



Dedicated to a better Brisbane

27 March 2026

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C/- Murray Bell Planning Co
Level 10, 167 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Andrew McKnight
Application Reference: A006839774
Address of Site: 20 HECKLEMANN ST CARINA HEIGHTS QLD 4152

Dear Andrew

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal. Please provide the following:

Bushfire overlay

- 1) The site is within a medium hazard area and high hazard buffer area of the Bushfire overlay, triggering assessment against Sections A, C and D of the Bushfire overlay code. The Bushfire Hazard Assessment and Management Plan prepared by Queensland Bushfire Planning has been assessed and it has been determined that additional information is required to support the findings of the Bushfire Hazard Assessment.

Section 3.3.2 of the Bushfire Report identifies two different Vegetation Hazard Classes (VHCs) within 100m of the development site. These VHCs have been identified as VHC 16.1 which corresponds to RE12.3.11 and VHC 41.4 *Discontinuous low grass or tree cover* respectively. However, the Bushfire Report has not provided a plan showing the spatial locations of these VHCs. Figure 10 within the Bushfire Report appears to identify all vegetation south of the mapped waterway corridor as 'Managed Vegetation', identifying a 30m separation distance from classified hazardous vegetation to the north assumed to be identified as VHC 16.1 (16.0 t/ha). Queensland Globe indicates a patch of 'High Value Regrowth' north of the development site that has not been appropriately addressed as part of the assessment. Based on the Bushfire Reporting it's unclear where the spatial extent of the identified VHCs are based on the information and photos provided.

- a) Provide a plan/map that identifies ground-truthed vegetation communities within 100m of the site. Clear photographs from cardinal directions (N, S, E, W) are required to ground truth the surrounding vegetation.
- b) If required, provide a plan that identifies any required bushfire setbacks/bushfire management zones based on the revised assessment.

Access

- 2) It is noted that the proposal does not involve the construction of residential driveway crossovers for either allotment and that future crossovers can be established without impacting the existing or proposed infrastructure. However, various forms of imagery show an existing street tree, traffic signs (directional & street), and an adjacent crossover within the frontage. These features impact the potential locations for future crossovers, failing to comply with the requirements of PO3/AO3.2 of the Subdivision code, PO12/AO12.2 of the Dwelling house (small lot) code and PO3/AO3.1 of the Transport, access, parking and servicing (TAPS) code.
- a) Provide a Survey Plan showing existing verge infrastructure - including street tree(s), traffic signs and adjacent crossovers, in accordance with the Infrastructure design planning scheme policy (IDPSP) - Chapter 1 Introduction.
 - b) Provide amended plans showing vehicle access locations for both lots that are a minimum of 2.5m (to a maximum of 4.0m) wide Single Dwelling type crossovers as per BSD-2022:
 - I. Ensure the vehicle crossovers (including the wings and apron) have the following clearances:
 - i) 3m along the kerb to the edge of all adjacent driveways, in accordance with Table 5 of the TAPS PSP;
 - ii) 0.5m from the street/traffic signs as per BSD-2022;
 - iii) 2.0m from the base of the Street tree(s) as per Note 14 of BSD-2022;
 - iv) Do not protrude across the property boundaries, or projection of the boundary line to the carriageway (except where joint or shared property access is proposed).

Lot size and configuration

- 3) The proposed development seeks to establish lots which are to be 8m (each) in width which do not meet the dimensions in Table 9.4.10.3.B and has not included a development footprint plan on the plan of subdivision. Accordingly, the proposal has not demonstrated compliance with the requirements of AO1.2, AO27.1, AO27.2, AO27.4 and PO27 of the Subdivision code.
- a) To demonstrate compliance with PO27 of the Subdivision code, submit amended plans which identify site access for each of the proposed lots without adversely impacting existing street trees, allows for the provision of new street trees and contributes to the availability of on-street parking.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006839774.

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