



**City Planning & Sustainability
Development Services**

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Dedicated to a better Brisbane

6 February 2025

National Car Removal Pty. Ltd.
C/- Blume Planning and Development Pty. Ltd
PO BOX 681
ALBANY CREEK QLD 4035

ATTENTION: David Zanker

Application Reference: A006414111
Address of Site: 86 BLUNDER RD OXLEY QLD 4075

Dear David,

RE: Further advice

Council has finalised its assessment of the response to Council's further advice letter dated 26 July 2024. Further amendments and information are still required prior to Council finalising the assessment of the application.

It is acknowledged the response to the further advice letter addressed some of the issues raised however the revised proposal has included fill and manoeuvring areas within the waterway area which, as required by the information request dated 19 January 2024, is to be dedicated to Council as a drainage reserve.

Flooding and Land Dedication

1. In response to PO1 and PO2 of the Flood overlay code the development must mitigate the flood risk through its location, siting, design, construction and operation whilst maintaining amenity.
 - a) Provide amended plans the implement the items 1 and 2 on information request dated 19 January 2024 (refer attached) and outlined on the attached Sketch 1 that specify the reestablishment of the original bed level of the waterway (RL 3.5 AHD Approx); and
 - b) To minimise residual flood hazard risks associated with property damages and debris mobilisation, show the operational area is filled to achieve a minimum level of 6.8m AHD. External flooding impacts can be mitigated by reinstating the waterway corridor to its original condition, that is, by removing the potentially contaminated unapproved fill.

Note: the area of the required land dedication within the rehabilitated waterway corridor is approximately 3,600m².

Road Widening and Earthworks

2. The latest plans submitted in response to the Further Advice letter still do not include the required road widenings on Blunder Road and Factory Street as detailed on the attached Road Widening Plan. In response to PO1 and PO3 of the Transport, access, parking and servicing code and PO1 and PO2 of the Road hierarchy overlay code. Provide the following amended plans:
 - a) An updated site plan to show the non-prejudice widening on Blunder Road and the non-trunk land dedication on Factory Street (as per the attached Road Widening Plan) which also demonstrates proposed landscaping is contained within the new site boundaries and not within the road verge;
 - b) Site plans which include the RL levels (AHD) of the proposed earthworks and building pads; as well as the RL levels of the verge (road reserve) of Blunder Road and Factory Street.
 - c) Earthworks plans and sections that show any retaining walls on the boundaries and adjacent to the waterway corridor including details of the height of the retaining walls (including RL levels) and the associated drainage; and

Waterway

3. It is acknowledged that support has been given for Council to condition a rehabilitation outcome for the waterway corridor. However, the area extent of proposed rehabilitation is still required to be submitted to Council for review.

It is also noted that stormwater infrastructure has now been shown on proposed plans. Note that the infrastructure proposed on the eastern side of the corridor will likely impact any vegetation within the corridor. Where any native vegetation within the corridor requires removal, this will trigger the requirement to obtain a NALL permit in future.

- a) Provide a revised scaled plan clearly showing the portion of the waterway that is proposed to be rehabilitated.

The response is to be emailed to DSPlanningSupport@brisbane.qld.gov.au with the application number in the subject line.

Please phone me on 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