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City Planning and Economic Development Services
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Dedicated to a better Brisbane

13 October 2026

Sgninnub Qld Pty Ltd
C/- Ideate Town Planning
PO Box 533
VARSITY LAKES QLD 4227

ATTENTION: Daniel Krause

Application Reference: A007102682
Address of Site: 437 STAFFORD RD STAFFORD QLD 4053

Dear Daniel

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial assessment of the above application and has identified that further information is required to progress the application.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the *Planning Act 2016*. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Community need

1. It is acknowledged that the subject site is identified as being on the Environmental Management Register (EMR) and identified as suitable for industrial/commercial uses such as shops, offices and industrial buildings (excluding uses where regular soil access by children is possible). However, compliance with the relevant parts of City Plan 2014 still need to be demonstrated.

   Overall outcome 4.k. of the Low density residential zone code prescribes that "*development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrated with the built form intent for the Low density residential zone*". The application material submitted to date has not suitably addressed the above Overall outcome, the City Plan Strategic framework or demonstrated a need for a commercial/industrial use of this nature on the subject site. Further detail on the suitability of the site for the Low impact industry use is required.

   a. Provide further information and justification around the need for a commercial/industrial activity of this nature on the subject site and demonstrate the proposal achieves Overall outcome 4.k. above.

   b. Address and demonstrate that the proposal is consistent with the Strategic framework of City Plan 2014.

Flooding and Stormwater

2. Is noted that the entire site is covered by overland flow flooding approximately 500mm to 700mm in depth in a 10 % AEP event and 700mm to 900mm in a 2% AEP event.

Any proposed filling would likely result in unacceptable flood impacts to surrounding properties and Sta□ord Road. Further, the proposed access to the site is subject to flooding depths that may be di□cult to address satisfactorily under the Flood overlay code requirements.

a. A suitably qualified RPEQ prepared flood assessment is required to be provided for the existing flooding across the site. The following should also be included within the report:

    i. An assessment of the flooding in the developed state (proposed);

    ii. The flood assessment report must confirm that the proposal will not result in flood impacts to surrounding properties including providing flood immunity planning levels;

    iii. Assessment against the Flood overlay code is required.

3. Where the flood impact assessment determines that filling and / or excavation is required to achieved flood planning levels, and/ or the proposed building is to be raised, provide engineering schematics plans showing the existing levels of the land contours finished levels, location and height of any retaining structure and cross sections.

4. No code assessment of the Stormwater code has been provided. Provide a stormwater management plan in support of the application, ensuring to include all necessary relevant information and code assessments.

5. 2 x 1800mm diameter stormwater pipes are located within the site, and a BONSW application would be required in the future with fully detailed information. However, the proposed plans and sections for this application are required to indicate the location of the pipes with preliminary engineering details showing the setback distances to proposed supporting piers. The preliminary details should also indicate that the infrastructure is not adversely affected by the proposed building works.

Carparking and Access

6. Overall, the access points to the site via Stafford Road and Victor Street require review and acceptance by SARA, and must comply with the Transport, access, parking and servicing code (TAPS) – *refer to Table 9 section* 4.6.4 of *TAPS PSP* for types of crossovers. As well as this, a Registered Professional Engineer Queensland (RPEQ) traffic review is required for the proposal. However, a traffic impact assessment has not been provided, and the transport and traffic elements of the development have not been addressed sufficiently.

    a. In accordance with PO1/AO1 of TAPS code, provide a traffic statement endorsed by an RPEQ, in response to the transport and traffic elements of the development and addressing the relevant City Plan 2014 benchmarks.

    b. Provide amended plans identifying all existing services at the frontages of the site, the access type, ramps, bays and manoeuvring areas designed in accordance with TAPS PSP including height clearances.

    c. The proposed ground floor plans include notations advising all parking spaces are in accordance with AS 2890.1. This is a performance outcome and must be addressed within the traffic statement.

