



*Dedicated to a better Brisbane*

1 December 2025

Abai United Investment Pty Ltd  
C/- Clegg Town Planning Consultants  
PO Box 2144  
TOOWONG QLD 4066

**ATTENTION: Graham Clegg**

**Application Reference:** A006886304  
**Address of Site:** 68 KING AVE WILLAWONG QLD 4110

Dear Graham,

**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.

**Development Footprint**

- 1) A review of the aerial imagery indicates that over the past 12 months additional trees have been unlawfully cleared from the rear of the site (to the south and east of the existing shed) within the Environmental management zone (EMZ) and Biodiversity areas overlay. Further, aerial imagery shows that cars are currently being stored unlawfully within this area.

The shed within the EMZ appears to have been constructed in August 2017, however Council does not have a record of any associated development approvals for the structure. The existing shed may be retained, where it does not impact on the vegetation outcomes at the rear within the Biodiversity overlay and EMZ. The development footprint will need to be reduced to align with the extent of the shed, noting land to the east of the shed is to not be located within the industrial development and may not intrude any further into the Environmental management zone and Biodiversity areas overlay.

- a) Provide amended plans reducing the industrial development footprint on the site. Where the shed location is impacting on vegetation, the shed may have to be relocated.
- b) Where the shed is being retained, provide further information on the development footprint and materials on the ground as the ground area needs to be sealed in a high movement area.

**Ecological values**

- 2) The proposal seeks to retain the majority of the mapped HES area within the Environmental management zone which is generally supported by Council. However, as mentioned above it appears unlawful vegetation clearing has occurred. The Tree Survey Plan provided in the Ecological assessment for the site did not survey all the vegetation, particularly in relation to the proposed access easement. This information is required to understand what impacts the proposed development will have on mapped vegetation. Similarly, as no code assessment against the Biodiversity areas overlay code was provided, it is unclear how the proposal will achieve compliance with PO4 and PO9, given no Concept Rehabilitation Plan or Offset

Delivery Strategy have been provided. Provide an assessment against Section C of the Biodiversity areas overlay code including:

- a) A Tree Survey Plan in accordance with the Biodiversity Planning Scheme Policy (PSP) including:
  - i) All trees 150 mm DBH or greater on site/external works area and within 6m of site boundaries; including trees proposed for removal based on the access easement.
  - ii) 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.
  - iii) A clear indication of which trees are to be retained and which trees are to be removed, including the following information:
    - (1) Scientific name;
    - (2) Height;
    - (3) Diameter of tree trunk at breast height (DBH);
    - (4) Crown diameter;
    - (5) Habitat features including hollows and scratch marks, nests etc.
    - (6) Tree Protection Zones (TPZs) (in accordance with AS4970); and
    - (7) General health assessment.
    - (8) If works encroach into the TPZs 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.
- b) Provide a Concept Rehabilitation Plan. the development must enhance biodiversity, native habitat and fauna movement within the EMZ and Biodiversity areas overlay. This plan is to be in the form of scaled plans and supporting documentation that illustrates the entire area proposed for rehabilitation. The area for rehabilitation is to extend up to within 3m of the existing shed to the south.
- c) For any significant residual impact, offsets may be required under the *Environmental Offsets Act 2014* and the Offsets Planning Scheme Policy.

### **Bushfire Hazard**

- 3) A Bushfire Hazard Assessment has been provided which indicates that a setback of 9.3m from hazardous vegetation is required to achieve a BAL-29 rating. No evidence of ground-truthed Vegetation Hazard Class confirmation has been provided, nor the spatial extent of the defined hazardous vegetation. It is unclear how these setback calculations were determined, whether any future required ecological rehabilitation was factored, or where the building setbacks are required from.
  - a) Provide a revised Bushfire Hazard Assessment that details the location and spatial extent of hazardous vegetation with revised setback calculations, taking into account any required ecological rehabilitation as requested above.
- 4) The proposed access into the site will be via an easement over 250m in length. It is unclear how the proposal will provide safe and efficient evacuation and emergency services access to the site during a bushfire, in accordance with PO9 of the Bushfire overlay code. Furthermore, it is unclear whether the storage of hazardous chemicals will occur on site. Further information is required to ensure any storage does not exceed the threshold quantities set out in Table 8.2.5.3.D of the Bushfire overlay code. The following information is required:
  - a) Provide an assessment against the Bushfire overlay code.
  - b) The revised assessment must demonstrate safe access/egress into the site by emergency services and for evacuation purposes.

- c) Provide evidence the proposed development will not exceed threshold quantities set out in Table 8.2.5.3.D for the storage of hazardous chemicals.

