



Dedicated to a better Brisbane

23 March 2026

Australian Medical Initiatives Pty Ltd
C/- Steffan Harries
PO Box 6258
Fairfield QLD 4103

ATTENTION: Alexander Steffan

Application Reference: A006711283
Address of Site: 32 REDHEAD ST DOOLANDELLA QLD 4077

Dear Alexander,

RE: Further advice

Ecological Values

1. The revised civil design show stormwater infrastructure that encroaches further into the mapped waterway corridor than previously proposed. This further encroachment into the waterway corridor is not supported. The extent of infrastructure and earthworks previously shown in the Servicing Layout Plan (Drawing No. 5397-SK01) and the Earthworks Layout Plan (Drawing No. 5397-SK02) can be considered subject to providing an amended Vegetation Retention Plan which includes the following;
 - a. The proposed civil design plans (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) and associated structures required during construction of the development.
 - b. If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (minimum AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.

Bushfire

2. The Information Request response refers to Figure 22 of the Bushfire Management Plan to identify required setbacks from hazardous vegetation for Lots 8–13. However, the BAL setback shown in the figure to achieve BAL-29 for Lots 12 and 13 does not consider the proposed rehabilitation of the Environmental Protection Zone, which will adjoin the southern boundary of Lot 13. As a result, the figure does not accurately represent the required 15.4m setback from hazardous vegetation to the south for Lots 12 and 13.
 - a. Provide an amended subdivision plan that clearly identifies the required bushfire management areas/covenants for the development. A figure is not appropriate for this purpose.

Engineering

3. Further information is required to demonstrate compliance with provisions of the Transport, access, parking and servicing code, Infrastructure design code and Subdivision code.

Provide additional information and amended plans to address the following

- a. Typical Redhead Street cross sections showing verge treatments, service allocations, footpath locations, and interface with existing levels.
- b. Typical driveway cross sections, including transitions, gradients, and tie-in points to the internal accessway and public road.
- c. Fully dimensioned extent of all external works along the Redhead Street frontage of the site, including frontage improvements, driveway works, verge treatments, kerb and gutter, drainage, and any required service adjustments.
- d. Provide a driveway designed with a minimum width of 5.50m to accommodate RCV access, in accordance with the requirements of the Refuse PSP.
- e. Amend the T-head turn-around area to comply with BSD-3001, ensuring a minimum 5.5m carriageway width is achieved to support RCV.

Sewer

4. Updated civil plans appear to indicate the utilisation of sewer infrastructure proposed to be constructed as part of an adjoining development. It is noted that the application for this development is still under assessment
 - a. Provide additional information to demonstrate how the proposal can provide sewer infrastructure to service the development in a timely manner and without unreasonably relying on the completion of development on an adjoining site.

Please phone me on the 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