



**City Planning & Sustainability
Development Services**

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24 January 2023

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Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Faith Duffy

Application Reference: A006125616
Address of Site: 168 PARINGA RD MURARRIE QLD 4172

Dear Ms Duffy

RE: Outstanding matters

A review of the minor change request has been undertaken and has determined further information is required to fully assess the proposal.

Stormwater Quality

1. The proposed changes include establishing additional hardstand areas and may include the reconstruction of existing approved hardstand. To ensure water quality of receiving waters is maintained, further information is required to demonstrate all impervious areas subject to the works are directed to stormwater treatment devices. Submit:
 - a. An operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 "Permanent Methods of Water Quality Control" of the Infrastructure Design Planning Scheme Policy. The plan is to include pollutant export modelling using MUSIC (\geq Vers 6). (Note: A digital copy of the MUSIC modelling file is to be provided to support the proposed plan.) The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices; and
 - b. Revised site plans that clearly indicate the extent of works, and all hardstand run-off is directed to treatment devices, and lawful point of discharge location.

Parking and Manoeuvring

2. The proposal plans indicate parking spaces that do not achieve the minimum required dimension as per the Transport, access, parking and servicing planning scheme policy. Further, the manoeuvring for the AV demonstrated on plan indicates encroachment into one of the carparking spaces. Submit revised RPEQ certified plans that:
 - a. Provide all parking spaces and circulation areas with minimum required dimensions;
 - b. Unencumbered AV manoeuvring swept paths shown on plan.

Plan Detail

3. Revised plans provided in response to this letter are to:
- a. Demonstrate the works in context of the whole site (i.e. provide a whole site plan showing area of proposed works);
 - b. Clearly indicate the total existing and proposed impervious areas;
 - c. Remove any items on the plans that are not proposed as part of the minor change, and are not currently established on the site (i.e. detail such as 'proposed office building').

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

Yours sincerely



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Development Services
Brisbane City Council