



**City Planning & Sustainability
Development Services**

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29 November 2023

J & H Bagheri Pty Ltd
C/- J & H Bagheri Pty Ltd
PO Box 1323
MOUNT OMMANEY QLD 4074

ATTENTION: J Bagheri

Application Reference: A006375731
Address of Site: 172 TILE ST WACOL QLD 4076

Dear J

RE: Further advice

The information submitted for this application has been reviewed and outstanding matters have been identified that are requires to be addressed in order for Council to continue its assessment:

Environmental protection zone

- 1) The proposed plans indicate a new permanent structure to be located within close proximity to the Environmental Protection Zone (EPZ) area required as part of the previous development approval.
 - a) Provide amended plans that clearly identify the full extent of the EPZ as identified on the approved Vegetation Management Plan (Drawing No. 7044 E 03 VMP – Amended In Red 28/10/2015), and demonstrate the proposed structure is located outside of the EPZ area.

Bushfire

- 2) The site is located within the State mapped 'Bushfire hazard area – bushfire prone area'. Additional permanent structures are proposed within the mapped 'Potential Impact Buffer' area.
 - a) Provide an assessment of the proposed changes against the State Planning Policy (SPP) assessment benchmarks for the State interest theme of Natural Hazards, Risk and Resilience. The *Brisbane City Plan 2014* (City Plan) Bushfire overlay code can be used as a means of demonstrating compliance with these SPP assessment benchmarks. Additionally, Queensland Government has recently published SPP guidance material to assist in demonstrating compliance with the SPP Natural Hazards, Risk and Resilience benchmarks.

Documentation

- 3) It is acknowledged that your letter dated 9 October 2023 (Ref: C15_12_896_DA.1) has attempted to demonstrate that the proposal complies with the City Plan definition of 'minor change' and does not result in substantially different development compared to the original development. However, insufficient information has been provided to adequately demonstrate

the proposed changes represent a minor change and do not result in substantially different development. This is particularly the case noting the ecology issues that have been raised above.

- a) Provide a detailed assessment of the proposed changes against all the criteria for 'substantially different development' as listed under 4(a)-(i) of Schedule 1 of the DA Rules. This includes demonstrating the proposal does not introduce new or the severity of known impacts or remove an incentive or offset component that would have balanced a negative impact. The provision of an amended Vegetation Management Plan and assessment of the proposed changes against the SPP Natural Hazards, Risk and Resilience assessment benchmarks may assist in demonstrating the proposal is not substantially different development.
- 4) The proposed plans include insufficient detail for Council to be able to assess the proposed changes.
- a) Provide amended plans showing the gross floor area (GFA) and impervious area for the proposal and proposed permanent structures consistent with available aerial imagery (e.g., aerial imagery indicates that not all proposed structures are perpendicular to boundaries).
 - b) Provide amended and/or additional elevations and sections showing the proposed structures, the existing natural ground level and the proposed finish floor levels (FFLs). It is acknowledged that it is likely a result of the location of the elevations and sections, but on some of the plans existing and proposed structures appear to be located within mid-air.

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

Yours sincerely



Ashleigh Coombes
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Development Services
Brisbane City Council