Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

20 October 2026

Hanson Construction Materials Pty Ltd
C/- MNG LandPartners
PO Box 171
FORTITUDE VALLEY QLD 4006

ATTENTION: Andrew Burridge

Application Reference: A007102635
Address of Site: 68 NORBURY ST COOPERS PLAINS QLD 4108

Dear Andrew

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 Storage

1. It is noted that the existing refuse facility will remain. However, no refuse storage area has been demonstrated on the proposed plans. In accordance with PO17/AO17.2 of the Industry code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, demonstrate either of the following on amended plans:
    a. The existing refuse storage area; or
    b. A refuse storage area that is either within a building or a roofed and fully screened enclosure that has a minimum area of 7.5m^2 (5m x 1.5m).

Non-trunk roadworks and dedication

2. To demonstrate compliance with PO3 of the Road hierarchy code, provide amended plans showing:
    a. Where the existing road reserve width along Norbury Street is approximately 20.0 m:
        i. kerb and channel is required to be constructed at a 3.75 m alignment from the existing property boundary, together with the associated pavement widening along the frontage of the site, in accordance with BSD-1021.
    b. Where the existing road reserve width along Norbury Street is less than 20.0 m:
        i. non-trunk land dedication is required to achieve a 20 m reduced primary freight access road in accordance with BSD-1021. Kerb and channel is required to be constructed at a 3.75 m alignment from the new property boundary, together with the associated pavement widening along the frontage of the site, in accordance with BSD-1021.

Landscaping

3. The proposed plans indicate 2m wide landscaped areas along the Norbury St frontage, however, the information provided does not adequately demonstrate the proposed landscaping meets the relevant requirements in the Industry code and Landscape work code.

a) Provide a Landscape Concept Plan or amended Site Plan to include medium height shade canopy trees along the Norbury St frontage in accordance with PO13 / AO13.1, AO13.2, AO13.4 of the Industry code. The plans must include the following:

i. Medium to large subtropical shade tree species (i.e., min 6-8m high at maturity), capable of growing a minimum 5m high with a 5m canopy within 5 years. Tree planting along the Norbury St frontage should achieve a min 50% canopy spread within 5 years to comply with AO13.2 of the Industry code. Tree planting at 6m to 10m centres is recommended.

ii. Proposed underplanting consisting of low to medium height shrubs with groundcovers;

iii. A minimum 2m internal garden bed, prepared with appropriate soil and mulch is required to ensure landscaping can be effectively established and maintained. Quality descriptions and depths of imported soil and mulch required to establish and maintain viable garden beds is required to support healthy plant growth in accordance with PO4 of the Landscape work code.

iv. It is recommended that additional shade trees be integrated where possible to existing and proposed car parking areas to comply with AO13.3 of the Industry code and PO9 of the Landscape work code.

v. It is also recommended that shade trees in prepared garden beds be integrated to create shade and cooling for other highly pedestrianised areas (e.g., near walkways, offices and workshops).

Air Quality

4. The Air Quality Assessment Report has been reviewed and the following further information is required to enable Council to complete with the assessment of the application.

a. Provide the air quality model files used to undertake the assessment to enable Council to review the emission source parameters used in the assessment.

b. Provide a figure showing the locations of the modelled emission sources.

c. Provide information demonstrating that cumulative air quality impacts have been sufficiently assessed, including consideration of relevant nearby existing and approved emission sources that may contribute to pollutant concentrations at sensitive receptors.

d. Where the development includes a point source emission (for example, a baghouse filter exhaust) with a vertical upward discharge velocity exceeding 4.3 m/s, or where emissions may affect aircraft visibility or aviation operations, it is required to seek assurance from Archerfield Airport Corporation and the Civil Aviation Safety Authority (CASA).

i. Complete and submit the Form 1247 to CASA. The completed form and outcome of the plume rise assessment by CASA are to be submitted to Council.

Acid Sulfate Soils

5. The site is located within the *Potential and Actual Acid Sulfate Soils Overlay*. The applicant therefore needs to demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils.

    a. While it is indicated that the proposed development does not involve soil disturbance below 5m AHD, it appears that all disturbance areas may not have been considered. In particular, the hopper pit or below-ground bins and conveyor appear to be below 5m AHD deep.

    Confirm whether the development includes soil disturbance at or below 5m AHD and involving

    i) excavating or removing equal to or greater than 100m^3 of soil; or

    ii) soil disturbance (including filling) greater than 500m3; or

    iii) filling equal to or greater than 0.5m average depth.

    b. Where the above soil disturbance is involved, provide an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person, and prepared in accordance with relevant policies/guidance materials and technical guidelines/manuals.

Stormwater Quality

6. The site-based stormwater quality management measures outlined in the Stormwater Management Plan (625.011094.00001, Revision 01), have been reviewed. To enable Council to complete its assessment against Section B of the *Stormwater Code*, the following additional information is requested:

    a. Provide a digital copy of the MUSIC model file used to support the assessment.

    b. The proposed Atlan Stormwater Vortceptor (SVI.300/22) does not appear on the list of Vortceptor models verified by Stormwater Australia. Please provide evidence that this model has been verified by Stormwater Australia and that the modelling parameters adopted are consistent with those approved as part of the verification process. Propose a Stormwater Quality Improvement Device that has been verified by Stormwater Australia.

    NOTE: Council is currently seeking feedback from Stormwater Australia regarding the acceptability of the use of Vortceptor models that are not specifically included in the verification certification.

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 A007102635.

Please phone me on 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