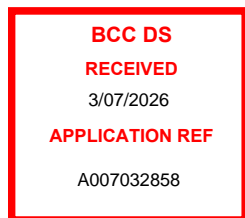


Our ref: 12383
Council ref: A007032858



3 July 2026

Attention: Jack Woolston
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via email: jack.woolston@brisbane.qld.gov.au

Dear Jack,

RE: RESPONSE TO INFORMATION REQUEST
SECTION 13.2 OF THE DEVELOPMENT ASSESSMENT RULES
899 & 905 BEAMS ROAD, BRIDGEMAN DOWNS QUEENSLAND 4035

We act on behalf of Plant Turrisi Pty Ltd (the Applicant), in relation to a Development Application lodged with Brisbane City Council (Council) under the *Planning Act 2016* (the Planning Act) over the abovementioned land seeking approval for:

- Reconfiguring a Lot – Development Permit for Subdivision (2 Lots into 24 Standard Format Lots, Environmental Open Space / Drainage Lot, Stormwater Quality Treatment Lot, New Road, Drainage Easements and Access Easement).

On 24 June 2026, we received an Information Request from Council under Part 3 of the *Development Assessment Rules* (DA Rules). In accordance with Section 13.2 (a) of the DA Rules, we now provide a response to all of the information requested.

In support of our response, we provide the following attachments:

- Attachment A** Amended Tree Retention Plan
- Attachment B** Flood Impact Assessment
- Attachment C** Traffic Engineering Response
- Attachment D** Amended Proposal and BLE plans
- Attachment E** Amended Engineering Plans

A response to each item of Council's Information Request is included overleaf.



Response to Information Request

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*

Response: A revised Tree Retention and Replacement Plan (TRRP) is provided in **Attachment A**. The revised TRRP reflects the current development design and demonstrates that the amended civil works do not require any additional vegetation removal beyond that previously approved under Development Approval A006742999. The revised TRRP also incorporates Council's previous amendments in red on the approved TRRP.

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.

Response: The Flood Impact Assessment prepared for Development Approval A006742999 is provided in **Attachment B**. As the proposed development is substantially consistent with the previously approved development, the flood assessment and associated flood outcomes remain unchanged from those approved under Development Approval A006742999.

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.

Response: L+R Consulting have prepared a Traffic Engineering Response at **Attachment C**. The response is considered to appropriately justify the proposed refuse servicing arrangements.

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.

Response: Revised subdivision plans and engineering plans are provided in **Attachments D & E**. The plans incorporate the previously approved engineering amendments as part of A006742999.

Summary

We offer this as a response to all of the information requested in Council's Information Request. As required by Section 14.1 (a) of the DA Rules, we advise that Council is to proceed with its assessment of the application.

In fulfilment of our obligations under Part 4 of the DA Rules, we will now arrange for public notification to be carried out for a period of 15 business days.



Should any clarification be required, please contact me on (07) 3251 9439 or email at rileyburke@saundershavill.com.

Yours sincerely,
Saunders Havill

A handwritten signature in black ink, appearing to read 'Riley', with a long, sweeping underline.

Riley Burke
Town Planner

