

2 July 2026
Job Ref: B4687-A2-DA6

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Att: Development Services (Dane Hoffmann)
via DSPlanningSupport@brisbane.qld.gov.au

Response to Information Request – 92 Redhead Street, Doolandella QLD 4077 – Council Ref: A006928472

Dear Dane,

We refer to Council's Further Advice dated 26 May 2026 regarding the abovementioned application. Accordingly, we provide all of the information requested. In support of our response, please find **enclosed** the following documents for assessment:

Attachment A.	Updated Engineering Concept Plans prepared by JFP Urban Consultants
Attachment B.	Updated Site based Stormwater Management Plan prepared by JFP Urban Consultants
Attachment C.	Updated Reconfiguration Plan prepared by JFP Urban Consultants
Attachment D.	Updated Building Envelope Plan prepared by JFP Urban Consultants

In response to the request, and as further detailed below, we note that the proposed development has been amended as follows:

1. Earthworks levels have been amended as requested to reduce the number of lots directing major flows into downstream premises. With the changes in levels, the 1.5m drainage easement in lots 1-4, 7, 10, 11, 14, 15, 18, 19, 2, 23, 26 and 27 is no longer required and has been removed. The building envelopes in lots 7, 10, 11, 14, 15, 18, 19, 22, 23, 26 and 27 have been amended to reflect the removal of the drainage easement.
2. Driveway crossovers for the non-rear lots fronting Rockfield Road have been changed to co-locate driveway crossovers which enables more room for kerbside refuse collection for all lots, tree pits and on-street parking.
3. The PMT site has been shifted 0.5m to the north to accommodate water connections to a private fire hydrant in Lot 7. This change results in a reduction in Lot 6's area to 303m² and an increase in Lot 7's area to 512m², the increase occurs entirely in Lot 7's access handle.

In accordance with Schedule 2 of the *Planning Act 2016* (the Act) and Schedule 1 of the *Development Assessment Rules*, we confirm that the above changes do not:

- result in a substantially different development;
- seek approval for prohibited development;
- require the application to be referred to any additional referral agencies;
- change the type of development approval sought; or
- require impact assessment for any part of the changed application, if the original application did not involve impact assessment.

Our responses to the outstanding issues are as follows:

Stormwater

1. Based on the information provided Council can accept the roofwater drainage being directed to the 300mm uPVC pipe downslope, as it is shown to have capacity. However, Council does not agree that all the development can all direct major flows into the downslope development. Application A005819019 for the downslope lots provided a SBSMP (prepared by Water Technology dated Aug 2021) stating that the drainage does not assume that the upslope lot will ever direct major flows into this site, nor did the approved operational works therefore require any analysis of flows through each of the impacted downslope lots. The downslope 300mm pipe allowed for a catchment of 0.578ha but only for the minor piped flow allowance, as it would be expected that major flows still need to be managed by the applicant. No analysis of major flow impacts on downstream properties has been provided. The predeveloped flow arriving at LPD2 is not representative of the actual flow that would arrive under predeveloped conditions, as all flows will sheet across the full boundaries of existing lot at 31 Rockfield Road, with a small portion diverted into the approved swale in that lot. By contrast the development will concentrate all runoff into a small section of that land with vastly more noticeable flow depths. The 39% AEP drainage standard for rear lot drainage would not apply in this instance as the capacity is always dictated by the minor capacity required to ensure the major flows are safe, and additionally this drainage system would be a Level III QUDM design requiring 5% AEP minor storm capacity.
 - a. Provide an amended SBSWMP, limiting the number of properties that direct major flows into the downslope development to no more than 7 lots being Lots 18/19, 22/23, 26/27 & Lot 28. All major flows from all other lots are to be directed to Rockfield Road as previously requested.

Response

All inter-allotment drainage is now proposed to be directed via Rockfield Road. This is due to access consent issues, not capacity issues of the 300mm uPVC pipe downslope. Consequently, more external pipe upgrades are proposed in Rockfield Road. Refer to section 3.3 of the enclosed updated Site based Stormwater Management Plan prepared by JFP Urban Consultants for further information.

The number of lots that direct major flows to the south-east is now limited to 7 lots, being lots 18/19, 22/23, 26/27 and 28; refer to the enclosed updated Engineering Concept Plans prepared by JFP Urban Consultants for further information.

Neighbouring Vegetation

2. The information request response does not provide for the retention of trees along the eastern boundary as requested. The trees along the eastern boundary are located on adjoining land and are mapped within the Significant landscape tree overlay and Biodiversity areas overlay. It is noted that consent from adjoining neighbours has been provided, however written consent from an adjoining owner does not override planning scheme requirements and cannot be relied upon to justify removal where impacts can reasonably be avoided. It is further noted that filling and excavation within the tree protection zone of a significant landscape tree may require operational works development in accordance with *Table 5.10.19 of the City Plan 2014*.
 - a. Provide amended plans illustrating the retention of neighbouring trees in accordance with AS4970 'Protection of trees on development sites', the biodiversity areas overlay, and significant landscape tree overlay.

