



Dedicated to a better Brisbane

31 July 2025

981 Moggill One Pty Ltd, 981 Moggill Two Pty Ltd
C/- Gilvear Planning Pty Ltd
PO Box 438
PADDINGTON QLD 4064

ATTENTION: **Tayla Horton**
Application Reference: A006802078
Address of Site: 981 MOGGILL RD KENMORE QLD 4069

Dear Tayla

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 justify the proposed lot size and density, access, servicing, and earthworks. The site is located on an Arterial Road (Moggill Road) and contains retaining walls located on the frontage extending into the road reserve which poses a safety concern for pedestrians, cyclists, and motorists.

Compliance with the City Plan 2014 may not be achievable given the number of development constraints, however, should the applicant wish to proceed with the application, Council requests the below information. These issues are to be addressed and justified in conjunction with any submissions received through the public notification process and advice provided by the State Assessment & Referral Agency (SARA) in relation to the State-controlled Road.

Lot sizes in the Low density residential zone

The proposed density is not anticipated within the Low density residential zone and is inconsistent with the predominant development pattern. The proposal is unable to comply with PO1 of the Subdivision code as the lots do not comply with the minimum dimensions within Table 9.4.10.3.B, therefore assessment against the overall outcomes is required.

- 1) Provide justification for the proposal against the overall outcomes of the zone code and Subdivision code. It is noted addressing the items below may assist in this justification.

Traffic, access and servicing

There are concerns about how the development can achieve safe and efficient site access and refuse collection that complies with *City Plan 2014* given the site is burdened by existing retaining walls and access grades have not been demonstrated.

- 1) Provide a traffic report prepared by a Registered Professional Engineer Queensland (RPEQ) (traffic) to justify how the development achieves compliance with the Transport, access, parking and servicing Planning Scheme Policy (TAPS PSP). The following items are required to be addressed in detail in the report:

- a. The existing direct access from the site to Moggill Rd is considered a significant road safety hazard and the existing access to Moggill Road to the east of the subject site is required to be removed and restricted in accordance with PO1 and PO10 of the Transport, access, parking and servicing (TAPS) code and PO4/AO4, PO5/AO5 and PO7/AO7 of the Road hierarchy overlay code.
- b. Demonstrate site access grades of the driveway and rear access easement meet the requirements of the TAPS Planning Scheme Policy (PSP) and PO3/AO3.1 and PO9/AO9.4 of the TAPS code.
- c. Demonstrate the minimum 2.5 metre wide driveway and rear access from the road to the boundary of Lot 3 in accordance with PO3/AO3.1 of the TAPs code and AO3.5/PO3 of the subdivision code.
- d. Due to the height of the existing retaining wall (approximately 2 metres), a Safety Hazard Assessment certified by a RPEQ is required to demonstrate vehicle movements can occur safely. The assessment must also demonstrate how the safety of pedestrians, cyclists, and motor vehicles using the arterial road below will be preserved.
- e. A refuse collection point is required to be demonstrated in accordance with PO19/AO19.1/AO19.3 of the TAPS code and PO8/AO8.1 of the Infrastructure design code. Note: refuse collection is not permitted from Moggill Road Arterial Road.

Earthworks

The submitted Planning Report states the proposed development meets all acceptable outcomes of the Filling and excavation code as there are no earthworks proposed. The submitted Subdivision Proposal Plan demonstrates there is fall across the site that may not comply with AO2.2 of the Subdivision code and AO2.1 of the Filling and excavation code. It is also noted the private retaining wall extends into the road reserve and is required to be relocated to be wholly contained within the site.

- 2) Provide a concept filling and excavation plan demonstrating the proposed lots meet AO2.1/AO2.2 of the Filling and excavation code and that all private retaining walls are located within the property boundary.
- 3) Demonstrate a suitable building pad envelope in accordance with PO2/AO2.2 of the Subdivision code.
- 4) Provide a structural report prepared by a RPEQ (structural) that demonstrates the existing retaining wall is suitable to resist vehicle loading of both construction traffic and long-term residential vehicle loading in accordance with PO2/AO2.2 of the Filling and excavation code.

Stormwater

The submitted Planning Report states that all stormwater discharge from the site will be to the kerb and channel. Two of the proposed lots do not have direct access to the kerb and channel on Moggill Rd and there is no kerb on the site frontage to the Moggill Road Service Road. Provide the following items prepared by a suitably qualified RPEQ that demonstrates the outcomes of the Stormwater code.

- 5) Concept stormwater drainage plan in accordance with stormwater code that demonstrates the proposed site-based stormwater drainage system.
- 6) Demonstrate the site can achieve a lawful point of discharge as outlined in Chapter 7 of the Infrastructure design PSP.
- 7) Assessment of the proposed development against the Stormwater Code.

Utilities and services

The Planning Report advises that the existing connection location for sewer, water and electricity will be reused. Due to the location and layout of the development, the suitability of the connection is required to be confirmed in accordance with PO9/AO9.1/AO9.2 and AO11/PO11 of the Infrastructure design code.

- 1) Obtain a Service Advice Notice (SAN) from Urban Utilities to demonstrate that the proposed development will be provided with the necessary water, fire and sewer connections.
- 2) Provide written advice/confirmation from Energex and NBN that lawful connections to the proposed lots can be achieved.

Bushfire overlay code

- 8) The site is mapped as Medium Hazard Area and High Hazard Buffer Area within the Bushfire overlay, triggering assessment against Sections A, C and D of the Bushfire overlay code.
 - a. A site-specific bushfire hazard assessment is required in accordance with the Bushfire Planning Scheme Policy or other approved methodology. The bushfire hazard assessment must include any rehabilitation areas that are proposed within the site, taking into account the vegetation at full maturity. Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide (bushfire reporting) available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low' (or vegetation meets the criteria for 'low-threat vegetation' as determined under AS 3959 – 2018 Construction of buildings in bushfire-prone areas) no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

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 A006802078.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jenny Bernard', written in a cursive style.

Jenny Bernard
Urban Planner
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Development Services
Brisbane City Council