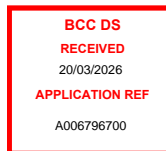


Our ref: 12270  
Council ref: A006796700



PATHWAYS TO SUCCESS

Saunders Havill Group Pty Ltd  
ABN 24 144 972 949

20 March 2026

Attention: Dominic Hudson  
Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4000

Via email: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)

Dear Dominic,

**RE: RESPONSE TO FURTHER ADVICE REQUEST  
SECTION 13.2 OF THE DEVELOPMENT ASSESSMENT RULES  
387 & 399 BRACKEN RIDGE ROAD, BRACKEN RIDGE QUEENSLAND 4017**

We act on behalf of Hardev Property (Dev 24) Pty Ltd ATF Hardev Property (Dev 24) Unit Trust, the Applicant, in relation to a Development Application lodged with Brisbane City Council under the *Planning Act 2016* (the Planning Act) over the above land seeking:

- Development Permit for Material Change of Use (Food and Drink Outlet)

On 19 January 2026 we received a request for Further Advice from Brisbane City Council. Please find below a response to all of the information requested.

In support of our response, we provide the following attachments:

	Document	Prepared by
<b>Attachment A.</b>	Stormwater MUSIC Files	Bornhorst + Ward
<b>Attachment B.</b>	Updated Noise Impact Assessment	MWA
<b>Attachment C.</b>	Potential and Actual Acid Sulfate Soils Overlay Code Response	Saunders Havill

In response to the request, and as outlined below, the proposed development has been amended to incorporate additional structural noise mitigation measures, including design and construction elements that enclose and shield noise-generating activities (e.g. the order point).

In accordance with Schedule 2 of the Planning Act 2016 (the Act) and Schedule 1 of the Development Assessment Rules, we confirm that the above changes do not:

- result in a 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; or



- require impact assessment for any part of the changed application, if the original application did not involve impact assessment.

Our responses to the outstanding issues are as follows:

## Response to Information Request

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### 1. Noise Emissions:

*The Noise Report by MWA dated 14/10/25 Version 1 Job Number 25138 has been reviewed. At least the following matters have been collated based on the noise assessment:*

*i) The distances to the western boundary in the EC zone from the proposed drive thru order point, are approximately 50m, 55m and 60m respectively for R1, R2 and R3. The propagation sheets in the noise report detail that these distances are higher when in fact the separation is lower based on a desktop measurement/assessment.*

**Response:**

Please refer to the enclosed updated Noise Report prepared by MWA, which has been updated as requested to provide further clarification regarding the above.

*ii) The EC zone in the neighbourhood plan allows for higher than 2 storeys. The propagation sheets in the noise report assess up to 2 storeys as a maximum height.*

**Response:**

The subject site is located in the Bracken Ridge Road precinct of the Bracken Ridge and district neighbourhood plan. In accordance with the overall outcomes of this precinct, 'this precinct is to be redeveloped for low density residential uses'. A two (2) storey maximum height is considered to be a reasonable and relevant height expectation for low-density residential development and therefore appropriate for the acoustic assessment.

*iii) The Conservation zone to the (adjacent) eastern side of the residential buildings on Dhoni Crct will remain with the planned road that traverses north from Bracken Ridge Rd under the Neighbourhood plan Fig. G, Bracken Ridge Road precinct in City Plan. The noise report does not assess this zone, and it is a requirement under PO1 (b) of the Centre or mixed use code for the Conservation Zone to be assessed.*

**Response:**

The Conservation Zone to the east comprises an isolated strip approximately 15 m wide, entirely surrounded by Emerging Community land to the east and west. Given its limited width and lack of functional connectivity, it is not considered to operate as a functional conservation area. On this basis, it is unreasonable to assess this isolated portion of land as a Conservation Zone for acoustic purposes or to apply the associated acoustic provisions under PO1(b).

