



**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

www.brisbane.qld.gov.au

Dedicated to a better Brisbane

05 April 2024

Bridgeman Downs Pty Ltd

C/- Veris

Level 15, 16 Marie Street

PO Box 1104

MILTON QLD 4064

ATTENTION: Greg Connors

Application Reference: A006119207

Address of Site: 9 KYLE ST BRIDGEMAN DOWNS QLD 4035

Dear Greg,

RE: Further advice

The submitted information has been reviewed and outstanding matters have been identified that are required to be addressed in order for Council to continue an assessment:

Vegetation retention

- 1) The submitted Arboricultural Impact Assessment indicates a significant *Eucalyptus tereticornis*, being Tree 127 (97cm DBH), is located along the south-western boundary of the site. This tree is mapped within the High Ecological Significance (HES) overlay of the Biodiversity areas overlay code and also within the Ecological and waterway values area as shown on Figure a of the Bridgeman Downs Neighbourhood Plan.

An extensive amount of fill (>7m) is proposed within the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of Tree 127 as shown on the Earthworks Layout (Drawing no: CD22-007 DA 03 Rev 2 dated 12/12/2023 BCC received) and the submitted AIA has not demonstrated the tree can be retained.

AO2.2/PO2 of the Bridgeman Downs Neighbourhood Plan requires development siting / lot layout is designed to retain and incorporate significant vegetation in accordance with Figure c of the neighbourhood plan. The development footprint must be amended to remove all earthworks (cut/fill) and other site works (retaining walls etc) from within the TPZ of Tree 127.

- a) Provide amended plans which clearly demarcate the location of Tree 127 (including the Tree Protection Zone (TPZ) and Structural Root Zone) and demonstrate no encroachment of earthworks or other site works are located within the TPZ of this tree.

Existing vegetation

- 2) While the provided Arboricultural Impact Assessment report prepared by Independent Arboricultural Services is acknowledged, it has been noted that many of the existing trees on site have since been removed. A desktop assessment indicates that these trees were removed sometime between July and August 2023. There appears to be no evidence of a NALL permit on Council records.

- a) Provide evidence of NALL permit for tree removal.

- b) Provide an updated subdivision plan indicating existing trees which are retained on site. Ensure the plan to includes all Tree Protection Zones.

Stormwater

- 3) The existing catchment to the north of the site is generally as the 0.648ha as proposed and the adopted Tc of 18mins is likely suitable. Therefore, the existing flow assumption to the north is likely correct. The critical flows will be the 2y ARI flow of 0.098m³/s and 1% AEP flow of 0.291m³/s. The proposed detention modelling appears to achieve this outcome but is far too complicated to model reliably and high probability of failure. The proposed basin/s need to be merged into a single basin.
- 4) The maximum ponded level is approx. 36.7m AHD, all surrounding Lots both existing and proposed are >37m AHD, with most above 37.5m AHD. However, the road has a crest at 37.25m AHD so the basin embankments need to be at least to this height to ensure any blockages is directed down the road as an emergency spillway.
 - a) The proposed basin is very complex to model accurately, difficult to maintain, has a high likelihood of blockages and a high whole of life cost to Council. Demonstrate, on amended drawing/s, a design to use a single basin using part of Lot 1 to obtain the required storage rather than two split basins.
 - b) The use of 100mm orifice design is not acceptable for a subdivision and as a BCC asset as they are far more susceptible to blockages and require a higher level of maintenance. Revise basin designs, modelling and sizing based on a minimum 225mm outlet.
 - c) The eastern basin embankment is to be no lower than 37.55m AHD (300mm above the Road 1 crest level of 37.25m AHD) so that in the event of a major blockage flows would spill down the road with freeboard, not onto external properties.
 - d) The basin batter from the new local road must be 1V:6H for safety for at least 30% of the road frontage, not 1V:4H.
 - e) The basin requires a sediment forebay.
 - f) Provide cross-sections of the proposed basin and show details of batters and proposed retaining walls.

Earthworks

- 5) Whilst it is acknowledged significant filling is required to achieve stormwater runoff from the site to the proposed stormwater basin and ultimate Lawful Point of Discharge (LPD) at Kyle St and Roghan Rd. However, the proposed single faced retaining walls presenting to site boundaries (along the south and western boundaries) at height/s of up to ~8 metres is considered significantly excessive and substantially non-compliant with the Filling and excavation code and will not be supported.

Retaining walls proposed at site property boundaries are not to exceed 1m in height in accordance with Council's Filling and Excavation Code.

