



Dedicated to a better Brisbane

3 June 2026

Tuan Ho & Trang Thuy Tram
C/- JFP Urban Consultants Pty Ltd
PO Box 3634
SOUTH BRISBANE QLD 4101

ATTENTION: Liam Worrall

Application Reference: A006894140
Address of Site: 226 KING AVE DURACK QLD 4077

Dear Liam

RE: Further advice

Council has reviewed the Information request response received 13 March 2026, and has identified that the following outstanding matters require resolution prior to decision:

Biodiversity Areas and Bushfire Management

- 1) Figure 1 in the Information request response from S5 Environmental identifies a total offset area of 0.29ha. However, this area does not include vegetation that is being impacted along the road interface, bushfire management zones, and the stormwater basin and outlet.
 - a) Provide a revised Tree Retention Plan that includes the Biodiversity areas overlay mapping.
 - b) Provide a revised Environmental Offset impact calculation that accurately identifies all impacts to MLES in accordance with PO9 of the Biodiversity areas overlay code and the Offsets planning scheme policy.
- 2) The eastern property boundary of Lot 48 is to be realigned to correspond with the easternmost extent of the identified Bushfire Management Zone (BMZ). This additional area is to be incorporated into the broader ecological corridor and is to be dedicated to Council.
 - a) Provide a revised subdivision plan that realigns the eastern boundary of Lot 48 to the easternmost extent of the BMZ.
 - b) Ensure the BMZ matches between the site-specific bushfire hazard assessment and the proposal plans.

Existing Council-Controlled Vegetation

- 3) The loss of Council-controlled vegetation, including parkland trees, is not supported. All proposed earthworks and retaining wall structures are to be located outside of the tree protection zones, structural root zones, and notional root zones of council-controlled vegetation. The proposed onsite civil design and extent of earthworks will need to be modified

to comply with PO12 and PO19 of the Subdivision code and PO2 of the Filling and excavation code requirements.

- a) Provide a Vegetation Retention Plan (VRP) addressing all vegetation located on Council land. This plan is to document only Council-controlled vegetation. The VRP is to be supported by an Arboricultural Impact Assessment Report (AIA) of which has been prepared by a qualified AQF Level 5 Arborist (Diploma in Arboriculture).
- b) The revised VRP and Arborist Report must clearly show the surveyed location of all vegetation and must include the following information:
 - o The tree schedule is to be divided into parkland trees and street trees.
 - o Photos of each tree and/or groups of trees is to be provided within the AIA report.
 - o Botanical species name.
 - o Height (m).
 - o Crown diameter (m).
 - o A general tree health assessment.
 - o Diameter at standard height (DSH), measured as the trunk diameter at 1.4m above ground level.
 - o Tree protection zones/SRZ/NRZ must be provided on the drawings/report with reference to Australian Standards - AS4970 - 2025 Protection of Trees on Development Sites. Arborist is to specify the minor and major encroachments.
 - o The proposed development layout, including a revised earthworks plan for the proposed development, with the indication of the existing and proposed levels and details of all retaining walls in relation to surveyed vegetation.
 - o Location of proposed services that will impact upon council-controlled vegetation (above and below ground).

The Arborist Report should demonstrate that all tree retention has been considered for all proposed construction works, including civil infrastructure, earthworks and construction management activity; noting adjoining neighbouring and parkland trees are not to be impacted by this proposal.

Dedication of Land to Council

- 4) OO3h of the Doolandella neighbourhood plan code only anticipates development comprising of Dwelling houses and Multiple dwellings where land is dedicated in public ownership for habitat areas and ecological corridors. The revised proposal to dedicate land to Council (shown as drainage reserve on the plans) in accordance with the Doolandella neighbourhood plan is acknowledged. Accordingly:
 - a) Commence the process of entering into an Infrastructure agreement with Council to dedicate part of the site to Council. To request an Infrastructure agreement, download and complete the Infrastructure Agreement Request Notice form from Council's website and email it to DS_Infrastructure@brisbane.qld.gov.au.

See the following link to Council's website: <https://www.brisbane.qld.gov.au/building-and-planning/fees-and-charges/infrastructure-charges>).

Road 1 Footpath

- 5) Council's current LGIP does not provide for a north-south shared path through the site. Accordingly, amend the plans to include the following:
 - a) Reduce the width of Road 1 to 14m, with local widening provided only as required at the southern end of Road 1 to provide an appropriate transition to the existing of section of shared path in Hackney Street.
 - b) Reduce the width of the western verge of Road 1 to 3.75m and increase the width of the eastern verge to 4.75m.

- c) Provide a standard 1.2m wide footpath in the western verge of Road 1, in lieu of the 3m wide footpath that is currently proposed in the eastern verge of Road 1.
- d) Reduce the width of the path in the 5m wide pedestrian link between Road 1 and King Avenue to 2.0m.

External Retaining Wall Interface

- 6) It is unclear how the proposed interface with Inala / King Avenue or Linacre Street Park adequately mitigates the proposed loss of character and landscape values, given that retaining walls exceeding 1m in height are still proposed. Retaining walls are also to be outside of the NRZ of Council owned trees.
 - a) Submit amended plans to step/tier retaining walls along the external boundaries of the site where they exceed 1m in overall height.

Terrace Lot Landscaping

- 7) The submitted Landscape Concept Plan appears to conflict with the architectural drawings. The landscape plan indicates deep planting areas of approximately 2.3m in width, whereas the architectural plans indicate planting area widths of 3m or greater. Moreover, with reference to PO28 and PO35 of the Multiple dwelling code, the proposed layout does not demonstrate sufficient separation between Lots 18 and 20 and the proposed laneway manoeuvring and refuse collection areas. Accordingly, submit revised Landscape Concept Plans and proposal plans that:
 - a) Provide dimensions consistent with the architectural drawings.
 - b) Include linear dimensions on the plans to enable accurate assessment.
 - c) Amend the depth of Lot 19 and the terrace lots to provide a minimum 1.5m wide landscape buffer between the laneway hardstand and the western side property boundary with the adjoining house lots.

Awnings and Screening

- 8) The amendments do not provide awnings to windows, however the upper-level projection over the doors to the lower level provide weather protection. Windows to the east and west are provided with some protection from the inclusion of eaves over and screening has been applied to westerly windows. The two windows to south and north have no weather protection to allow use during inclement weather. With reference to AO26.2 / PO26 of the Multiple dwelling code:
 - a) Submit amended plans to provide awnings over north and south-facing windows and delete vertical screening to north-facing windows to allow controlled solar gain beneficial during winter.

Terrace Street Interface

- 9) The retaining wall heights to the street frontages have not been reduced and remain over 0.6m in height, with a combined fence and retaining wall height of 1.9m.
 - a) Submit amended plans that provide a gentle fall away from the front of the terraces to achieve a retaining wall height that is no greater than 0.6m to the street in accordance with AO12.3 / PO12 and AO37.3 / PO37 of the Multiple dwelling code. Any fence along a street boundary that is taller than 1.2m is to be at least 50% transparent and no more than 1.5m in height.

It is requested that you agree to extend the decision period by written notice in accordance with the Development Assessment Rules.

Please phone me on the number below if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink that reads "Casey". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Ryan Casey
Senior Urban Planner
Planning Services South
Phone: 07 3178 6818
Email: Ryan.Casey@brisbane.qld.gov.au
Development Services
Brisbane City Council