

29 November 2021

Thomas Stacey
Assessment Manager
Development Services
Brisbane City Council
edasouth@brisbane.qld.gov.au

Dear Thomas

A005008062
Address of Site: 320 RITCHIE RD PALLARA QLD 4110

I refer to council's additional Information Request dated 7 February 2020 and respond as follows:

May I reiterate that the applicant is a charity catering for all manner of people but primarily those of African origin who have recently joined our Brisbane community. It is not a rich charity and relies on donations to survive and to be able to offer services to the people of Brisbane. It currently helps feed over 4000 families.

I have attached an updated information sheet for A4 Community Care Services.

Council's Requests:

Ecology

1. The subject site is located within the Environment Management and Conservation zones of City Plan 2014. Overall Outcome 2(k) of the Environmental management zone code stipulates that development for a place of worship is not accommodated as their size, bulk and visual impact detract significantly from the landscape character and environmental values of the land.

Please find attached an Ecology Assessment Report by New Ground Environmental Pty Ltd. Please note their conclusions and recommendations on page 25. For example:

- The proposed development does not require clearing of mature trees nor does it require encroachment into the Council-designated HES polygon at the site's north.
2. Any proposed encroachment into mapped HES is required to be guided and supported by an ecological assessment report and Tree Retention/Removal Plan prepared in accordance with the Biodiversity areas planning scheme policy, and would trigger the following requirements of the Biodiversity areas overlay code:
 - i. Offsets and rehabilitation in accordance with PO4, PO6/AO6 and PO9;
 - ii. Wildlife movement solutions in accordance with PO5, PO7 and PO8;
 - a) Submit an ecological assessment to include an onsite fauna survey and include an assessment on the proposed impacts of light, hours of operation and noise as a result of the development.
 - b) Submit a Tree Retention/Removal Plan to demonstrate compliance with the Biodiversity areas overlay code.

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Please see attached a further documentation prepared by New Ground :

- Proposal Concept Plan
- EbiMap 2 Data
- Concept Rehabilitation Plan
- Tree Retention Plan

Car parking and access

3. The current location of the car parking and associated manoeuvring area is required to be relocated further to the east, so that the development footprint is consolidated to allow for the ecological outcomes outlined above to be achieved. This may be achieved by removing the existing storage shed.
4. Remove the second vehicle cross over opposite Sweets Road.
 - a) Submit amended plans to illustrate a minimum of 32 car parking spaces onsite in accordance with PO14 & PO15 of the TAPS code. If a performance outcome is sought for car parking further justification and a RPEQ certification is required to demonstrate the shortfall of car parking meets the peak parking demand onsite.
 - b) Submit amended plans to illustrate the dimensions for the car park spaces, PWD parking, aisle width in accordance with TAPS PSP.

Please find attached an amended car parking layout. All spaces and access aisles will be in accordance with the council's TAPS Policy.

The second vehicle crossing to Sweets Road will be closed. This access is via council owned land and a request for an access easement was declined by council.

This completes the Information response and we look forward to receiving an approval with minimal but relevant and affordable conditions.

Kind regards



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