



Thursday, 16 October 2025

Our Ref: 402037

Your Ref: A006119207

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
**Brisbane QLD 4001**

**Att:** Lisa Richardson

Dear Lisa

**RE: 9 KYLE STREET BRIGEMAN DOWNS  
FURTHER ADVICE  
A006119207**

We appreciate Council's ongoing assessment of this development application.

### **Context**

This is not a formal response to Council's Further Advice dated 5 April 2024 (**Further Advice**).

We provided an amended proposal plan to Council 8 August with high-level commentary as to its compliance with the Further Advice and Planning Scheme.

On 21 August, Council responded citing issues with impact to vegetation in the southwest corner and engineering services as the primary reasons for not supporting the amended proposal.

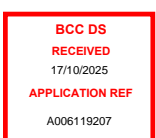
The purpose of this letter is to provide Council with further detail as to the proposal's compliance with the Further Advice / Planning Scheme with the aim to seek in principle support for us to revise detailed reporting for re-submission and application progression.

### **Further Advice**

The Further Advice is broken up into 6 key elements, being:

- Vegetation retention
- Existing vegetation
- Stormwater
- Earthworks
- Traffic
- Refuse

Where relevant, each of the above is addressed in relation to the amended proposal plan.



# Amended Proposal Plan

The amended Proposal Plan is shown in Figure 1 with the tree plot.