Refuse

7. In accordance with PO17/AO17.2, PO19/AO19 of the Industry code, PO19/AO19.2 & AO19.3 of the Transport, access, parking and servicing code (TAPS) and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended plans and supporting documents which address the following:

    a. Clearly demonstrate the refuse area having a minimum area of 13.6m2 (minimum internal dimensions of 4m x 3.4m)

b. Demonstrate a crossover width and design in accordance with Table 9 of the Transport, access, parking servicing planning scheme policy. Where a performance outcome is sought provide supporting evidence from an RPEQ.

c. Provide an RPEQ-certified swept-path analysis that clearly demonstrates an RCV (as BSD-3008-2) can enter and exit the development in a forward gear and can service the development safely and efficiently. Ensure to use kerb-to-kerb turning radius of 9.757m, length of 10.24m and a lock-to-lock time of 6 is utilised.

Landscape Concept Plan

8. Provide a Landscape concept plan prepared by a suitably qualified Landscape architect demonstrating compliance with the relevant provisions of Brisbane City Plan 2014, including the Industry code, Landscape work code and Streetscape hierarchy overlay code.

    a. The Landscape concept plan is to include, but not be limited to:

        - Proposed landscape areas (including trees, shrubs and groundcovers) identifying dimensions and planting extents.
        - Indicative plant schedule including species, quantities and planting stock sizes.
        - Mature tree canopy dimensions and anticipated canopy cover outcomes, including canopy cover to site frontages and car parking areas.
        - Car park shade tree locations and associated canopy outcomes.
        - Soil volume calculations and planting area dimensions for all proposed trees.
        - Proposed screening and buffering treatments to all property boundaries, including the northern boundary interface.
        - Irrigation, establishment and long-term landscape maintenance provisions.
        - Details demonstrating how the landscape design contributes to the intended streetscape outcomes along Stafford Road and Victor Street.
        - Identification of underground and above-ground services, easements, stormwater infrastructure and other site constraints that may influence landscape outcomes.
        - Details demonstrating that proposed landscape treatments can be successfully established and maintained having regard to the site's contamination constraints, flood impacts, overland flow paths, servicing infrastructure and operational requirements.
        - Confirmation that the proposed landscaping will not adversely impact flood conveyance, overland flow paths, stormwater infrastructure, hydraulic function or required site access arrangements.

9. In addition, provide supporting documentation from a suitably qualified RPEQ Hydraulic Engineer confirming that the proposed landscape design, including tree planting, earthworks, screening treatments and any associated landscape structures, has been designed having regard to the site's flood, overland flow, contamination and servicing constraints and will not adversely affect the hydraulic performance of the site, surrounding properties or existing stormwater infrastructure.

10. Demonstrate, in further consultation with the State Assessment and Referral Agency (SARA), how the proposed streetscape works achieve the intent of the Streetscape hierarchy overlay and contribute positively to the streetscape character of Stafford Road and Victor Street, including the provision of appropriate shade trees, pedestrian amenity, footpath upgrades and streetscape improvements consistent with the Neighbourhood Street Minor and Subtropical Boulevard - Out of Centre streetscape typologies applicable to Victor Street and Stafford Road respectively.

Noise – Industrial Impacts

11. The proposed use and its location have the potential to impact on the noise amenity of nearby sensitive uses/zones. The application therefore needs to demonstrate that an adequate level of noise as per the Industry code can be provided at such locations. A noise report was referred to in the code assessment for the application, yet no report has been provided.

    Provide a Noise impact assessment report prepared in accordance with the *Noise impact assessment planning scheme policy,* demonstrating compliance with PO2 of the Code.

Transport air quality corridor overlay code

12. The submitted information does not include an assessment against the Transport air quality corridor overlay code. This is required to progress the application. Provide an assessment against Section B of the overlay code in a letter format prepared by a qualified air quality consultant.

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 A007102682.

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

Yours sincerely



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Development Services
Brisbane City Council