Additionally, Development Services Ecologist advises that s significant tree (Tree 127), in the mapped Biodiversity area (High ecological significance) area is to be retained as part of this development.

- a) Provide amended drawing/s showing the proposed retaining wall/s to be a maximum of 1 metre in height at the existing site property boundaries and proposed inter-allotment boundaries, then stepped/terraced at 1m horizontal to 1 metre vertical units.
- b) Please refer to the marked plan showing a concept retaining wall layout is attached to this Information Request. The Concept Marked up Plan is provided simply as guidance for you to prepare a potential retaining wall/filling design which will be located outside of the Tree Protection Zone of Tree 127 and be more aligned with the requirements and design standards of the Filling and excavation code.

- i) The drawing/s are to show the proposed retaining wall footings and associated drainage wholly contained within the property as required by Council's Filling and Excavation Code.
- ii) Demonstrate also the surface and subsoil stormwater runoff/drainage will be directed to a LPD, noting this may not be possible if concrete sleeper walls are used on downstream property boundaries.
- iii) The currently submitted engineering drawing/s do not provide cross-sections through the site or property boundaries. As previously requested, provide cross-sections at appropriate locations along site boundaries (as opposed to just typical sections).
Also, provide cross-sections through the whole width and lengths of the site (i.e. across the short axis and along the long axis) to more clearly show the levels of proposed lots, and interface/s with adjacent properties.
- iv) Cross-sections are to also nominate reduced levels of top and bottom of proposed retaining walls and levels of adjoining land.
- v) Demonstrate, with regards to any earthworks the development will ensure all flows and subsoil drainage are directed to a Lawful Point of Discharge (LPD) and will not cause adverse hydraulic impacts to adjoining land as required by the Stormwater code and the Filling and excavation code PO5.

Traffic

- 6) It is acknowledged that the current proposal provides 14.0 metre wide roads and a road connection to the western boundary which is considered acceptable and is to be maintained in future design drawing/s.

However, the previously requested road connection to the southern boundary has not been provided and is required for future connectivity of properties south of the site.

Also, the currently proposed lot access/frontage arrangement for proposed Lots 15, 16 and 17 is not considered practical or efficient for access and servicing of the proposed Lots. Further information is required to demonstrate the development will conform with the standards of the Transport, access, parking and servicing (TAPS) PSP and the requirements of the TAPS code.

- a) Provide drawing/s of an amended design and a revised response to the transport and traffic elements of the development, prepared and certified by a RPEQ as required by the TAPS Code PO1, in order to demonstrate the development is designed in accordance with design standards of the TAPS PSP and to ensure the efficient operation and safety of the development and its surrounds. The response is to address the following items as a minimum:
 - i) Maintain the proposed 14m public road connection to potential LDR development of the currently zoned rural land to the west of this site and provide a 14m wide road connection to the southern boundary of the site where currently proposed Lot 13 is located in order that future road connection in Lot 11 on RP888139 (353 Bridgeman Road) can be located clear (eastwards) of the Biodiversity areas.
 - ii) Despite previous advice, a RPEQ certified side loading refuse collection vehicle swept path analysis has not been provided to demonstrate that refuse collection for proposed lot 17 can be achieved and the substandard Lot frontage and access configuration has not been improved. As previously request, redesign proposed lots 15, 16 and 17 to provide suitable frontage for lot access, services and mobile bin presentation.
 - iii) Provide a minimum 1.2 metre wide concrete footpath on at least one side of the proposed new roads.

Refuse

- 7) Council's Waste and Resource Recovery Services (WaRRS) have reviewed the response to the Information Request and have the following comments:

It is noted the position of the detention / stormwater basin has been amended which has a flow on impact to lot configuration.

- a) In accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1, AO8.2, of the Infrastructure design code, provide amended plans which address the following items:
- i) Demonstrate the shared access arrangement of proposed Lots 17 and 18 on all relevant plans.
 - ii) Demonstrate the driveway servicing proposed Lots 17 and 18 having a maximum apron width of 3.0m
 - iii) Demonstrate the locations of the driveways servicing proposed Lots 15 and 18. The proposed driveway locations for these proposed lots must provide separation from the shared access arrangement servicing proposed Lots 17 and 16 (i.e. Lot 18 driveway demonstrated on the northern boundary and Lot 15 driveway demonstrated on the eastern boundary).

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

Yours sincerely,



Ned McDougall
Senior Urban Planner
Planning Services North
Phone: (07) 3178 1004
Email: Ned.McDougall@brisbane.qld.gov.au
Development Services
Brisbane City Council