



Dedicated to a better Brisbane

24 June 2026

Plant Turrisi Pty Ltd
C/- Saunders Havill
9 Thompson Street
BOWEN HILLS QLD 4006

ATTENTION: Riley Burke
Application Reference: A007032858
Address of Site: 905 BEAMS RD BRIDGEMAN DOWNS QLD 4035

Dear Riley,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has identified that further information is required to fully assess the proposal.

Vegetation Retention

1. The proposed plan identifies an equivalent area for dedication within the mapped Waterway corridor, consistent with Development Approval A006742999. However, a revised Tree Retention Plan reflecting the current development design has not been provided. Accordingly, it is unclear whether the amended civil design will require additional vegetation removal. To demonstrate that vegetation retention remains consistent with Development Approval A006742999 and PO6 of the Waterway corridors overlay code:
 - a. Provide a revised Tree Retention Plan prepared in accordance with the Biodiversity planning scheme policy and supported by an Arborist Report/Statement prepared by a qualified AQF Level 5 Arborist (Diploma in Arboriculture). The Tree Retention Plan and Arborist Report must show the surveyed location of all vegetation with a diameter at breast height of 150mm or greater and include:
 - i. all trees on the site, within external works areas and within 6m of the site boundaries
 - ii. the proposed development layout as an overlay, including all buildings, driveways, services, infrastructure and the full extent of earthworks (cut and fill)
 - iii. clear identification of trees to be retained and removed, including a tree schedule
 - iv. botanical species name, height, diameter at breast height, crown diameter and general tree health assessment for each tree
 - v. tree protection zones identified in accordance with AS4970 Protection of trees on development sites
 - vi. existing and proposed levels in relation to surveyed vegetation, including adjoining trees where relevant
 - vii. the location of proposed services and the extent of all civil works, including stormwater infrastructure

Flooding Impact Report

2. It is understood that the application seeks approval for a very similar development approval A006742999. As such, the proposal's flood outcome is consistent with the previous approval on the site, including the approved flood impact assessment. No flood report has been provided as a supporting document of this new application.
 - a. Provide a flood report as per the previous approval.

Refuse Servicing

3. The southern portion of the site, below the waterway, now has one additional lot. It does not appear that refuse transfer, presentation or collection from these lots has been considered in the proposal. It is noted the planning scheme does not envisage kerbside collection on arterial roads.
 - a. Provide RPEQ-certified justification regarding the refuse servicing arrangements, including the bin transfer distance which exceeds 40m.

General Engineering

4. In order to achieve compliance with the assessment benchmarks, the proposed development must include the previously imposed engineering amendments. These have been attached for your reference.
 - a. Revise the subdivision and engineering plans to include the previously approved amendments.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

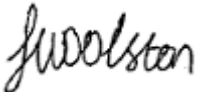
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007032858.

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

Yours sincerely,



Jack Woolston
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Planning Services Special Assessment
Phone: 07 3178 5033
Email: Jack.Woolston@brisbane.qld.gov.au
Development Services
Brisbane City Council