

25 March 2026
Job Ref: B4687-A2-DA6

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001



Att: Development Assessment (Dane Hoffmann)
via DSPlanningSupport@brisbane.qld.gov.au

Response to Information Request – 92 Redhead Street, Doolandella QLD 4077 – Council Ref: A006928472

Dear Dane,

We refer to Council's Information Request dated 29 January 2026 regarding the abovementioned application.

In accordance with s13.2 of the *Development Assessment Rules*, we hereby provide all of the information requested. In support of our response, please find **enclosed** the following documents for assessment:

Attachment A.	Updated Engineering Concept Plans prepared by JFP Urban Consultants
Attachment B.	Updated Site based Stormwater Management Plan prepared by JFP Urban Consultants
Attachment C.	Updated Reconfiguration Plan prepared by JFP Urban Consultants
Attachment D.	Updated Building Envelope Plan prepared by JFP Urban Consultants
Attachment E.	Signed Adjoining Owner Consent letter (tree removal)
Attachment F.	Information Request Response (Engineering) prepared by JFP Urban Consultants
Attachment G.	Information Request Response (Ecology) prepared by 28° South Environmental

In response to the request, and as further detailed below, we note that the proposed development has been amended as follows:

1. Based on the advice received from the Applicant's electrical consultant during the Information Request response period, the boundaries and building envelope of Lot 6 have been amended to accommodate a pad-mount transformer (PMT) and associated buffers to the south-west at the Rockfield Road frontage as per Energex requirements.
2. Consent from the adjoining property owner has been acquired in relation to the clearing of adjoining trees.
3. Earthworks levels have been amended to reduce the number of lots relying on the proposed roofwater connection.
4. Driveway crossovers for the non-rear lots fronting Rockfield Road have been amended to enable sufficient room for kerbside refuse collection for all lots and tree pits.

In accordance with Schedule 2 of the *Planning Act 2016* (the Act) and Schedule 1 of the *Development Assessment Rules*, we confirm that the above changes do not:

- result in a substantially different development;
- seek approval for prohibited development;
- require the application to be referred to any additional referral agencies;
- change the type of development approval sought; or
- require impact assessment for any part of the changed application, if the original application did not involve impact assessment.

Our responses to the outstanding issues are as follows:

Stormwater

1. The proposed rear lots 7 to 27 are connecting to an existing 300mm uPVC private roofwater line. As per Councils IDPSP Table 7.2.3.A, a maximum of 6 lots can be serviced by a 300mm pipe (noting this is not just based on capacity alone). A total of 12 lots are proposed to be drained from this site into the 300uPVC pipe (which also services another two lots in the downslope development. This proposed stormwater design has not considered other issues such as; Pipeline will be conveying the 5% AEP roofwater flows, which will likely result in higher flows than assumed and could surcharge in downslope lots, pipe size through the development would need to be a 375RCP where >6 lots are proposed, but would drop one size back to a 300PVC, which is not permissible via QUDM, the SBSMP has not considered implications of major flows on adjacent and downslope lots, particularly the swale through downslope lots that only has approx. 120mm flow depth available before overtopping into adjacent properties. Amended plans are required to address the following issues, in accordance with Performance Outcome PO1 and PO3 of the Stormwater code.
 - a. Lots 7,10,11,14 and 15 filled to fall to Rockfield Road to direct major flows to that road via each rear lot driveway connection, not through downslope properties. Demonstrate how minor flows will be discharged either via kerb adapter and/or new inter-allotment roofwater line to new gully in Rockfield Road.
 - b. Rear lots 18/19, 22/23, 26/27 & Lot 28 may connect to the existing 300uPVC pipeline downslope and earthwork levels may be as proposed.

Response

The proposed stormwater strategy does not exceed the downslope design allowances. Based on further assessment, the original drainage strategy is acceptable. Refer to Section 1.1 of the revised Site based Stormwater Management Plan Revision B and the Information Request Response (Engineering) prepared by JFP Urban Consultants for a detailed response.

Vegetation

2. Further information is required to demonstrate that the proposed development will not impact on neighbouring trees. The lot layout and lot size must correspond to protection of retained trees with earthworks on adjoining lots, including retaining walls removed from tree protection zones (TPZ) in accordance with AS4970 'Protection of trees on development sites. Amended plans are required demonstrating the following:
 - a. Retention of trees along the eastern boundary of the development in accordance with AS4970 'Protection of trees on development sites.

Response

Please refer to the enclosed updated Tree Retention Plan prepared by JFP Urban Consultants which demonstrates greater tree retention to the extent practical along the site's eastern boundary. Where the removal of trees on the adjoining 84 Redhead Street is proposed and unavoidable, signed consent of the owners of that property is enclosed with this response.

- b. Submit an earthworks plan, demonstrating no fill, cut or services are located within tree protection zones of adjoining lots.

Response

Please refer to the enclosed updated Engineering Concept and Tree Retention Plans prepared by JFP Urban Consultants which demonstrate that no fill, cut or services will be in the TPZs of the trees being retained on the adjoining lots.

- c. Submit an arborist report, prepared by an AQF Level 5 qualified arborist, outlining protection measures where earthworks are proposed to more than 10% of a tree protection zone.

Response

No earthworks are proposed to more than 10% of a tree protection zone.

