



Dedicated to a better Brisbane

06 March 2026

Mr Sandeep Singh, Ms Dildeep Sohal
C/- Zoiq
81-83 Campbell Street
SURRY HILLS NSW 2010

ATTENTION: Itto Vukeni
Application Reference: A006953529
Address of Site: 70 CLOVERDALE RD DOOLANDELLA QLD 4077

Dear Itto,

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.

Traffic

1. In accordance with 2.1(3)(a) of the Transport access parking and servicing (TAPS) planning scheme policy (PSP), a Transport Impact assessment report is required if reconfiguring a lot where the site is more than 1 ha in the Emerging community zone.
 - a. Provide a Traffic Impact Assessment signed by a Registered Professional Engineer of Queensland (RPEQ) that addresses all aspects including vehicle access, pedestrian access and safety, refuse collection, servicing etc. identifying where acceptable outcomes are being met or performance outcomes are proposed.
2. A Traffic Functional Layout plan is required to define the road layout, intersection layout, and traffic management systems.
 - a. Provide a Traffic Functional Layout plan that demonstrates a non-trunk kerb and channel (standard type 'E' as per BSD-2001) to be constructed along the full length of the Cloverdale Street frontage of the site, on a 3.75 metre alignment to match the existing kerb and channel adjacent to the site. The new kerb and channel are to tie into the existing kerb and channel along the site's frontage on Cloverdale Street.
3. It is unclear how proposed staging, easement and road dedication are intended to function.
 - a. Clarify whether the proposed easement and road dedication will be included in Stage 1 or 2.
4. Individual site crossovers for the proposed lot plan may increase the volume and frequency of conflict points, increasing potential safety risks on the adjoining roadway. Site access is to be consolidated where possible and the overall number of access points minimised to reduce conflict points, reduce loss of on-street parking amenities and retain greater space for kerbside waste collection along the roadway/frontage proposed.

Lot 2 access should be facilitated from the minor road, however the current layout limits the frontage of Lot 2 to the minor road. Access to lots should maintain standard driveway locations as per Table 5 of the TAPS PSP.

- a. Provide amended plans that depict the crossover to Lot 2.
- b. Provide amended plans that include a 6m long by 3 equal chord non-trunk corner truncation for Lot 2 at the intersection with Ewingsdale Street, and Lots 6 and 8 for the proposed new road.
 - i. The western side of the Ewingsdale Street intersection is to be constructed as per BSD-3003.
 - ii. The verge width for western side to be in accordance with local/ neighbourhood road design requirements.

Refuse

5. It is noted the proposed 'New Road' terminates to a stub road at the end of Lot 7. A turnaround facility for the Refuse Collection Vehicle (RCV) will need to be demonstrated until such time as the road network to the west has been completed.

- a. In accordance with PO4/AO4.1 and PO9/AO9c of the Subdivision code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, demonstrate the following on amended plans:
 - i. A turnaround facility on the new road so that the RCV can collect Lot 7 mobile garbage bins (MGBs). Ensure that the RCV does not reverse more than two truck lengths.
 - ii. If the location is on a lot, the turnaround facility must be separate from the lot's crossover.
 - iii. Utilising amended plans, provide a RPEQ certified swept path analysis for a side loading RCV as per BSD 3004 demonstrating the RCV can safely and efficiently utilise the turnaround facility. Ensure the swept path utilises a kerb-to-kerb turning radius of 9.75m and a lock-to-lock time of 6s.

Streetscape requirements

6. The development is to ensure that streetscape works (including tree planting, paving and verge and kerb treatments) are designed in accordance with the Streetscape hierarchy overlay code, PO1, PO3 and PO4 of the Infrastructure design code and Chapter 3 of the Infrastructure design planning scheme policy (IDPSP). As Cloverdale Road and Ewingsdale Street are mapped as Neighbourhood Street Minor, both require a minimum verge width of 3.75m.

- a. Provide amended plans demonstrating a 3.75m wide verge for the frontages, as required by AO1/PO1 of the Streetscape hierarchy overlay code.
- b. Provide amended plans that include all above ground service infrastructure (e.g. power poles, street lights, ramps etc).
- c. Demonstrate that the proposed new verge levels will be compatible with a maximum 1:50 verge crossfall, required to comply with PO2 of the Streetscape hierarchy overlay code and the standards outlined under Chapter 3 Section 3.7 of the IDPSP.

Stormwater

7. To date no Site Based Stormwater Management Plan (SBSMP) has been submitted for this proposal. A SBSMP is required in accordance with the requirements of the Doolandella neighbourhood plan code, Stormwater code, Infrastructure design code, Flood overlay code and Chapter 7 of the IDPSP.

An upslope stormwater connection in the new road for the catchment at 78 Cloverdale Road that drains into this road is also required. This requires a new stormwater line extending to the western boundary of the site.

- a. Submit a SBSMP signed by a certified RPEQ in accordance with PO1/AO1 of the Stormwater code. The SBSMP is to include relevant engineering drawings for the site to demonstrate compliance with the Stormwater code, Infrastructure design code, Flood overlay code and Chapter 7 of the IDPSP.
 - i. The SBSMP is to show:
 1. The stormwater gullies prior to new intersection and connecting to existing 450RCP and manhole in Ewingsdale Street;
 2. An upslope stormwater connection in the new road for the catchment at 78 Cloverdale Road that drains into this road. This requires a new stormwater line extending to the western boundary of the site;
 3. The new stormwater line in the new road; and
 4. Two (2) Water Sensitive Urban Design street tree treatments are to be provided on new the road upslope of new gullies.

Flood overlay code

8. In accordance with AO18.3 of the Flood overlay code, an easement is to be provided over the 1% AEP creek/waterway flooded area along the southern boundary of Lot 8 in favour of Council for overland flow flooding purposes.
 - a. Provide amended plans that depict an easement over the 1% AEP creek/waterway flooded area along the southern boundary of Lot 8.

Development footprint extent

9. The submitted 'Reconfiguration of Lot and Material Change of Use' plan indicates an 'Approved Building Covenant Area' within Lot 8. The 'Approved Building Covenant Area' identified is inconsistent with the area shown on previously approved plan (A006371234).
 - a. Provide an updated plan which clearly shows the correct extent of the previously approved bushfire covenant and Environmental Protection Zone.

Bushfire

10. Bushfire reporting was provided as part of the previous development approval (A006371234). This reporting was based on development being a MCU for a new Dwelling house. Given that the development proposal now incorporates a ROL component, Sections A, C and D of the Bushfire overlay code are applicable and will require an updated Bushfire management plan.
 - a. Provide an assessment against Sections A, C and D of the Bushfire overlay code, including the provision of a revised bushfire management plan.

Balance lot

11. The exact area of the proposed balance lot is unclear.
 - a. Provide amended plans that note the exact area of the proposed balance lot.

Documentation

12. Submit concept earthworks, roadworks and services drawings demonstrate compliance with relevant codes. The concept earthworks plans are to detail the existing and proposed levels of the site, and proposed earthworks in accordance with the Filling and excavation code and the IDPSP.
13. Submit an EHA form, completed by a suitably qualified and/or experienced person in accordance with PO13 of the Stormwater code and section 7.11 of the IDPSP.

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 A006953529.

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

Yours sincerely



Alexandria Wood
Urban Planner
Planning Services South
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Development Services
Brisbane City Council