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26 May 2026

Ausbuid Group Pty Ltd  
C/- JFP Urban Consultants Pty Ltd  
PO Box 3634  
SOUTH BRISBANE QLD 4101

**ATTENTION:** James Collie  
**Application Reference:** A006928472  
**Address of Site:** 92 REDHEAD ST DOOLANDELLA QLD 4077

Dear James

**RE: Further advice**

Council officers have reviewed the information request response dated 25 March 2026 and have identified the below further issues to be addressed.

**Stormwater**

- 1) Based on the information provided Council can accept the roofwater drainage being directed to the 300mm uPVC pipe downslope, as it is shown to have capacity. However, Council does not agree that all the development can all direct major flows into the downslope development. Application A005819019 for the downslope lots provided a SBSMP (prepared by Water Technology dated Aug 2021) stating that the drainage does not assume that the upslope lot will ever direct major flows into this site, nor did the approved operational works therefore require any analysis of flows through each of the impacted downslope lots.

The downslope 300mm pipe allowed for a catchment of 0.578ha but only for the minor piped flow allowance, as it would be expected that major flows still need to be managed by the applicant. No analysis of major flow impacts on downstream properties has been provided.

The predeveloped flow arriving at LPD2 is not representative of the actual flow that would arrive under predeveloped conditions, as all flows will sheet across the full boundaries of existing lot at 31 Rockfield Road, with a small portion diverted into the approved swale in that lot. By contrast the development will concentrate all runoff into a small section of that land with vastly more noticeable flow depths.

The 39% AEP drainage standard for rear lot drainage would not apply in this instance as the capacity is always dictated by the minor capacity required to ensure the major flows are safe, and additionally this drainage system would be a Level III QUDM design requiring 5% AEP minor storm capacity.

- a) Provide an amended SBSWMP, limiting the number of properties that direct major flows into the downslope development to no more than 7 lots being Lots 18/19, 22/23, 26/27 & Lot 28. All major flows from all other lots are to be directed to Rockfield Road as previously requested.

## Neighbouring Vegetation

- 2) The information request response does not provide for the retention of trees along the eastern boundary as requested. The trees along the eastern boundary are located on adjoining land and are mapped within the Significant landscape tree overlay and Biodiversity areas overlay. It is noted that consent from adjoining neighbours has been provided, however written consent from an adjoining owner does not override planning scheme requirements and cannot be relied upon to justify removal where impacts can reasonably be avoided. It is further noted that filling and excavation within the tree protection zone of a significant landscape tree may require operational works development in accordance with *Table 5.10.19* of the *City Plan 2014*.
- a) Provide amended plans illustrating the retention of neighbouring trees in accordance with AS4970 'Protection of trees on development sites', the biodiversity areas overlay, and significant landscape tree overlay.

## Building Envelope Plan

- 3) The response to item 5) of the information request identifies that as the site is a corner lot, therefore the building envelope nominates a side boundary setback to the rear for the proposed rear lots. It is acknowledged that the existing lot is a corner lot, however once the subdivision occur the site layout effectively changes, and these lots cease to be considered part of a 'corner lot'. Council maintains the position that a 6m rear boundary setback to rear lots 7-27 is required, to ensure that future development on the site is consistent with the intended character of the locality and does not impact on amenity and privacy for adjoining residents.
- a) Provide amended plans illustrating a minimum 6m rear setback for proposed lots 7-27 in accordance with AO27.1 of the Subdivision code.

## Access

- 4) Provide amended plans illustrating shared access crossovers for Lots 8/9, 16/17, 20/21 and 24/25 to ensure that kerbside parking is enabled for the Rockfield Road frontage.

Should you wish to amend the application to resolve these matters it is recommended that you agree to extend or stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



Dane Hoffmann  
Senior Urban Planner  
Planning Services South  
Phone: 07 3178 5678  
Email: [Dane.Hoffmann@brisbane.qld.gov.au](mailto:Dane.Hoffmann@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council