



Dedicated to a better Brisbane

11 June 2026

427 Beckett Road Pty Ltd
C/- DTS Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

ATTENTION: Liam Donald

Application Reference: A007012501
Address of Site: 409 BECKETT RD BRIDGEMAN DOWNS QLD 4035

Dear Liam

RE: Further advice

Council have assessed the s81 Change to approval and require additional information to fully assess the proposal.

Road Layout and Network Integration

1. The submitted engineering drawings do not adequately demonstrate how Road 1 will integrate with the existing road network to the south of the subject site. Plan dimensions show a misalignment in the north south connection.

Specifically, the distance from the western property boundary to the centreline of Road 1 within the subject site is shown as 39.01m, whereas the corresponding dimension for the approved development to the south is 38.28m. Resulting in a discrepancy of approximately 0.73m between the two road centrelines.

The inconsistency does not achieve a coordinated and integrated road layout with the adjoining development, as required in the Transport, Access, Parking and Servicing code. Accordingly, provide amended plans which:

- a) Demonstrate how Road 1 will achieve correct geometric alignment with the existing road to the south;
- b) Amend the lot layout as necessary to facilitate this outcome; and
- c) Shift Road 1 approximately 0.73m further west (or otherwise resolve the discrepancy) to ensure centreline alignment with the adjoining road network.

Traffic Impact Assessment

2. The Change to approval request has not considered external impacts of the redirected traffic and therefore has not adequately addressed the operational performance of the surrounding road network to meet PO1 and PO4 of the Transport, Access, Parking and Servicing code. In particular, the proposal has not included a signalised intersection capacity assessment for the Beckett Road / Needham Place intersection to demonstrate that the development will not adversely impact the function, safety and efficiency of the transport network. To address this

this, provide a revised Traffic Impact Assessment report, prepared and certified by a suitably qualified RPEQ, which includes:

- a) A signalised intersection capacity assessment of the Beckett Road / Needham Place intersection;
- b) Turning movement counts collected during the AM and PM peak periods to inform the assessment; and
- c) SIDRA analysis for the following scenarios:
 - (1) Existing (base) conditions;
 - (2) Development opening year; and
 - (3) Opening year plus 10 years.

The assessment is to demonstrate that the proposed development integrates with and maintains the safe and efficient operation of the transport network in accordance with PO1 and PO4 of the Transport, Access, Parking and Servicing code.

Ecological values

3. The Change to approval request includes a pad-mount transformer (PMT) within the Environmental Covenant associated with Lot 11. Although the submitted Planning Assessment Report indicates the location of the PMT is not within the mapped General Ecological Significance sub-category of the Biodiversity areas overlay, this is not the case. The inclusion of the PMT in this area will reduce the amount of rehabilitation achieved which is an outcome that is not supportable against PO6 of the Biodiversity areas overlay code, given the overall level of encroachment into the overlay previously approved. As such, the proposal is to be amended to provide:
 - a) An amended Subdivision plan locating the proposed PMT outside of previously approved Environmental Covenant areas.
 - b) An amended Tree Retention Plan (inclusive of a Tree Schedule) in accordance with the changes requested above. If any additional trees are proposed for removal within the Biodiversity areas overlay, submit an Offset Delivery Plan in accordance with PO9 of the code and the Offsets Planning Scheme Policy.

Bushfire Hazard

4. The submitted Bushfire Hazard Assessment has not been revised to reflect the newly proposed access onto the development from Purser Street/Needham Place where previously access was directly onto Beckett Road. The report indicates *"Ingress and egress for residents and emergency services will be via constructed access to Beckett Road"*. The report therefore does not sufficiently address PO18 of the Bushfire overlay code to determine whether the new access point is either not within a bushfire prone area or will not be subject to an intolerable level of bushfire risk for residents and emergency services alike.
 - a) Provide a revised Bushfire Hazard Assessment which addresses PO18 of the Bushfire overlay code to ensure:
 - I. efficient emergency services access to sites and manoeuvring within the subdivision;
 - II. safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire;
 - III. safe and efficient movement of emergency services into the subdivision;
 - IV. alternative egress routes considering the most likely bushfire scenarios;
 - V. ongoing availability and maintenance of access and egress routes for the purposes of evacuation and emergency services access

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in cursive script that reads "Laura Urbina".

Laura Urbina
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