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**City Planning & Sustainability
Development Services**

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07 February 2020

A4 Community Care Services Inc
C/- Allan Van Planning Pty Ltd
PO Box 284
TOOWONG QLD 4066

ATTENTION: Allan Van

Attention: A4 Community Care Services Inc
Application Ref: A005008062
Address of Site: 320 RITCHIE RD PALLARA QLD 4110

Dear A4 Community Care Services Inc

RE: Further issues

Council has reviewed your response to the Information Request. Further information and amendments are required in order to fully assess the proposal against the provisions of City Plan 2014.

Council would be happy to arrange a meeting with the Applicant to discuss the proposed layout.

Ecology

1. The subject site is located within the Environment Management and Conservation zones of City Plan 2014. Overall Outcome 2(k) of the Environmental management zone code stipulates that development for a place of worship is not accommodated as their size, bulk and visual impact detract significantly from the landscape character and environmental values of the land.

To support such a land use on the subject site, the application will need to demonstrate the development responds to land constraints and mitigates any adverse impacts on environmental values (Overall outcome 2(m) of the Environmental management zone code).

The existing storage area and the proposed location of the car park and manoeuvring area are located in the middle of the wildlife movement corridor through the site, which runs along the northern boundary. This will lead to impacts upon wildlife movement through the site, from direct development intrusion and edge effects.

Item 8 and 9 of Council's Information Request, raised concerns with regards to the subject site being located wholly within the High ecological significance sub-category of the Biodiversity areas overlay code. The Applicant's response to these items does not adequately address the City Plan 2014 requirements.

To demonstrate compliance with Overall outcome 2(l) & 2(m) of the Environmental management zone, AO4.1, AO4.2, AO4.3 and AO4.4 of the Biodiversity areas overlay

code and AO24.1, AO24.2, AO24.3 and AO24.4 of the Lower Oxley Creek south neighbourhood plan, the following amendments are required:

- a) The proposed development footprint plan and parking area must be consolidated further towards the eastern portion of the site, to demonstrate that impacts on ecological values are avoided.

Note: The reconfiguration of a lot approval (A003978574) was not carried out within the relevant period, therefore a revised development footprint area needs to be established taking into consideration the Biodiversity areas overlay code requirements and zoning of the land.

- b) Submit additional information to demonstrate that the areas located outside of the development footprint will be rehabilitated in accordance with the restoration plan to demonstrate compliance with AO24.5 of the Lower Oxley Creek south neighbourhood plan.
2. Any proposed encroachment into mapped HES is required to be guided and supported by an ecological assessment report and Tree Retention/Removal Plan prepared in accordance with the Biodiversity areas planning scheme policy, and would trigger the following requirements of the Biodiversity areas overlay code:
 - i. Offsets and rehabilitation in accordance with PO4, PO6/AO6 and PO9;
 - ii. Wildlife movement solutions in accordance with PO5, PO7 and PO8;
 - a) Submit an ecological assessment to include an onsite fauna survey and include an assessment on the proposed impacts of light, hours of operation and noise as a result of the development.
 - b) Submit a Tree Retention/Removal Plan to demonstrate compliance with the Biodiversity areas overlay code.

Car parking and access

3. The current location of the car parking and associated manoeuvring area is required to be relocated further to the east, so that the development footprint is consolidated to allow for the ecological outcomes outlined above to be achieved. This may be achieved by removing the existing storage shed.
4. Remove the second vehicle cross over opposite Sweets Road.
 - a) Submit amended plans to illustrate a minimum of 32 car parking spaces onsite in accordance with PO14 & PO15 of the TAPS code. If a performance outcome is sought for car parking further justification and a RPEQ certification is required to demonstrate the shortfall of car parking meets the peak parking demand onsite.
 - b) Submit amended plans to illustrate the dimensions for the car park spaces, PWD parking, aisle width in accordance with TAPS PSP.

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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Development Services
Brisbane City Council