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**City Planning and Economic Development Services
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

brisbane.qld.gov.au

11 September 2026

Tran Binh Quoc, Thi Thuy Luong
C/- Willowtree Planning (Qld) Pty Ltd
Level 9, 243 Edward Street
BRISBANE CITY QLD 4000

ATTENTION: Darcy Thynne

Application Reference: A007085999

Address of Site: 29 GREENTREE CRES FOREST LAKE QLD 4078

Dear Darcy

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. The subject site includes significant ecological values. The proposed development involves a significant encroachment within the mapped values of the site which is not supported. The site is located within the Rural Residential zone and there currently is limited water supply and sewerage capacity.

Given these circumstances, you may wish to consider the following options:

- 1) Withdraw the current application; or
- 2) Substantially amend the proposed subdivision confining the development impact to the existing cleared area on site and respond to the Information request items below.

Sewer and Water Reticulation

- 1) PO2 of the Forest Lake Neighbourhood Plan requires that development provides for infrastructure such as roads, water supply, sewerage, open space and community facilities that meets community and environmental needs. The site is located within the Rural Residential zone and there is limited water supply and sewerage capacity.

The application provides limited detail regarding how the development can be adequately serviced in accordance with both Brisbane City Council and Urban Utilities (UU) standards and requirements. Further information is required to demonstrate compliance with provisions of the Wastewater code.

- a) Apply to and provide a Service Advice Notice from UU to confirm the proposed development can be serviced by an acceptable sewer system in accordance with current standards.

Ecology

- 2) The site is almost entirely mapped within High Ecological Significance (HES) sub-category of the Biodiversity areas overlay. The Ecological Assessment Report submitted confirms that the majority of the site, excluding the existing cleared area, comprise of endangered Regional Ecosystem (RE) 12.5.3a that has attained remnant status. This vegetation

community provides habitat for a range of locally and nationally significant fauna species, including the koala (*Phascolarctos cinereus*) and powerful owl (*Ninox strenua*).

The report identifies approximately 3,068m² of disturbance to the confirmed remnant Regional Ecosystem and concludes that, due to the significant residual impact on ecological values, an environmental offset of an equivalent extent is required to satisfy PO9 of the Biodiversity areas overlay code.

Based on the ground-truthed ecological values present on the site and the confirmed role of the vegetation in supporting the broader ecological landscape, the proposal has not sufficiently demonstrated that impacts to mapped biodiversity values have been avoided and minimised. Furthermore, the proposed development footprint, particularly in relation to the development footprint associated with Lot 11, has not been adequately consolidated to limit disturbance, in accordance with PO4 of the Biodiversity areas overlay code. Accordingly, the proposed development must be reduced and limited to the existing cleared area within the south-eastern corner of the site.

- a) Provide a revised Subdivision Plan which confines the development impact to the existing cleared area on site.
- b) Where any encroachment into the confirmed remnant RE12.5.3a is proposed, provide a revised Tree Retention Plan and Environmental Offset Delivery.

Earthworks

- 3) The earthworks section references do not correlate with the longitudinal sections shown on Drawing No. SK251 and SK252. Sections A and C on Drawing No. SK251 appear to be identical.

Some retaining walls are shown with heights exceeding 1.0m. These walls are required to be tiered in accordance with the applicable Filling and Excavation Code. To demonstrate compliance with the Filling and Excavation Code, provide updated Engineering Drawings to amend:

- a) Section labels and references to ensure consistency across all drawings; and
- b) Retaining walls with heights exceeding 1.0m to be tiered.

Stormwater Detention

- 4) The Stormwater Management Plan (SMP) states that all stormwater flows up to the 1% AEP event are to be managed by the proposed drainage system. However, the submitted plans indicate that roofwater discharges directly to the road. It has not been clearly demonstrated that runoff from all storm events up to and including the 1% AEP event is captured and conveyed to the detention system.
 - a) Provide supporting calculations and amend the plans as necessary to demonstrate compliance.

Stormwater Management Plan

- 5) The SMP interchangeably both ARI and AEP throughout the report. For clarity and consistency, a single design storm terminology should be adopted throughout the document, with any equivalent values clearly identified where required.

The assessment is to incorporate climate change considerations and demonstrate that the proposed stormwater management measures remain adequate under the adopted climate change scenario.

Section 3.10 of the SMP states that the lots fall away from the road and that inter-allotment drainage is proposed to capture flows up to the 39% AEP event. This is inconsistent with the report's earlier statement that all flows up to the 1% AEP event are managed.

- a) Amend the SMP, calculations, and engineering drawings to address the above issues including the following.
 - i. Provide a stage-storage-discharge table for the proposed detention system, including:
 - ii. 39% AEP design event; and
 - iii. 1% AEP design event.
- b) Demonstrate that the detention system has sufficient capacity and achieves the required performance objectives for both design events.

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 A007085999.

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

Yours sincerely



Allan Nguyen
Senior Urban Planner
Planning Services South
Phone: 3178 2207
Email: Allan.Nguyen@brisbane.qld.gov.au
Development Services
Brisbane City Council