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## A005307616- 121 BILL WATSON WAY PALLARA 4110

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Zarndra Piper <Zarndra.Piper@brisbane.qld.gov.au>  
To: Jerome Fang <enquiry@oasistownplanning.com.au>

Tue, Aug 19, 2025 at 4:33 PM

Good afternoon Jerome

To incorporate these changes, please submit a minor change application, with supporting Bushfire Report and code assessment against the Bushfire overlay. The changes to the bushfire covenant and bushfire risk will have to be assessed by Council's Ecologist.

To formalise the retaining wall, it can also be assessed as part of the minor change. Please submit an assessment against the Waterway corridor overlay code and submit updated earthworks plan. We can add the Building Work permit, if it triggers a building work application (depends on whether it complies with sections a and b of the Waterway corridor overlay code).

Thank you

### Zarndra Piper

Principal Urban Planner | Development Services South

City Planning & Sustainability Division | [BRISBANE CITY COUNCIL](#)

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SECURITY LABEL: OFFICIAL

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**From:** Jerome Fang <enquiry@oasistownplanning.com.au>  
**Sent:** Tuesday, 19 August 2025 2:10 PM  
**To:** Zarndra Piper <Zarndra.Piper@brisbane.qld.gov.au>  
**Subject:** A005307616- 121 BILL WATSON WAY PALLARA 4110

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*This email originates from outside of Brisbane City Council.*

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Good Afternoon Zarndra,

Hope this email finds you well.

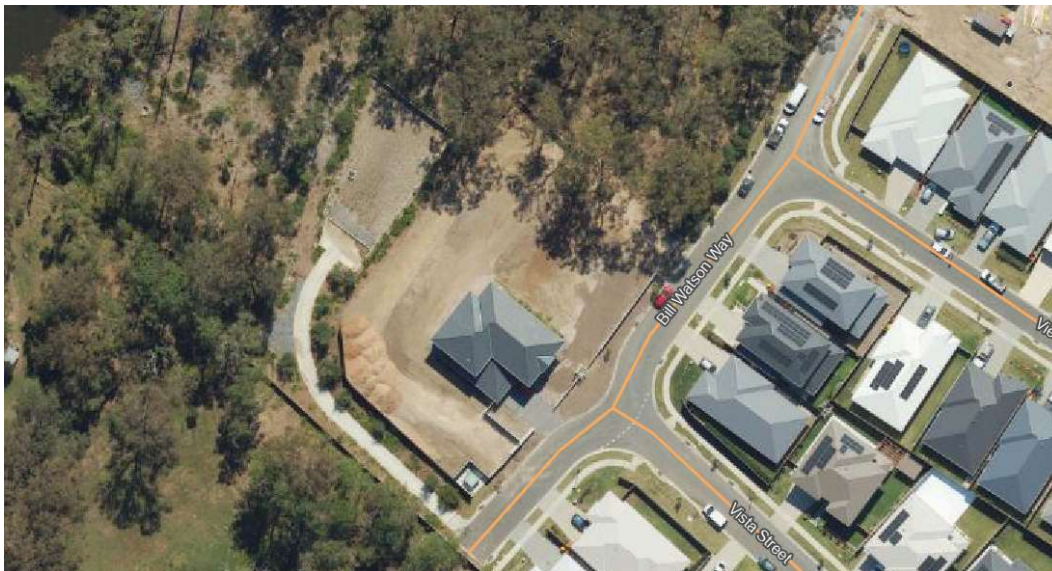
Our client Ealias Joy, who is the landowner of the subject site, formed part of the subdivision approval A005307616.

The owner would like to erect a domestic shed for (storage purpose only) over the subject property, unfortunately it is located within the Bushfire Covenant area which will be contrary to Condition 34(b)

We are planning to lodge a Minor change application to vary the condition as it's only for a non-habitable building structure and it will not result in any worsening of the bushfire hazard risk to people or properties. The existing approved building envelope is not sufficient to accommodate the shed. As you can see the site has been cleared and fenced, as such the proposed shed won't result any adverse amenity or aesthetics impact to the streetscape.

Additionally, the owner would like to find out the process to obtain approval for as-constructed retaining wall along the rear and side of the property, which is impacted by the waterway corridor overlay. Could you please advise if this will trigger a DA for building works only or a Minor change application is also needed to amend any DA conditions.

Thanks



### 34(b) Request Preparation of Covenant

Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition. The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the appropriate management of the use of land subject to bushfire risk.

The Bushfire Covenant area is provided and is managed in accordance with the following requirements:

- Exclusion of all buildings and structures except fencing (in accordance with this condition), swimming pools or metal/concrete water tanks.
- Any boundary fences to be constructed of non-combustible material (e.g. steel panel fencing, masonry)
- Grass must be short cropped (100mm) and maintained.
- All leaves and vegetation debris must be removed at regular intervals.
- Flammable objects must not be located within 6m of any building or combustible structure.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees or within 3 metres of dwelling.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees and shrubs must not overhang or touch any elements of the building.
- The mature canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Kind Regards

**Jerome Fang**

**Lead Urban Planner**

*BUrbEnvPlan, DipBusMan, Registered Planner RPIA.48043*

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BRISBANE CITY COUNCIL

**RiskSMART**  
DEVELOPMENT SERVICES



Planning  
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Australia

*Behind this email is a person passionate about Planning*



Oasis Town Planning acknowledges the Traditional Custodians of the land upon which we work, and pay our respects to Elders past, present and emerging.

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