

27 March 2026

Urbicus Ref: URB25-281
Primary Contact: Max Clayton

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Email: dalodgement@brisbane.qld.gov.au

Applicant response to Further Advice under Section 35 of the Development Assessment Rules

Council reference: A006861516
Property details: 15 Ullswater Street, Virginia QLD 4014

We refer to Brisbane City Council's (BCC) "Further Advice" relating to the above site (the Site) and application (the Application) and provide the following response:

In support of our response the following documents are provided:

1. Appendix A – Amended Architectural Plans
2. Appendix B – Civil Response
3. Appendix C - Amended Stormwater Management Plan

We address the specific items raised in BCC's "Information Request" as follows:

- In response to **Item 2**, refer to **Appendix B & C**.

Item	Access Ramp
1	<i>It is understood the original approval included a ramp to the rear of the site in order to provide maintenance access to the rear of the site and undercroft area. Aerial mapping and submitted plans indicate this ramp now extends within the area previously designated to be drainage reserve dedicated to Council, which was also to be rehabilitated. This ramp also provides internal access to the adjoining lot at</i>

	<p>11 Ullswater Street, which is not subject to this application and which is not supported. This access and linking to another lot not included in the original approval does not meet the minor change test through including additional land, whilst the extension of the ramp does not meet City Plan benchmarks.</p> <p>a. Provide amended plans which remove the rear access ramp extending into the protected area from the proposal and return the ramp to the previously approved form.</p> <p>b. Provide confirmation this ramp will be for maintenance access to only Lot 49 on RP26037.</p>
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Response: Refer to **Appendix A**. The access ramp currently extending into the rehabilitation area within the rear portion of the Site has been removed.

Item	Rehabilitation
3	<p>The proposal seeks to amend the area of rehabilitation required by Condition 8 of Development Approval A004516172, being the area identified as drainage easement on the approved Site Plan DA-000 revision H (Amended in Red 25 August 2010), however no information has been provided as to the extent of changes proposed. This information is required for Council to assess and determine if any proposed changes can be supported. Any proposed changes to the rehabilitation area must demonstrate compliance with the relevant assessment benchmarks of the Waterway corridors and Biodiversity areas overlay codes.</p> <p>a. Provide a Concept Rehabilitation Plan which clearly demonstrates all proposed changes being sought to the approved Rehabilitation Area. The plan must be accompanied by a summary table which outlines the proposed changes between the existing approved Rehabilitation Plan operational works application (A005465994) and the new Concept Rehabilitation Plan.</p> <p>b. Provide an assessment against the Sections A and C of the Waterway corridors overlay code, and Section C of the Biodiversity areas overlay code which demonstrates any changes in rehabilitation outcomes comply with the assessment benchmarks of the respective codes.</p>
Item	Environmental Covenant
4	<p>The proposal seeks to remove Condition 27 of Development Approval A004516172 which requires dedication of land to Council, being the area below the habitat and ecological line as shown on the approved Site Plan 09044-DA-000 revision H (Amended in Red 25 August 2010). The proposal seeks to replace this condition with a statutory environmental covenant, however no further information has been provided as to the environmental covenant area being sought. For Council</p>

	<p>to assess the suitability of this proposal, additional information is required.</p> <p>a. Provide amended plans which clearly demonstrate the proposed boundaries of any environmental covenant area being sought in place of drainage reserve land dedication to Council.</p>
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Response: As noted in our response to **Item 1**, the access ramp previously extending into the approved rehabilitation area and drainage reserve (thereby impacting on Conditions 8 & 27 of the current development approval over the Site – Council Reference A002385903) has been removed. No (additional) development is proposed within the rehabilitation area and/or the drainage reserve as part of the Application and therefore, no changes to Conditions 8 or 27 are required. Given this, we do not believe an amended concept rehabilitation plan or an assessment against the Biodiversity areas and Waterway corridors overlay codes is required.

Item	Submitted Plans
5	<p>The submitted plans show alterations to the previously approved layout for the Waste Transfer Station but do not appear to include all items shown onsite through an aerial mapping assessment. This includes what appears to be a weighbridge on the southern side of the shed structure onsite.</p> <p>a. Provide amended plans which include all details of the development, including items such as a weighbridge, or confirm that these aspects are not part of the proposal and are intended to be removed from site.</p>
Item	
6	<p>The proposed plans show the removal of the site office, resulting in a lack of staff recreation area or amenities onsite. It is understood that a separate application has been lodged over the adjoining lots, however, this application is required to be assessed on its own merits and cannot rely on facilities on adjoining land. The site is required to provide its own area for staff recreation and amenities.</p> <p>a. Provide amended plans which demonstrate staff recreation area and amenities within the subject site.</p>
Item	
7	<p>The submitted plans show a skip bin storage area to the rear of the shed where previously carparking was allocated. It is assumed that all skip bins are to be stored entirely within the nominated area. However, further information is required in order to determine storage capacity is sufficient for the expected number of bins and that storage will still allow for manoeuvring at the rear area by vehicles within the site.</p> <p>a. Provide amended plans which show skip bins located entirely within the allocated area and provide further information on the expected storage capacity.</p>

