



Dedicated to a better Brisbane

19 August 2026

Brisbane Islamic Centre Ltd
C/- Kassim Mahomed
12 Thredbo Drive
WORONGARY QLD 4213

ATTENTION: Kassim Mahomed

Application Reference: A007068253
Address of Site: 161 UNDERWOOD RD EIGHT MILE PLAINS QLD 4113

Dear Kassim

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.

Insufficient plans and documents

- 1) It is acknowledged that the proposed lot boundaries are based on the historical Court approval (Ref: A003247857) for a Material Change of Use for Community facilities and Reconfiguring a Lot from 2 lots into 3 lots. It is also acknowledged that the proposed subdivision is strongly related to Development Approval (Ref: A006791570) for a Material Change of Use for a childcare centre and multiple dwelling, as well as associated operational works approvals.

The application material states that the proposed subdivision is intended to facilitate the delivery of the approved childcare centre, multiple dwelling development and lapsed place of worship development (subject to appeal in the Planning and Environment Court). However, limited information has been provided to support the proposed Reconfiguring a Lot application. The application material is largely limited to a subdivision plan showing the proposed lot layout and access easement.

The application currently relies on existing and previous development approvals to demonstrate compliance with the relevant requirements of *Brisbane City Plan 2014*. However, it is noted that the proposed Reconfiguring a Lot development may be enacted prior to the completion of the approved childcare centre, multiple dwelling and community facilities developments. Insufficient information has been provided to demonstrate that the proposed development can be appropriately assessed and conditioned as a stand-alone Reconfiguring a Lot development application.

In particular, insufficient information has been provided to demonstrate:

- ☐ how each proposed lot will be accessed and serviced;
- ☐ whether any works are required to establish access, servicing infrastructure, stormwater infrastructure or lawful points of discharge;
- ☐ whether any clearing, earthworks, creek crossing works or other operational works are required to facilitate the subdivision;

- ☐ how the proposed lot layout responds to environmental values and mapped constraints on the site;
- ☐ how the proposed subdivision, including access arrangements, servicing arrangements, environmental protection provisions and intended development outcomes, will be achieved if Development Approval A003247857 is not revived and the relevant MCU approvals are not implemented.
- ☐ how the proposed subdivision can comply with *Brisbane City Plan 2014* and enable appropriate conditions to be imposed.

Provide amended subdivision plan, additional plans and approved drawings where relevant, and supporting information prepared by suitably qualified professionals that demonstrate and clarify:

- a) The proposed access arrangements for each lot;
- b) the location and extent of any required access easement, drainage easement, services easement or other easement required to facilitate the proposed subdivision;
- c) the proposed servicing arrangements for each lot, including stormwater;
- d) the lawful point of discharge for each proposed lot;
- e) any works required to establish access, servicing infrastructure, stormwater infrastructure or lawful points of discharge;
- f) any clearing, earthworks, creek crossing works or other operational works required to facilitate the proposed subdivision;
- g) the location and extent of any environmental protection areas, environmental covenant areas, development footprint areas, environmental management areas or similar areas;
- h) any future road widening, land dedication or frontage works requirements.

Ecological values

- 2) The proposed Reconfiguration of a Lot (1 into 2) does not provide sufficient information regarding impacts to vegetation within the site. It appears that access within the proposed lot 2 may require further works, therefore, Council will require further information on what vegetation is within this area and any other areas where services/works are proposed to facilitate the ROL.

Provide a Vegetation Retention Plan in accordance with the Biodiversity areas planning scheme policy for any areas where works are proposed (e.g. any further works required for the access into lot 2 where crossing the waterway). Including:

- a) All trees 150 mm diameter at standard height (DSH) or greater on site/external works area and within 6m of site boundaries;
- b) 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.
- c) A clear indication of which trees are to be retained and which trees are to be removed, including the following information:
 - i) Scientific name;
 - ii) Height;
 - iii) Diameter of tree trunk at standard height (DSH);
 - iv) Crown diameter;
 - v) Habitat features including hollows and scratch marks, nests etc.
 - vi) Notional Root Zones (NRZs) (in accordance with AS4970); and

vii) General health assessment.

d) If works encroach into the NRZs 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.

3) The temporary access track that has been used for access into proposed Lot 2 may require decommissioning. Further information will be required to understand when this track is proposed to be decommissioned and what actions are proposed for decommissioning.

a) Provide further information of the temporary access track to allow access into Lot 2. Including:

i) When decommissioning is to occur;

ii) What actions are proposed for decommissioning.

4) Areas of mapped ecological value are present within proposed Lot 2. To ensure the protection of these areas further information is required.

a) Provide further documentation/plans demonstrating how the protection of ecological values will be protected under environmental covenants.

The plans are to include approved lots within Lot 1 as approved under Development Approval A006791570

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 A007068253.

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

Yours sincerely



Errin Xiaofang Lu
Senior Urban Planner
Planning Services South
Phone: (07) 3403 3694
Email: Errin.Lu@brisbane.qld.gov.au
Development Services
Brisbane City Council