Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

25 March 2026

K.J. Packer Consulting Pty. Ltd
15 Antigua Grove
WEST LAKES SA 5021

ATTENTION: Ken Packer

Application Reference: A006967013
Address of Site: 144 KANGAROO GULLY RD BELLBOWRIE QLD 4070

Dear Ken

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.

1. Verge widening
The existing verge width on the site frontage to Kangaroo Gully Road appears to be less than 3.75m that is required under AO4/PO4, AO6/PO6 of Infrastructure Design Code and AO1/PO1 of the Streetscape hierarchy overlay code.

a) Provide amended subdivision plan and schematic services plans showing a minimum 3.75m wide verge. A linear dedication is required if the existing verge width is less than 3.75m and this is to be clearly identified on the drawings.

2. Verge grades
The existing verge does not meet the required crossfall standards, and the proposed earthworks plans do not indicate any intent to regrade the verge to achieve the compliant 1:50 crossfall. The area between the property boundary and the existing footpath must be regraded to meet the requirements of *Brisbane City Plan 2014*. Additionally, the proposed grading for the driveway and crossover may need to be revised to ensure the longitudinal grades transition smoothly and in line with kerb levels, without creating humps or depressions.

a) Provide amended earthworks plans that clearly demonstrate compliant verge crossfalls and appropriate driveway grading in accordance with City Plan 2014.

3. Earthworks plans
Retaining walls interfacing Kangaroo Gully Road on proposed Lot 1, are to be relocated and set back from the verge widening required along Kangaroo Gully Road, proposed walls reduced where possible to 1m in height, interfacing the road reserve as required under AO2.1/PO2 (a),(b) and AO4/PO4 of the Filling and excavation code.

a) Provide amended earthworks plans and sections to incorporate the require changes.

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b) Provide an additional earthworks cross section with details, showing proposed walls at the boundary with adjoining Lot 140 on RP 221795, including levels on the adjoining land and the height of proposed walls on the southern boundary of Easement B clearly shown.

4. Fire hydrant truck accessibility

It is noted that the development proposed a private fire main and a hydrant along the EMT A for firefighting coverage purposes. However, the access easements (A and B) grades require review to demonstrate that a fire truck access and manoeuvring is achievable, to allow for firefighting personnel to work around the vehicle with fire-fighting equipment as required under PO9(b), PO23 and PO24 of the Infrastructure design code.

a) Provide RPEQ certified swept paths demonstrating that fire truck can travel up to 20 metres beyond the private fire hydrant location for emergency firefighting purposes. The access easement must provide for an operational fire truck access.

5. Refuse

Whilst the proposed subdivision has demonstrated kerbside refuse collection, refuse storage areas for lots 2 and 3 have not been demonstrated as roofed and screened within EMT A.

In accordance with PO4/AO4.1 of the Subdivision Code and PO8/AO8.1, AO8.2 of the Infrastructure design code:

a) Provide amended plans demonstrating a refuse storage area roofed and screened for six (6) x 240L mobile garbage bins (MGBs) within EMT A for the use of lots 2 and 3. Each MGB has an area of 0.81m2 (i.e. 0.9m x 0.9m per bin).

   Note: Council's core service for a dwelling house is general refuse, commingled recycling and green waste. Storage for all three streams will need to be demonstrated.
   Note: Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

6. Street tree(s)

It is noted that all street trees are proposed to be retained and protected. However, the proximity of the proposed fire main extension from across the road and water services may impact on the street trees retention.

a) Provide amended plans denoting that all existing street trees are to be retained and protected, with a minimum 2m clearance from the trunk of the street tree(s) to the proposed crossover; and
b) Provide strategies and measures that can be implemented to protect the street trees.

7. Proposal plans

The proposed subdivision plan does not show the area (m^2) of the access and services easement(s). The information is required to verify the proposed lot size(s).

a) Provide amended subdivision plan showing the area (m^2) of each proposed easement.

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 A006967013.

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

Yours sincerely

Erik Christensen
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Development Services
Brisbane City Council