



Dedicated to a better Brisbane

30 September 2025

The Salvation Army (Queensland) Property Trust
C/- 1b Town Planning
PO Box 501
KALLANGUR QLD 4503

ATTENTION: Ian Buchanan
Application Reference: A006806923
Address of Site: 415 HANDFORD RD TAIGUM QLD 4018

Dear Ian

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.

Refuse:

- 1) The proposal states that there are no changes to the existing refuse and recycling arrangements. However, the existing refuse solution has not been clearly shown on the proposed plans. A refuse storage area with sufficient capacity to accommodate both the existing development and the proposed extension must be demonstrated. In accordance with PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans one of the following:
 - a) A separate refuse storage area for the proposed extension (Stages 1 and 2) that is either within a building or a roofed and wholly screened enclosure with a minimum internal area of 4.5m² (3m x 1.5m); and
 - b) Include the dimensions of the refuse storage area on the amended plans.

OR

- c) If utilising the existing refuse storage area, demonstrate on amended plans that the existing arrangement has the capacity for the existing use and the proposed extension (i.e. the existing capacity plus an additional 854L of general refuse and 567L of commingled recycling per collection based on a maximum of two collections per week). Include the dimensions of the refuse storage area on the amended plans.

Lawful Point of Discharge:

- 2) The proposed development results in a cumulative increase of impervious area by 881m². In its current form, the proposal does not address how the site will achieve a lawful point of discharge (LPD).

- a. Demonstrate how stormwater will be managed and directed to a LPD. Note that if the use of an existing LPD is proposed it is to be clearly shown on plans providing details of the existing infrastructure including pipe size and material.

Transport, Parking, Access and Servicing:

3. Stage 2 of the proposed development results in a significant increase in usable Gross Floor Area (GFA). Based on the submitted materials, no consideration has been given to demonstrating how peak parking demand will be accommodated. Clarification is also required from the Planning Assessment team as to whether the proposed use is considered an extension of the existing Place of Worship (e.g., extended auditorium and seating area) or a standalone Community Hall use. Given the size of the Stage 2 building, there is likely to be additional peak parking demand beyond what would be expected for a use considered purely ancillary to the existing building. In accordance with PO14 of the Transport, Parking, Access and Servicing Planning Scheme Policy:
 - b. Provide an RPEQ endorsed statement to address the parking outcome including consideration of available overflow for peak parking demand. *(note that nearmap image from Sun Jul 10 indicates overflow and street parking occurring)*

Existing Vegetation:

- 3) The proposal conflicts with existing NALL protected vegetation on the site's boundary. The overall outcomes of the Bracken Ridge and district Neighbourhood Plan requires development to maintain the character, natural and ecological significance of the area through protecting and enhancing native habitat and biodiversity (Overall Outcomes B, C and E). The existing vegetation on the site contributes to the overall amenity, subtropical character of the area and acts as an effective landscape buffer between any proposed built form outcomes and the removal of this vegetation is not supported.
 - a. Provide amended plans which includes an Arborist Report prepared by an AQF Level 5 Arborist that includes a revised design to accommodate significant vegetation by reviewing the extent of proposed earthworks and modifying the proposed layout and building design to ensure that the development layout retains and responds to existing significant vegetation (both on the development site, adjoining and existing/new street verges). The Arborist Report is to include the following:
 - i. Botanical species name of trees;
 - ii. Height, diameter of tree trunk at breast height and crown diameter;
 - iii. General health assessment and character of trees including habitat values;
 - iv. Identification and illustration of the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of trees in accordance with AS:4970;
 - v. Description of the proposed works and construction methodology to be used within TPZ of trees;
 - vi. Evaluation of proposed construction methodology and potential impacts on the trees;

- vii. Evaluation of any pruning works (including canopy and/or root pruning) which may be required as a result of the proposed works.

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 A006806923.

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

Yours sincerely



Luke Hadrick
Urban Planner
Planning Services North
Phone: (07) 3178 9403
Email: Luke.Hadrick@brisbane.qld.gov.au
Development Services
Brisbane City Council