*iv) Unclear determination is given about the number of vehicles entering the site at night and whether a worst-case scenario was taken into account.*



**Response:**

Please refer to the enclosed updated Noise Report prepared by MWA, which has been updated as requested to provide further clarification regarding the above.

*v) The proposed driveway to the south has a line of sight to a sensitive zone with low distance separation. An effective measure to reduce noise in this case, is to minimise the hours of operation for the development.*

**Response:**

Please refer to the enclosed updated Noise Report prepared by MWA, which has been updated as requested to provide further clarification regarding the above.

*The application does not meet PO1 (a) of the Centre or mixed use code, which is a separate outcome to part (b) of PO1. The proposal is for a food and drink outlet, involving vehicles and patrons accessing the site 24 hours/day, 7 days/week at a location with an existing level of amenity at night. The proposal is reasonably expected to involve a large increase in activity at the site resulting in emissions from car horns, vehicle engines, modified engines, speakers in vehicles and loud talking/laughing/shouting.  
a) Provide a response to PO1(a) and a revision to the noise report addressing PO1(b) of the above code. A response to PO1(b) will involve a revised report and the provision of structural construction elements to manage emissions, being more extensive than proposing an acoustic barrier.*

**Response:**

As detailed in the enclosed updated Noise Report prepared by MWA, the proposal is capable of achieving PO1(a) of the Centre or mixed use code. While the use operates on a 24-hour basis, patron and vehicle activity during night-time periods is moderated through site management measures, controlled access arrangements, and the internalisation of key activity areas. As demonstrated in the Noise Report, the development is designed to operate without causing unreasonable noise impacts to nearby sensitive receivers, having regard to the existing urban context and background amenity.

In response to PO1(b), a revised Noise Report has been prepared which assesses all relevant sensitive zones and uses and confirms compliance with the applicable acoustic criteria. The revised assessment incorporates structural noise mitigation measures, including building design and construction elements that enclose and shield noise-generating activities, rather than reliance on acoustic barriers alone. These measures ensure that potential emissions associated with vehicles and patrons are effectively managed and do not adversely affect surrounding amenity.

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**2. Stormwater Quality:**

*The outcome for stormwater treatment is for 2x ATLAN filters and 1x ATLAN Stormsack which are approved devices. However, the electronic MUSIC file cannot be opened and therefore the modelling file could not be assessed. Submit the file in an sqz format to allow the file to be reviewed*

**Response:**



The requested electronic MUSIC files, submitted to Council on 20 January 2026, are enclosed for completeness.

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### 3. Acid Sulphate Soils:

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*Site levels are considerably low; the tables of assessment for the overlay require the overlay to be met for an MCU where disturbance is at 5m AHD. The development plans do not contain the point of disturbance as a measure in AHD. It is likely that the overlay is triggered and a response to this item was not provided.*

#### Response:

As requested by Council, please find enclosed an assessment against the 'Potential and actual acid sulfate soils overlay code'. As detailed in the enclosed, and as outlined in the submitted Town Planning Assessment, the subject lot and building pad for the proposed use will be created as part of preceding development approvals over the site.

No additional works or disturbance to acid sulfate soils are proposed as part of this application.

Notwithstanding this, and for completeness, the applicant agrees to a condition requiring the preparation and submission of an Acid Sulfate Soils Assessment and Management Plan at the detailed design stage.

## Summary

We offer this as a response to all of the information requested in Council's Further Advice Request. Should any clarification be required, please contact me on (07) 3251 9456 or email at [liamwiley@saundershavill.com](mailto:liamwiley@saundershavill.com).

Yours sincerely

**Saunders Havill Group**



for

Liam Wiley

**Principal - Town Planning / Associate Partner**

CC:	Party	Email	Reference
	SARA	<a href="mailto:DARTsupport@dsdilgp.qld.gov.au">DARTsupport@dsdilgp.qld.gov.au</a>	2507-47029 SRA

