham Street frontage as being depicted on the Landscape Concept Plan and architectural drawings is to be removed from the "not to prejudice widening" area. Any new concrete path (including partial reinstatement) should also be on a straight alignment outside the 'not to prejudice' widening area.

### **Refuse and Servicing**

- 6) It is noted the proposed 'Bin Store' has a dimension of 7.2m x 2m, however it does not allow individual bins to be removed for servicing. In accordance with PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans either of the following.
  - a) Decrease the size of the 'Bin Store' to a minimum 7.2m x 1.6m (11.52m<sup>2</sup>). Include multiple doors on the southern side of the bin store, so each bin can be accessed from the front, while ensuring there is sufficient space between the bin store and the carparking bays for transfer of bins to the Refuse Collection Vehicle (RCV). Include the dimensions of the bin store on amended plans.  
OR
  - b) Keep the door on the side by increasing the size of the 'Bin Store' to 7.2m x 2.23m (16.56m<sup>2</sup>), so that each bin can be accessed and removed for servicing without requiring all bins to be removed to access the bin at the rear. Include the dimensions of the bin store on amended plans.
- 7) The West Elevation on the Elevations – Sheet 01 (Drawing Number DA-09.01), shows the 'Bin Store' is not wholly screened. Provide updated architectural plans demonstrating the entire bin store is roofed and wholly screened (i.e. screening must go from floor to roof on all sides).
- 8) In accordance with PO1/AO1, PO18/AO18 and PO19/AO19.2, AO19.3 of the Transport, access, parking and servicing code, provide an updated RPEQ certified swept path analysis for the RCV manoeuvre utilising a kerb to kerb turning radius of 9.757m as per BSD 3008 sheet 2 of 2. Alternatively, provide clarification from a RPEQ that the proposed steering angle of 51.4 is equivalent to a kerb to kerb turning radius of 9.757m.

Note: Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins.

### **On Site Servicing**

- 9) Transport, access, parking and servicing (TAPS) requirement is for a RCV and VAN vehicles to service the site. A traffic report has been provided with swept paths to demonstrate a RCV manoeuvring. Servicing is acceptable however, revised RPEQ certified RCV swept paths with kerb to kerb turning radius of 9.757m as per BSD 3008 sheet 2 of 2 are to be submitted to demonstrate compliance with PO18 and PO19.

### **Stormwater Code**

- 10) Proposal is to discharge to existing 375dia SW pipe south on the southern boundary of the site. The downslope Lawful point of discharge (LPD) is designed only for a 2Y ARI flow of 177l/s and this flow is assumed to come from both the development and the upslope land at 103 Denham Street, so only 88l/s is permissible from this development in the minor storm.
- a) Provide a revised design including detention to limit 10% AEP flows to no more than 90L/s in accordance with PO3 of the Stormwater code.
- i) Design is also to demonstrate that major flow can freely drain to Denham Street via the crossover not onto neighbouring properties.
- 11) Design proposes a concrete swale channel with under drainage to manage upstream catchment. Proposal does not adequately manage upstream catchment in accordance with PO11 of the Stormwater code.
- a) provide a stub (e.g. not the channel itself) to upslope site at 103 Denham Street, with a minimum 90L/s capacity and being a min 225uPVC. This pipe shall bypass any detention where provided. A 1.5m wide easement over the upslope stormwater connection through the site is required to be shown on plan.

### **Noise – Child Care Centre**

- 6) The proposal is for a 147-place Child Care Centre within an Emerging Community zone adjoining sensitive uses and sensitive zones. The proposed hours of operation (6:00am–7:00pm) do not comply with acceptable outcomes under the Childcare Centre Code and Community Facilities Code.

The submitted Noise Assessment Report (Noise Measurement Services, dated 17 April 2026) has been reviewed, and further clarification/information is still required to further adequately demonstrate compliance with the relevant performance outcomes in the above codes and the Noise Impact Assessment Planning Scheme Policy.