Response

Adjoining trees 12, 19, 22, 31, 56, 68 and 102 are identified for removal in the Tree Retention Plan prepared by JFP Urban Consultants. Having said this, trees 12, 19 and 22 are declared weed species, tree 56 is a dead tree and trees 68 and 102 are in poor condition. Assessment indicates that all trees except for Tree 19 are listed as significant landscape tree species in Table 8.2.19.3.B of the Significant Landscape Tree Overlay Code.

The removal of weed species is consistent with Council's approach to weed management and the improvement of landscape quality. Accordingly, the proposed removal of weed species represents an appropriate management outcome with more appropriate landscaping to be established throughout the site by future lot owners after the future Dwelling Houses are constructed.

The previously submitted ecological assessment prepared by 28° South Environmental indicates that the adjoining trees identified for removal provide relatively minimal habitat value in a larger area of ecological significance which is largely outside of the subject site. The assessment notes that the mapped High Ecological Significance and High Ecological Significance Strategic sub-categories are largely confined to the adjoining property to the east which contains a large contiguous ecological corridor that is unlikely to be developed. Considering the limited developable area over the site to the east, that site has more than sufficient area and dimensions to contain a useable vegetated ecological corridor so the removal of a limited number of trees that will be impacted by the development will not adversely impact the established ecological corridor to the east. Given that consent from the adjoining owner has already been obtained to remove the trees in question combined with their health and species, this removal of trees is required.

Building Envelope Plan

3. The response to item 5) of the information request identifies that as the site is a corner lot, therefore the building envelope nominates a side boundary setback to the rear for the proposed rear lots. It is acknowledged that the existing lot is a corner lot, however once the subdivision occurs the site layout effectively changes, and these lots cease to be considered part of a 'corner lot'. Council maintains the position that a 6m rear boundary setback to rear lots 7-27 is required, to ensure that future development on the site is consistent with the intended character of the locality and does not impact on amenity and privacy for adjoining residents.
 - a. Provide amended plans illustrating a minimum 6m rear setback for proposed lots 7-27 in accordance with AO27.1 of the Subdivision code.

Response

Proposed lots 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, and 27 adjoin a large contiguous and heavily vegetated area of mapped High Ecological Significance/High Ecological Significance Strategic (HES/HESS) which forms an ecological corridor which has generally been observed by nearby approvals, including [A005256667](#), [A006125224](#) and [A006305517](#) which adjoin 84 Redhead Street to the east, which is mostly constrained by this ecological corridor. Considering the size and extent of the mapped vegetation, the concerns of privacy and amenity for the residents of the adjoining 84 Redhead Street will be of limited concern as the proposed lots adjoin an area that is unlikely to accommodate future buildings.

It is noted that if 6m setbacks were to apply to the eastern boundaries of those lots, the Applicant will need to seek an early referral response for the design and siting of future Dwelling Houses. This is because the available building envelope will limit the flexibility for the Applicant to deliver more affordable single storey housing product which requires larger depths as opposed to the more costly double storey housing product. Further, the Applicant will need to locate future dwellings with additional setbacks to the western boundaries of these lots to enable vehicles to enter and exit in a forward direction. Similar relaxations for non-compliance with a 6m rear setback requirement for rear lots have recently been approved for other Ausbuild projects, such as [A006732292](#) in relation to AO7/PO7 of the Dwelling House (Small Lot) Code. Unlike this example where the site exclusively adjoins small lots, the eastern boundary of the proposed lots in question adjoin an existing vegetated area that supports the setbacks proposed. We also note that the subject site is a corner lot; the eastern boundary of the site also represents the side boundary of the adjoining property. Therefore, this configuration supports the setbacks as proposed.

Access

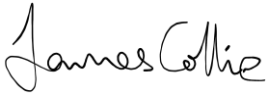
4. Provide amended plans illustrating shared access crossovers for Lots 8/9, 16/17, 20/21 and 24/25 to ensure that kerbside parking is enabled for the Rockfield Road frontage.

Response

To provide for greater availability of on-street parking, driveways have been consolidated at lots 8/9, 12/13, 16/17, 20/21 and 24/25 as detailed in the enclosed updated Engineering Concept Plans prepared by JFP Urban Consultants. We note that a properly made submission raised the issue of availability of on-street parking and these changes practicably addresses those concerns.

This correspondence and attachments represent a response to all the information requested. We trust the above and enclosed information satisfactorily addresses the request and we look forward to receiving Council's draft conditions as soon as possible. Please do not hesitate to contact the writer on 07 3012 0100 should you have any questions.

Yours faithfully,



JAMES COLLIE
TOWN PLANNER
JFP URBAN CONSULTANTS