



Dedicated to a better Brisbane

26 April 2017

Uniland Pty Ltd
C/- PLACE Design Group
PO Box 419
FORTITUDE VALLEY QLD 4006

Attention: Ben Freese
Application Reference: A002229617
Address of Site: 204 LEAROYD RD WILLAWONG QLD 4110

Dear Ben

RE: Outstanding ecological matters

Council have reviewed the ecological materials provided in the latest response and has identified additional information is required for further assessment. As previously discussed, the proposed rehabilitation strategy, in particular the timing of rehabilitation, requires further discussion to ensure the proposed works are completed within an agreed timeframe without having significant impact to the proposed residential development.

Please review the matters raised in this letter and advise how you wish to proceed with the proposed development by 19 May 2017.

Bushfire

1. The submitted reports have been reviewed and it is advised that the rehabilitation methodology indicated in the Rehabilitation report is generally supported. However, it is noted that the proposed Lots 1 to 18 back onto an area currently mapped under the Queensland Herbarium mapping as 12.5.3a and 12.5.7c. Furthermore, the revised bushfire report indicates a 10m fire trail and an additional 20m management zone (RMU1) requiring the removal of ground and mid storey and provision of mown turf between existing trees.

It is advised that the proposed 10m fire trail and 20m management zone is not supported as this will significantly degrade the ecological values of the area which was previously proposed for vegetation retention. The ongoing mowing within a heavily wooded area is also considered an impracticable maintenance obligation and cannot be relied on to achieve necessary bushfire separation.

Submit amended plans to provide necessary setbacks for bushfire protection for the proposed residential development. It is advised that the development footprint is to be contained within the same area as identified in the previous ROL Plan prepared by Place Design Group, reference 1115014_07 Revision E, dated 27 July 2016. The amended layout is to consider structural separation through use of an esplanade road or bushfire management zones within residential lots to prevent construction of habitable structures within areas exposed to an unacceptable level of bushfire hazard.

Rehabilitation Implementation

2. It is advised that the proposed phasing of rehabilitation works does not align with conventional staging of the proposed subdivision. It is considered that one of the following alternative implementation strategy may be a more practical means to rehabilitate the proposed waterway corridor to be dedicated to Council:
 - a) Rehabilitation plan to be submitted conditioned for submission and completion against Stage 1 including the 5 year implementation maintenance plan. Implementation of this proposal will require a significant uncompleted works bond for outstanding works to allow plan sealing of Stage1 ROL; or
 - b) Rehabilitation plan to be submitted for Stage 1 with practical completion of Phase 1 for Stage 1 plan sealing. Practical completion of phases 2 & 3 could align with appropriate future stages. Partial handover to Council of works is considered impracticable and initial phases should remain under maintenance until all works are completed. This would significantly reduce amounts held for maintenance / uncompleted works bond; or
 - c) Alternatively the rehabilitation plan could be structured and implemented via an Infrastructure Agreement which would operate independently of staging. Please be advised that Council has yet to agree to enter into an Infrastructure Agreement and this must be taken as a potential option only. If this option is pursued, further detailed discussion is to be held with the relevant team within Council.

Review the options identified above and advise the preferred rehabilitation implementation strategy.

In addition to the items discussed above I have reattached the issues from Council earlier outstanding matters letter dated 20 March 2017 below. Please provide a response to ALL of the issues in your formal response.

Structure Plan

1) The revised plans have been reviewed and it is noted that indicative road layout is shown on the adjoining properties. However, it is advised that the layout on the adjoining properties do not accurately reflect the current and proposed developments on these sites. The indicative road layout caters for a residential subdivision; however, the adjoining properties are located within the Emerging Community zone and provisions for other uses must be considered. It is also advised that no road access is proposed from the new Learoyd Road entrance to adjoining properties fronting Learoyd Road.

As requested in the Information Request letter, provide a separate structure plan in accordance with the *Structure Planning Planning Scheme Policy* which demonstrates road, pedestrian and cycle networks and linkages on adjoining properties. It is recommended that the current and proposed development on the adjoining properties are reviewed; in particular the proposed Community facility at 198 Learoyd Road, Willawong (A004353281) which seeks to gain access from the proposed development.

Functional Layout

2) The response to Information Request state functional layout plans are currently being prepared and will be submitted once completed; however, it is advised that these plans have not yet been submitted for assessment.

As requested previously, provide functional layout plans to assess the following:

- a) A channelised left turn lane to the site from Learoyd Road. A minimum 3.75m verge is to

be maintained behind the left turn lane.

b) A 4-way signalised intersection at the proposed new road / Paradise Road / Gardens Road intersection, with provisions for cyclists.

Amended Plan

3) The submitted plans have been reviewed and it is advised that further information is required to be shown on the plans to assess the proposed development. Please provide amended plans to demonstrate the following:

- a) Provide more measurements on plans including width of all roads, width/area of road resumption, dimensions of all proposed lots, area of open space, width of pedestrian links and location of bio-retention basins.
- b) Clearly identify and measure the Oxley Creek area to be rehabilitated and dedicated to Council.
- c) Provide corner truncations at locations such as the intersection at Paradise Road and pedestrian links.
- d) Identify areas for temporary vehicle turn around, including for refuse, at each stage.
- e) Clearly identify the location of the existing easement(s), in particular the Powerlink Easement located near the Learoyd Road.

Refuse

4) Provide amended plans to demonstrate how refuse will be collected for proposed Lots 177, 178, 179, 180, 183, 184 and 185. The indicative locations of the crossover and bin pads are to be shown on the plans for assessment.

Rehabilitation Strategy

5) It is advised that the submitted rehabilitation strategy is currently being assessed by Council's ecologist and that comments on this matter will be provided shortly. In the meantime, it is requested that the timing, staging, sequencing and the methodology to transfer the Oxley Creek corridor is reviewed as this may have implications on the proposed development.

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

Yours sincerely



David Hooper
Senior Urban Planner
Development Assessment Planning Services South
Phone: 3403 9889
Email: dave.hooper@brisbane.qld.gov.au
Development Services
Brisbane City Council