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APPLICATION REF
A006958092

12 November 2026

Urbicus Ref: URB24-023
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Applicant response to an information request under Section 13 of the Development Assessment Rules
Council reference: A006958092
Property details: 508 Jesmond Road, Fig Tree Pocket QLD 4069

We refer to Council's "Information Request" relating to the above site (the Site) and application (the Application) and wish to advise that we will be providing all the information requested in accordance with Section 13.2 of the Development Assessment Rules.

In support of our response, we have provided:

- **Appendix A** – Amended Stormwater Sketch;
- **Appendix B** – Wastewater Disposal Assessment Report (Proposed Lot 10);
- **Appendix C** – Wastewater Disposal Assessment Report (Proposed Lot 11);
- **Appendix D** – Wastewater Disposal Assessment Report (Proposed Lot 12); and
- **Appendix E** – Bushfire Hazard Assessment.

We address the specific item raised in Councils "Information Request" as follows:

Item	Proposed Subdivision Plan
1	The proposed subdivision plan prepared by JW surveys and the engineering plan SK01 Revision A (the preliminary stormwater sketch) by Milanovic, show a different arrangement of boundaries. The proposed subdivision plan requires amendments to be consistent with the proposed stormwater and/or vice versa, and to show the existing features and constraints within the land in detail, (i.e. the existing Dam location, the existing effluent disposal/septic tank location) and its setbacks distances to new proposed lot boundaries. a. In accordance with PO1 / AO1.3 of the Subdivision Code, provide an amended subdivision plan clearly showing the revised lot boundaries with standard setbacks to the existing septic tank on Lot 12 (containing the existing dwelling), the Dam's exact location and revise the proposed Lot 11 boundaries. b. The existing Dam appears to encroach within 2 lots (proposed lot 11 and 12). Confirm and show on the amended plan whether the Dam is proposed to be dewatered and removed, or c. If proposed for the Dam to be retained, show plans which clearly identify the Dam within a single lot. Demonstrate that the lots provide the standard setbacks distances from the Dam for the new onsite treatment disposal on the lot, and that the existing onsite sewer system on proposed Lot 12, maintains compliance with the requirements of the PO1/ AO1 and PO2 of the Wastewater Code.

Response

The Proposed Subdivision Plan prepared by JW Surveys is correct and has not been amended. The stormwater sketch has instead been revised by Milanovic Neale Consulting Engineers to reflect the lot boundaries shown on the subdivision plan.

Please refer to **Appendix A** – Amended Stormwater Sketch.

We note the existing dam is to be dewatered and backfilled to the existing surface level.

Item	Plumbing (Onsite wastewater treatment)
2	The existing Land Application Area (onsite sewer treatment disposal) appears to be outside the new proposed boundary of lot 12 (with the existing dwelling). This will have to be relocated within the property it serves. The proximity of the dam may cause the existing Land Application Area (existing onsite sewer treatment disposal) location non compliant with Queensland Plumbing and Wastewater Code (QPWC) setbacks with current system. The Dam may raise concerns for the middle-proposed lot (Lot 11) with QPWC setbacks.

Response

On-site wastewater treatment for each lot has been addressed in **Appendices B, C and D**, with all Land Application Areas located within the lot they serve, including the relocated area for Lot 12 and the existing dwelling.

As noted above, the existing dam is to be dewatered and backfilled to existing surface level and will not raise concerns for Proposed Lot 11.

Item	
3	A Site and Soil Evaluation showing proposed building footprints and wastewater design is required for each proposed lot, in support of the application

Response

The site and soil evaluation was conducted by ADOP Soil Testing, and the resulting wastewater design was prepared by Bio-Track Pty Ltd. Refer to **Appendices B, C** and **D** for the Wastewater Disposal Assessment Reports, which show the wastewater design for each proposed lot.

As this development application is for a 1 into 3 lot subdivision with no building works proposed, the details and locations of the new dwellings and associated infrastructure over Proposed Lots 10 and 11 have not yet been determined. The design flow is therefore based on a hypothetical five-bedroom dwellings with standard plumbing fixtures.

The required offsets and setbacks to these features have been tabled for use at the building design stage. They confirm that each proposed lot has sufficient area for the Land Application Area and reserve area, and for a five-bedroom dwelling and for the existing dwelling to be retained on Proposed Lot 12.

