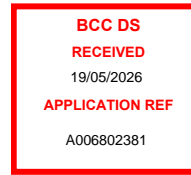


Our ref: TLX375920

Date: 19 May 2026



Level 8, 31 Duncan Street
Fortitude Valley QLD 4006
T +61 7 3539 9500

Attn: Dane Hoffmann
Brisbane City Council
Development Services
Via email: DSPlanningSupport@brisbane.qld.gov.au

Dear Dane,

Response to Further Issues
183 Rudd Street, Inala QLD 4077 (Lot 5 on RP29476)
Your Ref: A006802381

We refer to Brisbane City Council's further issues request dated 11 December 2025 for the development application over the abovementioned site.

This response to further issues and the necessary changes to the application are described in further detail, and supported by, the following information:

- **Attachment A:** Air quality assessment prepared by Katestone
- **Attachment B:** Noise impact assessment prepared by Acoustic Works
- **Attachment C:** Proposed driveway access upgrade layout plan prepared by SLR
- **Attachment D:** Amended architectural plan package prepared by RWU Architects

Further Issues

1 Air Quality

The information request response requests the requirements for an Air quality report and assessment against PO1 of the Industry code to be imposed as a condition of approval. Air quality matters are required to be assessed as part of the development application for further consideration and are unable to form part of a condition of approval for later assessment.

- (a) Submit further information demonstrating that the proposed use can comply with Performance Outcome PO1 of the Industry code by providing an Air Quality Report prepared in accordance with the Air Quality Planning Scheme Policy.

Response

Katestone has undertaken an air quality assessment of the proposed development, which confirms that the development complies with the *Brisbane City Plan 2014* air quality requirements. The proposal is consistent with the relevant zone and neighbourhood plan provisions and is categorised as a Low Impact Industry. The use is expected to have negligible off-site air quality impacts on sensitive land uses, including from aerosol, fumes, particles, smoke and odour, and no dangerous goods will be stored on site. The proposed activity is primarily undertaken indoors and complies with the applicable thresholds under SC1.1.3 Industry Thresholds. It also satisfies the relevant benchmarks of the Industry Code, including Performance Outcomes PO1, Acceptable Outcomes AO1.1 and AO1.2.

For further detail, please refer to Attachment A – Air Quality Assessment prepared by Katestone.

Our ref: TLX375920

2 Noise

The information request response requests the requirements for a Noise Impact Assessment Report and assessment against PO2 of the Industry code to be imposed as a condition of approval. Noise impacts are required to be assessed as part of the development application for further consideration and are unable to form part of a condition of approval for later assessment.

- (a) Submit further information demonstrating that the proposed use can comply with PO2 of the Industry code. Provide a Noise Impact Assessment Report prepared in accordance with the Noise impact assessment planning scheme policy, demonstrating compliance with PO2 of the code.

Response

Acoustic Works has prepared a Noise Impact Assessment demonstrating that the proposed development can comply with Performance Outcome PO2 of the Industry Code, subject to implementation of the Section 8 recommendations.

The acoustic assessment predicts compliance at all receivers across all proposed hours of operation for intrusive noise, acoustic amenity and low frequency noise. The operational and design controls required to achieve this outcome may be appropriately conditioned, including the proposed façade treatment, solid western façade, electric forklifts only, and the restriction of evening and night-time operations.

Refer to **Attachment B – Noise Impact Assessment** for further detail.

3 Revised Plans

The changes made where incorporating a retaining wall at the entrance of the site and modified crossover flare in response to the information request have not been updated in the “Proposed Driveway Access Upgrade Layout Plan” Figure DA02 by SLR Consulting.

- (a) Submit a revised plan which incorporate the changes, noting the retaining wall must be structurally certified by a RPEQ and be designed to not impact and withstand the flows within the waterway corridor.

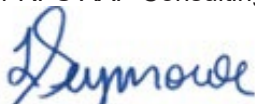
Response

A revised Proposed Driveway Access Upgrade Layout Plan has been prepared by SLR Consulting and is provided at **Attachment C**. This updated plan incorporates the retaining wall at the site entrance and the modified crossover flare in response to the information request. The architectural package has also been updated to align with these changes and is provided at **Attachment D**.

The retaining wall will be subject to structural certification by a RPEQ and will be designed to ensure it does not adversely impact, and is able to withstand, the flows within the waterway corridor.

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below) or Jackson Richardson on +61 7 3539 9539.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Lyndelle Seymour
Principal Planner
Lyndelle.seymour@rpsconsulting.com
+61 7 3539 9679