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1 June 2026

Richlands Property Venture Pty Ltd
C/- Place Design Group Pty Ltd
3/109 Edward Street
BRISBANE QLD 4001

ATTENTION: Jessica Pitcher
Application Reference: A006902274
Address of Site: 133 PINE RD RICHLANDS QLD 4077

Dear Jessica

RE: Further advice

Thank you for your response to the Council Information request. The response has been reviewed and further information is required to progress the proposal. Please provide the following:

Traffic

- 1) The proposed driveway widening results in an excessively wide crossover, with the exit side accommodating more than one traffic lane. As the driveway is unsignalised, the excessive width allows vehicles to queue side by side, which restricts sight lines for drivers exiting the site and increases the risk of conflict with opposing traffic.
 - a) Submit amended plans which show a reduced driveway width to the minimum necessary to accommodate the design vehicle only. The exit side of the driveway should be line marked to clearly define a single outbound lane to ensure vehicles exit in a controlled manner and maintain adequate sight distance to opposing traffic.
- 2) Right turn movements out of the site are forecast to experience LOS E conditions at the 10-year horizon and the traffic report notes that drivers are already accepting gaps that are less than typical. The development is also predicted to increase 95th percentile queue lengths on the eastern leg of the adjacent State-controlled intersection to the point where those queues will extend to the site access intersection by 2028. While 2038 modelling is not provided for the State-controlled intersection, it is reasonable to expect further increases in queue length, exacerbating delays, unsafe gap selection, and queue spillback through the site access intersection. Right turn movements out of the site should be prohibited to mitigate safety and operational risks associated with increasing delays and queue spillback.
 - a) Submit amended plans which show a short extension of the existing raised median on Pine Road which is to be constructed as non-trunk works to physically discourage drivers from undertaking the prohibited right turn movement.

Plan details

- 3) The submitted drawing titled 'Proposed GFA', drawing number DA00.51, issue K identifies the proposed increase in gross floor area (GFA) for the Club land use, the subject of this change application. However, the updated plan does not identify the GFA for the uses approved under stages 1 and 3 of the development which are shown on the approved 'Proposed GFA' plan (issue E). This information is required to calculate the relevant infrastructure charges.
- a) Submit an amended GFA plan which shows the GFA for all uses in the final development outcome, ensuring to differentiate the GFA between land uses.

Should you wish to amend the application to resolve these matters it is recommended that you agree to extend or stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



Nicholas Cudicio
Urban Planner
Planning Services South
Phone: 34030404
Email: Nicholas.Cudicio@brisbane.qld.gov.au
Development Services
Brisbane City Council