Item	Bushfire
4	The site is mapped by the Bushfire overlay, triggering Sections A, C and D of the Bushfire overlay code. The development is to demonstrate that vegetation within 100m of the site is considered to be 'low hazard'. Provide confirmation from a suitably qualified person with technical expertise in the field of bushfire hazard confirming that vegetation within 100m of the site is considered to be 'low hazard'.

Response

Refer to **Appendix E – Bushfire Hazard Assessment** as prepared by S5 Environmental, which concluded that vegetation within the 100m of the Site is not hazardous and that the bushfire risk to the property is 'low'.

Item	Vehicle Access
5	It is understood the existing driveways along Jesmond Road are to be retained in order to provide access to proposed lots 11 and 12, however the submitted plan of subdivision does not clearly identify vehicle access to the additional proposed lot 10. Provide amended plans which show the proposed crossover to Jesmond Road and its proximity to existing services and street trees.

Response

Figures 1 and **2** below demonstrate that Proposed Lot 10 can obtain access from Jesmond Road via a 3.5m wide crossover and driveway. As shown in **Figure 2**, the crossover maintains a 5.35m separation to the existing street tree and a 3m separation to the telecommunications pit. Compliance to this can be contained.

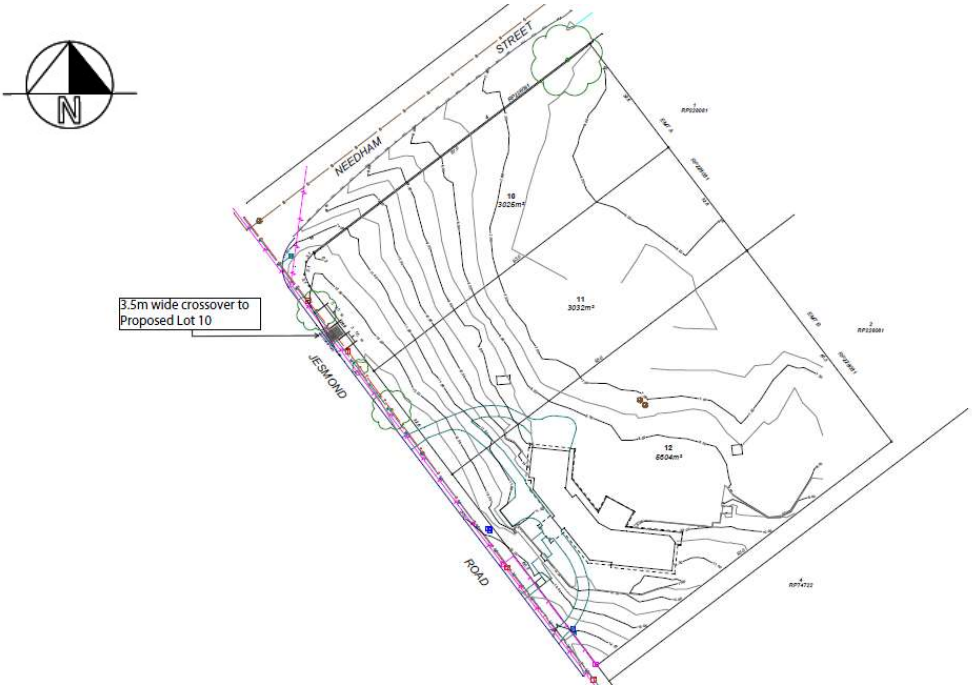

Figure 1 **Subdivision Plan showing Proposed Crossover & Driveway to Proposed Lot 10**



Figure 2 **Enlarged Photo of Proposed Crossover & Driveway to Proposed Lot 10, including Separation Distances to Street Trees and Services**

Item	Needham Street (ARS)
6	The proposed stormwater connection crosses an Access Restriction Strip (ARS) along Needham Street and belongs to Brisbane City Council. Landowner's consent is required to be included with the application to ensure the proposed stormwater system is able to be provided. Provide the appropriate consent from Council's Asset Management branch for the crossing of the ARS property for stormwater purposes.

Response

The requirement for landowner's consent from Brisbane City Council's (BCC) Asset Management branch, for the proposed stormwater connection across the Access Restriction Strip (ARS) along Needham Street, was discussed with the Assessment Officer, who confirmed consent is **not** required.

In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with the Decision Part.

Should you have any queries please contact our office.

Yours sincerely



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