- a) Provide a revised Noise Assessment Report addressing the following:
- i) **Child numbers and worst-case scenario**
- Clearly confirm the number of children modelled and correct errors in Table 7 (e.g. duplicate ages 0–2).
- Note: Table 7 presents reduced numbers (71 total: 22 outdoor, 49 indoor), while other figures (e.g. Plate 10) suggest grouped sources may have modelled the full 147 children.
- Include a summary table of modelled scenarios and results that clearly sets out total children and how groupings represent overall occupancy and demonstrate a reasonable worst-case scenario for the full 147-child outdoor capacity has been modelled.

- Clearly present:
  - total children assessed
  - indoor/outdoor distribution
  - whether simultaneous full-capacity outdoor play (147 children) is assessed
- Report currently assumes indoor noise breakout along northern facades only. Where there are openings along the southern façade, include appropriate indoor noise assessment accordingly.
- Update results (e.g. Table 11) to clearly state underlying assumptions, including:
  - full-capacity outdoor play
  - duration of outdoor activity (e.g. 3 hours)
  - inclusion of mitigation (e.g. whether acoustic barriers are included for the result)

**ii) Hours and operational assumptions**

- The report appears to rely on not permitting outdoor play before 7:00am to achieve compliance with the night-time period (6:00am–7:00am). This is to be clearly included in the report assumptions and recommendations
- Alternatively, provide an addendum assessment demonstrating noise compliance for the full proposed hours (6:00am–7:00pm), including the 6:00am–7:00am period.

**iii) Sensitive receivers and heights**

- Provide modelling at representative worst-case receiver locations and heights, including at a minimum, both ground level and upper levels (currently according to Table1, it appears R1-R2 at 4.6m only and R3-R5 at 1.5m only).
- Include additional receivers at sensitive zone/receivers at 74 Denham St & 16 Child Street.
- Justify all selected receiver locations and heights and that they represent a reasonable height / worse case for existing sensitive use/future anticipates heights at sensitive zone boundary.
- Amend recommendations accordingly as applicable. Where there are noise breakout from internal areas not adequately assessed in the report, also include additional acoustic barrier/acoustic control measures.

**iv) Acoustic barriers**

- Clearly confirm whether modelled results (for all noise sources including vehicles as well as child care centre) include any proposed acoustic barriers.
- Where barriers are relied upon:
  - provide results with and without the barrier
  - show barrier location, height and extent, including along the interface with sensitive zones
  - demonstrate the barrier can be constructed as modelled.
- Extend 2m high acoustic barrier for the full extent of adjoining sensitive zone boundary, unless compliance can be demonstrated without an acoustic barrier.
- Include recommended barrier on proposed plans, and where access easement prevents acoustic barrier modelled, revise recommendation/modelling accordingly.

**v) Report recommendations**

- Ensure all assumptions, modelling inputs, results that are critical in the forecasted noise compliance are clearly presented in the report recommendations.

### **Stormwater Quality – Stormwater Quality Management Plan**

7) The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m<sup>2</sup> as per Section B of the Stormwater Code. The applicant therefore needs to demonstrate compliance with AO16 and AO17 of the Stormwater Code.

Section 4.2 – 4.5 of the Stormwater management plan by HCE Engineers and dated has recommended certain proprietary treatment devices to demonstrate compliance with the code.

- a) Provide a digital copy of the MUSIC modelling file (e.g. .sqz file) to support the proposed stormwater quality management plan.
- b) Run-off are to be treated via the proposed devices as modelled in the MUSIC schematic presented in Section 4.3. Reflect and clearly outline the minimum number/type of proprietary treatment device as modelled in the report and reflect the details of specific location and size/number of devices on the proposed stormwater management plans to further demonstrate that the modelled stormwater quality treatment results can be implemented.

### **Proposal Plans**

8) Provide revised sections/ elevations clearly notating the Natural Ground Level (N.G.L.) defined under *Brisbane City Plan 2014*.

### **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 A007002254.

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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