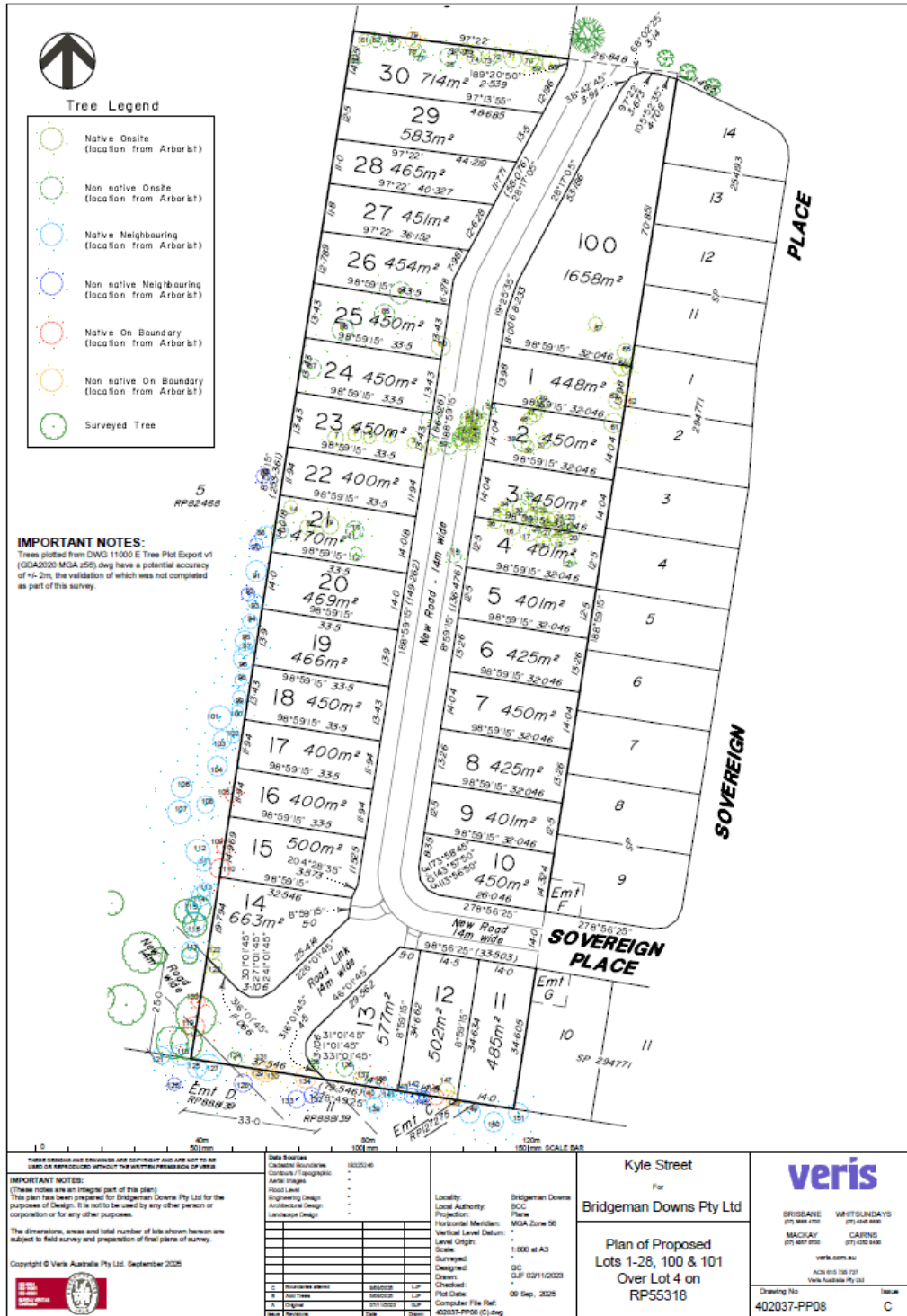


FIGURE 1: AMENDED PROPOSAL PLAN

**Significant Vegetation**

A key element of the Further Advice is Vegetation retention and protection – with particular attention on tree 127. Figure 1 includes the tree plot showing 127 outside of the impacted area of the proposed road and is located within the neighbouring lot (Figure 2). Tree 127 will not be impacted by the proposed development.

1.10. GPS Tree Plot

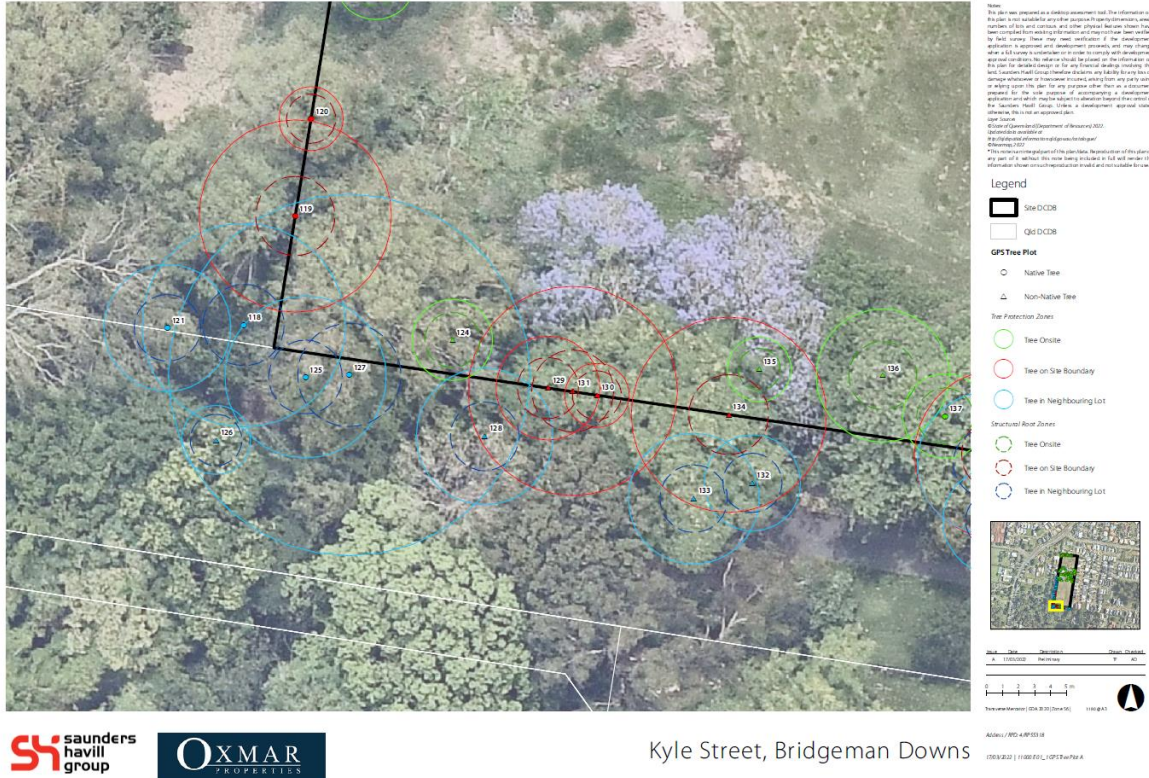


FIGURE 2: TREE PLOT (127)

## Structure Planning

Figure 3 shows the Structure Plan in conjunction with the mapped High Ecological Significance BCC Overlay.

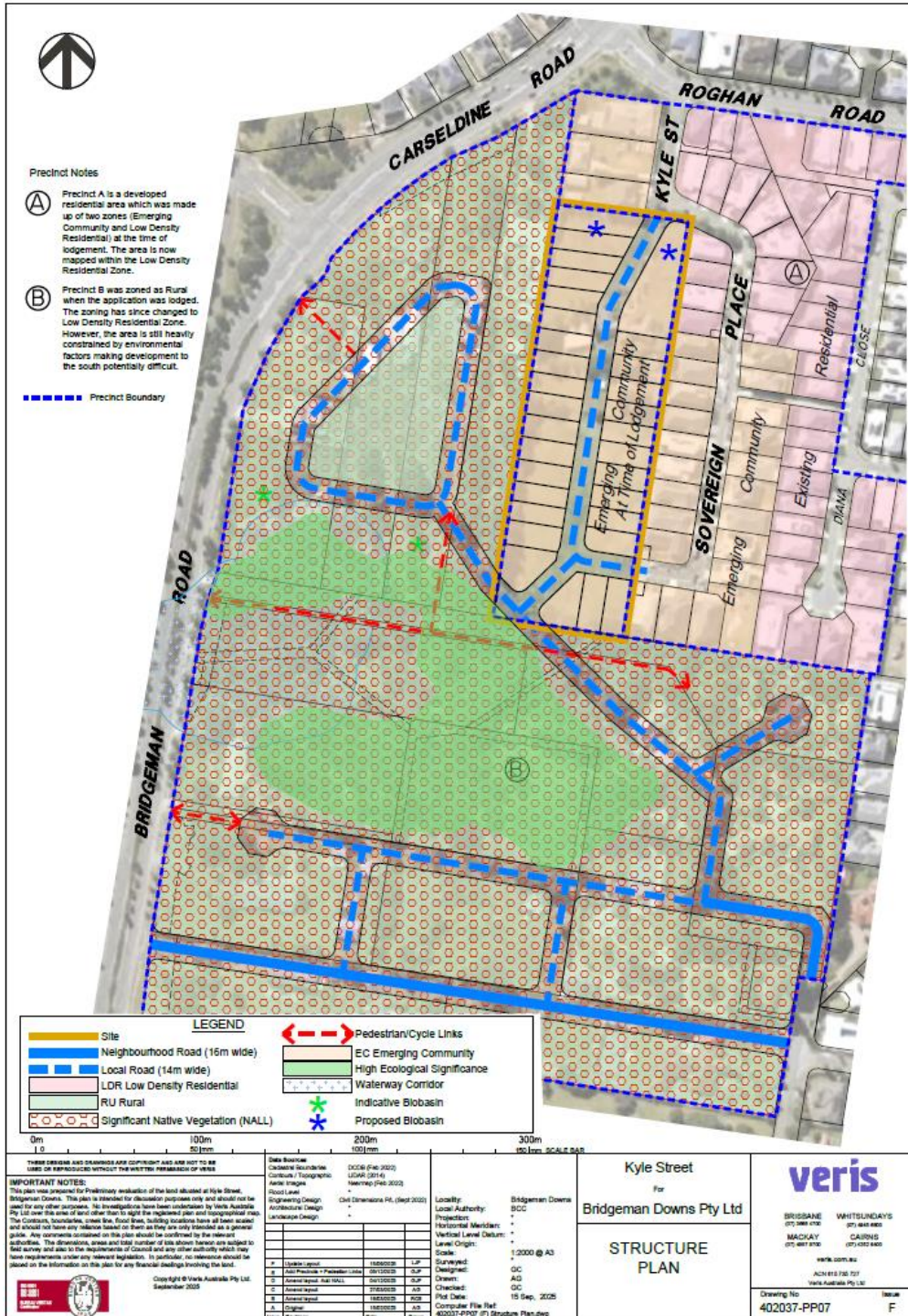


FIGURE 3: STRUCTURE PLAN

Whilst the applicant acknowledges Council's request in 6)a)i) of the Further Advice for separate connections west and south, the proposed structure plan:

- Provides a logical connection between existing and proposed roads.
- Reduces the overall road required.
- Avoids the area of High Ecological Significance.
- Results in an improved overall earthworks outcome.
- Can be appropriately designed so as to meet the requirements of the Further Advice in relation to stormwater, earthworks and traffic.

We request Council review the additional plans and justification provided and confirm in principle support for the proposed road configuration subject to detailed design so we may proceed with finalising the application material leading to a decision.

Please contact Will Miller for any queries or qualifications in respect to the above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'W. Miller', with a small horizontal line at the end.

**Will Miller**

Service Leader – Consulting and Advisory

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