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APPLICATION REF
A006548499

KEN DREW TOWN PLANNING Pty Ltd

PO Box 860 Hamilton Qld 4007

M: 0438 600 200

Email: ken@kendrew.com.au

Date: 2/10/25

To: Planning Services South

Attn: Katrina Bogoevski

Applic No: A006548499

Site address: 290 Freeman Rd Inala 4077

Hi Katrina,

This memorandum and accompanying material is submitted for feedback purposes in relation to your Information Request dated 17/12/24.

A) Attachments

Detail and contour plan 21478-DT, dated 3/6/25

DBYD services search

Proposal Plan 21478/E, dated 8/7/25

Hydraulic modelling results

Ecology assessment, dated 22/8/25

B) Request summaries and comments

For clarity, I have grouped the disparate issues in the IR into common headings.

Access Restriction Strip

Request:

- Include ARS in Brampton St in the application
- Provide owner (BCC) consent
- Provide amended DA Form 1

Comment:

This has been provided previously

Lot layout

Request:

- Delete direct access for all lots fronting Freeman Rd
- Provide complying access easements for rear lots

- Provide crossover locations on all frontages to allow sufficient space for on-street parking
- Provide crossover locations in Brampton St to not affect existing street trees
- Provide adequate lot frontage for access driveways, refuse bin placement, utilities and any other street furniture that may be required
- Provide complying bin presentation areas for all lots

Comment:

The requirements in the IR will result in complicated access arrangements, so to avoid this, Lot 1 and Lot 6 have replaced several of the former lots.

It is intended in the future to develop each of these lots for townhouses. As this is an ROL application, a separate MCU application will be lodged for these multiple dwelling developments following finalisation of this application.

Following Council feedback on the amended lot layout, driveway crossover and street tree locations will be provided.

Civil engineering

Request:

- Provide a SMSMP to include detention/retention basin/s
- Provide SW dge system in Eugenia St
- Provide min 40m wide waterway corridor
- Provide a Flood Study to demonstrate no obstruction to overland flow + all lots are flood free
- Provide existing and proposed services and infrastructure plan for each lot
- Provide earthworks plan showing existing levels + proposed cut, fill and retaining walls
- Provide CFP on the Freeman Rd frontage
- Dedicate the ARS in Brampton St as road
- Provide CKC, CFP, pavement widening and drainage on the Brampton St frontage
- Provide CKC, CFP, pavement widening and drainage on the Eugenia St frontage

Comment:

The engineer's comments on the attached hydraulic analysis is that the modelling indicates that floodwaters are largely contained within the existing unformed open drain, with only minor overflowing of less than 500 mm observed. This leaves a reasonable portion of the site unaffected and potentially suitable for subdivision or development.

The corridor averages 42m wide and has been drawn to match up with the approved corridors to the east and west of the site. The civil drawings will be provided following Council feedback on the amended lot layout.

Ecology

Request:

- Provide a survey of trees within the waterway corridor
- Provide an Ecological Assessment within the waterway corridor
- Provide a Tree retention/removal plan
- Provide a Concept Rehabilitation Plan

Coment:

The attached Ecological Assessment is based on the detail and contour survey and onsite visits by the consultant.

Bushfire Hazard

Request:

Provide an assessment against the Bushfire overlay code.

Comment:

The bushfire consultant advises that a bushfire analysis confirms that the site is affected by bushfire hazard. However, the bushfire setback required for compliance with the *Bushfire overlay code* is in the Eugenia Street reserve and does not affect the layout of the proposed development. The drainage corridor within the site will not result in bushfire prone vegetation from which a bushfire setback is required.

A Bushfire Management Plan will be provided following receipt of Council feedback on the amended lot layout.

Regards

A handwritten signature in black ink, appearing to be 'Ken Drew', with a long horizontal line extending to the right.

Ken Drew