	<i>Provide swept paths from a suitably qualified RPEQ to ensure the safety and manoeuvring within the site is ensured, without conflicts with stored skip bins.</i>
Item	Landscaping
8	<p><i>The proposed removal of landscaping from the frontage of the site and the associated condition is not supported. The proposal is to incorporate landscaping to the frontage of the site that makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form in accordance with PO12 of the Industry code. Provide a Landscape Concept Plan prepared by a suitably qualified Landscape Architect that:</i></p> <p><i>a. Incorporates a landscape buffer along the full length of the frontage of the site excluding the crossover that supports the provision of large shade trees that at maturity cast 50% shade cover over the frontage of the site. This appears to be achievable without needing changes to the parking layout</i></p> <p><i>b. Demonstrates the landscape buffer is to include understorey plantings made up of shrubs and groundcovers in mulch that will achieve full coverage of the landscape areas within 2 years of planting.</i></p>

Response: Refer to **Appendix A** and **Figure 1**, which shows the following:

- Removal of weighbridge (replaced with approved rehabilitation area);
- Site office and staff recreation area immediately west of the Skip Bin storage area;
- Skip Bin storage area; and
- Landscape strip between the car parking area and the front boundary.

Item	Street Trees
9	<p><i>It is understood from the submitted information that Condition 10) New Street Trees Subdivision is not requested to be altered or removed, but the notes adjoining the condition advise that road works have already been completed. No street trees have been provided as part of the recent road works. Street trees support a high quality subtropical environment with a strong amenity focus in accordance with PO2 of the Streetscape hierarchy overlay code and the provision of street trees is warranted along the verge of the site.</i></p> <p><i>a. Provide amended plans demonstrating an intent to provide street trees in accordance with Condition 10.</i></p>

Response: Condition 10 can be retained. The applicant intends to comply with Condition 10 and provide street trees accordingly.

development data

LOT 49 ON RP25027
15 LULLWATER STREET
VIRGINIA, QLD 4034

SFA AREAS	
SHED	990m ²
OFFICE	15m ²
TOTAL GFA	1005m ²

TOTAL SITE AREA 10,458m²
LANDSCAPE AREA 76m²

CARPARKS PROVIDED 12

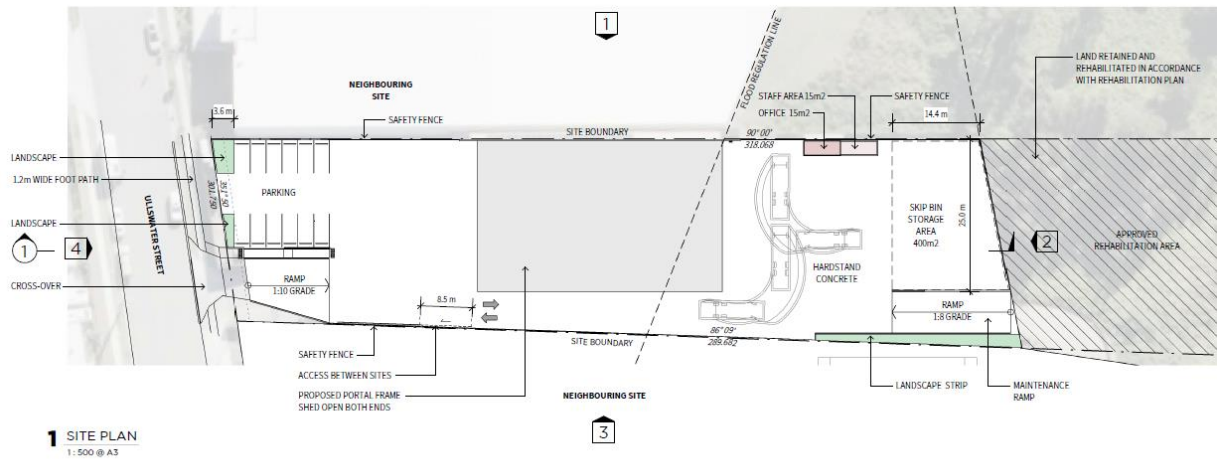


Figure 1 Amended Site Plan

We trust that all outstanding issues have been resolved and that BCC can proceed to finalising the Application.

Should you have any queries please contact our office.

Yours sincerely

Max Clayton
Urban Planner
O: (07) 3367 1582
E: max.c@urbicus.com.au