

25 June 2026

Job Ref: B4687-A1-DA5

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Att: Development Services (Justin Lynham)
via DSPlanningSupport@brisbane.qld.gov.au

Response to Further Advice – 76-92 Crossacres Street, Doolandella QLD 4077 – Council Ref: A006924490

Dear Justin,

We refer to Council's Further Advice dated 17 June 2026 regarding the abovementioned application.

We hereby provide all of the information requested. In response, we note the following:

- To enable compliant drainage to occur on-site, the proposed north-south road alignment adjacent to 66 Crossacres Street's cannot change so the onus should be on the Applicant for 66 Crossacres Street (A006831357) to provide a standard road connection to our proposed road layout by dedicating the requested 3-chord truncations on their site. This can be achieved by conditioning and marking up standard corner truncations on their plans.

In accordance with Schedule 2 of the *Planning Act 2016* (the Act) and Schedule 1 of the *Development Assessment Rules*, we confirm that the response does not:

- constitute substantially different development;
- seek approval for prohibited development;
- require the application to be referred to any additional referral agencies;
- change the type of development approval sought.

Our responses to the outstanding issues are as follows:

Internal Road Network – Structure Planning

1. The revised plans show an internal road connection to the internal road proposed on the adjoining site to the east at 66 Crossacres Street (BCC ref: A006831357). Further discussions with this adjoining owner are required to facilitate the orderly sequencing of this future road in accordance with the Emerging community zone code, Subdivision code and the Structure planning planning scheme policy. Alternate outcomes may include relocating the north – south road proposed along the eastern side boundary (adjacent to 66 Crossacres Street), further to the west within the subject site to provide an appropriate transition to the proposed internal road.

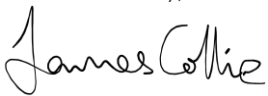
Response

The project team has reviewed Council's request, including a review of possible options to address Council's query. To enable compliant drainage to occur on-site and to ensure the application is decided in a timely manner, the proposed north-south road alignment adjacent to 66 Crossacres Street (which is in accordance with Council's standards) cannot be relocated. As the Applicant for the current application over 66 Crossacres Street (A006831357) is providing a road layout that results in the creation of a T-intersection with the full 14m wide

horizontal road section situated entirely in 76 Crossacres, corner truncations should be provided in the adjoining property as the proposed road in the adjoining property forms the T-intersection and the associated vertical segment. As the Applicant is providing the full 14m road reserve in their property, the standard corner truncations should be provided within the adjoining site. Should the Applicant for 66 Crossacres Street not amend their layout to provide these corner truncations, it is requested that Council markup and condition standard corner truncations on their plans.

This correspondence and attachments represent a response to all the information requested. We trust the above and enclosed information satisfactorily addresses the request and we look forward to receiving Council's draft conditions soon. Please do not hesitate to contact the writer on 07 3012 0100 should you have any questions.

Yours faithfully,



JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS

Cc: Applicant