3. The development proposes removal of existing vegetation on the site. The existing vegetation is protected under the Natural Assets Local Law 2003, being significant urban and native vegetation. Some of the trees contribute to the landscape character of the area. Consideration should be given to retaining trees where possible and amending lot layout and lot sizes to accommodate building envelopes as well as tree protection zones of retained trees, to ensure the requirements of Overall Outcome 2(b)(ii) of the Emerging community zone code are met and PO19 of the Subdivision code.

Response

Further assessment has been undertaken in relation to the on-site vegetation. Based on this assessment and the limited extent of overlay mapping on the site, no changes to the proposed lot layout are required. Please refer to the enclosed Information Request Response (Ecology) prepared by 28° South Environmental for further information.

Refuse

4. In accordance with AO4.1 & AO9 of the Subdivision code and AO8.1 & AO8.2 of the Infrastructure design code, provide amended plans which illustrate the following.
 - a. Clearly demonstrate the frontage width achieved via truncation for all proposed rear allotments. Note sufficient frontage width to accommodate driveways and refuse collection points must be provided. Note refuse collection points for the rear allotments are to be wholly contained within the frontage achieved via truncation and must not conflict with the proposed 'WSUD TREE PIT'.
 - b. To provide functional lot frontages for all lots, shared driveway arrangements may need to be explored as an alternative to the preferred vehicle crossings demonstrated on PLAN: B1.

Response

Refer to the revised Engineering Concept Plans which demonstrate that there is adequate road frontage to accommodate driveways, refuse collection points and other services. The driveways of the lots fronting Rockfield Road have been reviewed to remove conflict with WSUD Tree Pits. Please also refer to the enclosed Information Request Response (Engineering) prepared by JFP Urban Consultants which provides a detailed response.

Building Envelope Plan

5. The development proposes a building envelope plan, inclusive of building envelope for proposed rear lots 7-27. The development proposes a setback to the rear boundary of these rear lots of 1m, which is not consistent with the rear boundary setback requirement of 6m of the Dwelling house (small lot) code.
 - a. Provide an amended building envelope plan nominating a 6m rear setback for proposed rear lots.

Response

It is noted that rear boundary setbacks do not apply in this instance as the site is a corner lot with frontages to Redhead Street and Rockfield Road. As the site is a corner lot, it has side boundaries to 84 Redhead Street to the east and 31 Rockfield Road to the south. As such, the development proposes side boundary setbacks to the site's side boundaries.

The application of 6m setbacks to the eastern boundaries of lots 7, 10, 11, 14, 15, 18, 19, 22, 23, 26 and 27 would not provide flexibility for the Applicant to deliver more affordable housing product (e.g. single storey product), particularly as the shortest dimensions of the building envelopes of these lots vary from 9.7m to 10.8m with a median of 10m. Moving the eastern boundary setback west would require moving the garage setback west, reducing the available on-site manoeuvring area for vehicles to enter and exit the site in a forward direction. Therefore, the requested eastern side boundary setback reduction will result in a reduction in buildable area that makes the delivery of the Applicant's preferred single storey product unviable. We also note that the Applicant's

housing product has been designed to ensure the garage is setback 2.5m behind the front building line, reflecting the primary frontage setback provisions in the Dwelling House (Small Lot) Code. The requested reduction in building envelope areas will result in the need for the Applicant to construct more expensive 2 storey dwellings. In a time of a housing and affordability crisis, limiting building envelope areas in a way that results in the requirement to deliver costlier product does not assist in alleviating the housing and affordability crisis.

Whilst a lesser eastern boundary setback is proposed than requested by Council, the proposed setbacks enable the Applicant the flexibility to locate future dwellings in a way that provides for compliant on-site manoeuvring areas for vehicles and compliant private open space areas and landscaping throughout the lots, noting that future dwellings won't necessarily take up the entire building envelope. We also note that the proposed setbacks are unlikely to have any privacy and amenity impacts on the adjoining site to the east as all rear lots adjoin a vegetated area subject to overlays. The proposed setbacks allow for the provision of sufficient natural light, sunlight and breezes to habitable rooms and open space areas. It is noted that a 1.5m wide stormwater easement runs alongside the eastern boundaries of the rear lots. Having considered the matters above, the proposed building envelopes will comply with all relevant Performance Solutions in the Dwelling House (Small Lot) Code.

Earthworks

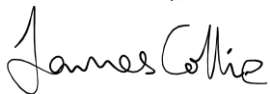
6. The proposed earthworks concept plans show retaining walls exceeding 1m in height. Provide amended plans showing retaining walls to be terraced in accordance with Acceptable Outcome AO2.1 of the Filling and excavation code.

Response

PO2 of the Filling and Excavation Code requires retaining walls to be designed and constructed to be fit for purpose, not adversely impact on significant vegetation and be easy maintenance. The proposal includes limited extents of single tier fill retaining walls of up to 1.5m in the south and south-eastern boundaries. The length of walls that exceed 1m in height is minor. They are wholly contained within the site and with the ecological corridor to the south that is unlikely to be developed, the proposed retaining walls are not expected to create adverse visual impacts to the residents. Refer to the enclosed Information Request Response (Engineering) prepared by JFP Urban Consultants which provides a detailed response to this item.

This correspondence and attachments represent a response to all the information requested, in accordance with s.13.2 of the *Development Assessment Rules*. We trust the above and enclosed information satisfactorily addresses the request and we look forward to receiving Council's draft conditions following public notification of the application. Please do not hesitate to contact the writer on 07 3012 0100 should you have any questions.

Yours faithfully,



JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS