



Dedicated to a better Brisbane

08 July 2026

Bayside Group Two Pty Ltd
C/- Matt Doolan Town Planner
121 Rode Road
ALBION QLD 4010

ATTENTION: Matt Doolan

Application Reference: A006977158
Address of Site: 7 ROEBIG ST ASPLEY QLD 4034

Dear Matt

RE: Further advice

Council has reviewed your change application and requires the following information for further assessment of this development proposal

Lot Pattern

- 1) Demonstrating that the proposed reconfiguration of a lot results in lots and arrangements of lots that are arranged and configured to compliment the pattern of the development in the area, through submission of analysis of surrounding lot sizes, frontages, dimensions and subdivision patterns to demonstrate that the proposed lots integrate with and complement the character of the locality.

Plans

- 2) The proposed subdivision layout requires amendment to accurately reflect the intended access arrangements and future lot configuration.
 - a) Provide amended plans showing a single crossover servicing both the existing and proposed allotments via a registered access easement.

Structures

- 3) Submit amended plans to remove the existing building structures from proposed Lot 28 and demonstrate that the proposed development complies with PO1/AO1.3(b) of the Subdivision code.

Earthworks

- 4) Demonstrate compliance with PO2/AO2.1 and AO2.2 of the Subdivision Code by providing sufficient information to show that the proposed development will create usable allotments that do not rely on excessive cut and fill and that any cutting, filling, retaining walls and associated earthworks minimise adverse impacts on vegetation, natural features and the existing topography of the site.
- a) Provide revised earthworks plans and supporting documentation demonstrating that the proposed allotments can be established in accordance with PO2/AO2.1 and AO2.2 of the Subdivision Code.
 - b) Demonstrate that the extent of cut, fill and retaining structures is minimised and necessary only to facilitate the proposed subdivision and construction of compliant building areas.

Bushfire

- 5) The site is mapped as Bushfire High hazard buffer area within the Bushfire overlay and Potential Impact Buffer within the SPP Natural hazards, Risk and Resilience bushfire mapping, triggering assessment against section A and C of the Bushfire overlay code. No assessment has been provided.
- a) Provide a site-specific bushfire hazard assessment in accordance with the Bushfire planning scheme policy or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with PO1 of the Bushfire overlay code. Bushfire Reporting and hazard assessment guidelines are available within the [technical assessment guide for Bushfire reporting](#) available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.
 - b) Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.

Please phone me on 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