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02 February 2026

Walpledge Pty Ltd
C/- Clegg Town Planning Consultants
PO Box 2144
Toowong QLD 4066

ATTENTION: Graham Clegg

Application Reference: A006928669
Address of Site: 1028 LYTTON RD MURARRIE QLD 4172

Dear Graham,

RE: Information request in accordance with the Development Assessment Rules

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

Use

- 1) The application is for a Medium impact industry development however, there appears to be a disconnect between the proposed industrial use and aspects of the built form and car parking supply. The plans show 128 spaces which vastly exceeds the required 2 spaces per 100m² for Medium impact industry (approximately 51 spaces). The development provides a carparking rate that equates to approximately 5 spaces per 100m² which is more aligned with a service industry, shop or office use. The building elevations and plans do not show industrial-scale access points such as roller doors commensurate with a Medium impact industry tenancy, despite an HRV/RCV bay being identified. Without an operating tenant, there is a risk the layout will function as an office or shop with higher trip demand than assessed. Further details are required:
 - a) Confirm operational characteristics for the proposed Medium Impact Industry (A/B);
 - b) Demonstrate industrial access to the building (e.g. roller doors/large format entries) and internal logistics paths suitable for industrial activities; if roller doors are not proposed, justify with an Operational Management Plan explaining goods handling and tenant constraints.

Traffic

- 2) The Traffic Report proposes a 12.5m HRV as the largest service vehicle and states tenancies will be conditioned/contracted to exclude 19m articulated vehicles. The existing layout confirms that if an AV did enter this area it would be required to reverse out. A performance solution may be supported for HRV-only servicing if supported by a demonstration of enforceable design or operational controls so larger vehicles cannot practically use the site.
 - a) Provide enforceable controls to secure the HRV-only servicing regime such as:
 - i) Leasing covenants limiting design vehicle class;

- ii) Signage and physical controls (turning geometry, headroom, bollards) that physically preclude 19m articulated vehicles.

Landslide Hazard Overlay

- 3) The proposed development is adjacent to a mapped Landslide hazard overlay. Given that the construction of the basement carpark will require excavation and retaining next to this area a geotechnical assessment is required to demonstrate stability and to inform earthworks and drainage design.
 - a) Provide a RPEQ geotechnical report addressing the Landslide overlay code, including details on subsurface conditions, groundwater, global/local stability (existing/proposed), factors of safety, construction staging, and erosion/stability during works;
 - b) Update the earthworks and stormwater drainage plans to incorporate geotechnical recommendations, including any subsoil or relief drains where required.

Stormwater Quality

- 4) The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m² as per Section B of the Stormwater code. Demonstrate compliance with AO16 and AO17 of the Stormwater code.
 - a) Submit an operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 "Permanent Methods of Water Quality Control" of the *Infrastructure design planning scheme policy*. The plan is to include pollutant export modelling using MUSIC (\geq Vers 6). The plan must contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Additionally, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

Note: A digital copy of the MUSIC modelling file is to be provided to support the proposed plan.

Documentation

- 5) Annexure D: Engineering Report has not been provided. Whilst the plans include high-level references to drainage, discharge points, and earthworks no RPEQ-certified stormwater or earthworks design has been submitted.
 - a) Provide Annexure D in full, including the stormwater design and the detailed earthworks plans.

On-site Staff Recreation

- 6) The proposal to locate the staff recreation area in the basement carparking area does not comply with AO14 of the Industry code.
 - a) Provide amended plans demonstrating an on-site recreation area for staff located outside of the basement car parking area, in accordance with AO14 of the Industry code.

Height

- 7) It is noted the proposal seeks a performance outcome for a building height of 17.2m in lieu of 15m. The proposed height is not considered to achieve compliance with PO12 of the Industry code.

- a) Provide amended plans reducing the height of the development to demonstrate compliance with PO12/AO12.2 of the Industry code. It is recommended that reducing the 'high-level roof' element will assist in reducing the extent of building height.

Landscaping

- 8) The provided reporting indicates an 8m wide landscape buffer is provided along the frontage of Lytton Road to address PO13/AO13.1 of the Industry code however, this has not been clearly demonstrated on the plans and it is indicated from desktop assessment the buffer lacks bold landscape elements that complement the bulk and scale of the industry form. It is also noted the existing approval on the site (Council Ref. A004787181) approved plans detail a 2m landscaping strip along the southern and western boundaries. The loss of this landscaping is considered to conflict with the existing approval. Provide amended plans in accordance with PO13/AO13.1, AO13.2, AO13.3 and AO13.4 of the Industry code that includes a Landscape Concept Plan that demonstrates:
 - a) Provision of a landscape buffer along the full length of the Lytton Road frontage that measures a minimum width of 3m;
 - i. The landscape buffer supports the provision of large shade trees that will achieve a canopy spread of over 50% of the site frontage within 5 years;
 - b) Provide a 2m landscaping strip along the southern and western side boundaries;
 - c) A varied palette of groundcovers and shrubs in all areas indicated as landscaping.

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 A006928669.

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

Yours sincerely,



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Development Services
Brisbane City Council