### **Sub-surface Landfill Emissions**

- 5) The proposed development is identified in an area that is potentially susceptible to landfill gas impacts which may expose people to unacceptable health risks from sub-surface landfill emissions. In order to satisfy PO1 of the Lower Oxley Creek north neighbourhood plan code, the following information is required:
  - a) Provide a statement from a suitably qualified professional confirming that the risk of the proposed activities on the site and any structures/services will not expose people to unacceptable levels of risk; and
  - b) Have a Registered Professional Engineer of Queensland (RPEQ) review and certify that any proposed works (e.g. fill and excavation, utilities etc.) will not be impacted by any issues raised in the above statement.

### **Traffic**

- 6) The site is subject to TRUNK WIL-RC-018 and access will ultimately be restricted to left-in/left-out movements as part of the future corridor upgrade. However, implementing these restrictions in the interim is impractical, as installing a double barrier line would impede access to other properties, including the site opposite (75 King Avenue). Provide amended plans accommodating an interim passing treatment (BAR), non-trunk pavement widening, which should occur on the northern side of King Avenue.
- 7) The supplied swept paths indicate large vehicles will face difficulties with access and egress and the existing property boundaries limit provision for adequate visibility splays. The proposed easements intended to facilitate driveway splays in both interim and ultimate scenarios require modification to address manoeuvring and sightlines.
  - a) Provide an amended concept functional layout for the access to ensure vehicles can enter and exit the site in both the interim and ultimate scenario.
- 8) The proposed Basic Left Turn (BAL) treatment does not account for the relocation of the powerline at the site entrance, or maintains the minimum verge provision.
  - a) Provide updated plans demonstrating the location of the relocated power pole.
  - b) Demonstrate a minimum verge width of 2.5m (or wider as required to accommodate existing utilities and any drainage arrangements) is maintained alongside the proposed BAL treatment.
- 9) Within the access handle of the site there are existing power poles and it is unclear where these are going to be relocated as this conflicts with the access movements within the site.
  - a) Provide amended plans clarifying where the power connection to the site will be relocated.

### **Stormwater**

- 10) Provide an assessment against the Stormwater code and Flood overlay code addressing the overland flow that is mapped across the site.
  - a) Provide amended plans with easements over the overland flow area.
  - b) Provide an Earthworks Plan showing the flow path and required works, ensuring all earthwork levels demonstrate the flow path for both Lots 14 and 17 on RP80241.
- 11) A lawful point of discharge for the development has not been provided. The proposed pipe connection to Council land to the south discharges into a drain mapped with overland flow. To confirm this as a lawful discharge point:
  - a) Provide an assessment of the drain's capacity for flood events ranging from 63% AEP to 1% AEP and demonstrate that a drainage system can be reasonably constructed to convey flows to this point.

- b) Provide longitudinal sections of the proposed drainage system.

### **Stormwater Quality**

- 12) The operational Site-Based Stormwater Quality Management Plan has been reviewed. Further information is requested to enable adequate assessment of the proposal:
  - a) Submit a digital copy of the MUSIC modelling file.
  - b) Confirm and demonstrate that the two stages or the worst-case between the two stages have been considered in the proposed stormwater quality management plan.

### **Contamination to Land or Water**

- 13) The storage and handling of engine oil/fluid or fuel have the potential to contaminate land or water in accordance with AO9.1/PO9 of the Industry code provide details on how the development is designed and constructed to avoid contamination of the environment with spilt/leaked engine oil/fluid or fuel removed from and while dismantling vehicles. Specify where these activities will occur on the site.

### **Noise – Industrial Impacts**

- 14) The proposed use and its location have the potential to impact on the noise amenity of nearby sensitive uses. Demonstrate that an adequate level of noise as per the Industry code can be provided at such locations.
  - a) Submit further information demonstrating that the proposed use can comply with the requirements outlined in PO2 of the Industry code. Where compliance cannot be achieved, a Noise Impact Assessment Report prepared in accordance with the Noise impact assessment planning scheme policy, demonstrating compliance with PO2 of the industry code is required.

### **Refuse**

- 15) A 'Bin Store' has been demonstrated on the proposed plans but it has not been denoted as roofed and screened in accordance with PO17/AO17.2 of the Industry code and PO8/AO8.1 and AO8.2 of the Infrastructure design code.

- a) Provide amended plans that denote a 'Roofed and Screened Bin Store'.

Note: Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins. Refer to:

<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/about-council/documents...>

### **Proposed Shop and Outdoor Sales Use**

- 16) The proposal includes the use of 'Shop' and 'Outdoor sales', however the details and location of these uses within the site are not clear. It is noted in the assessment report that vehicle parts will be available for purchase online.
  - a) Clarify whether the shop is available to members of the general public or if it is to be restricted to industry. If members of the general public are permitted to access the site, provide additional details as to how the use can co-locate and function safely with the Industry use on site.
  - b) Provide additional details as to the location and extent of the Shop and Outdoor sales uses on site, including expected visitation to the site from the general public/industry, hours of operation for the shop use, parking areas etc..

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006886304.

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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