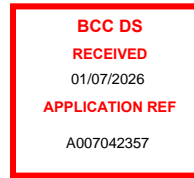


Our Reference: UP26093
Council Reference: A007042357



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1 July 2026

City Planning & Sustainability Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Nicholas Cudicio

COUNCIL REFERENCE: A007042357
PROPOSED APPLICATION: DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (1 INTO 2)
PROPERTY ADDRESS: 38 KITCHENER STREET, WYNNUM QLD 4178
REAL PROPERTY DESCRIPTION: LOT 52 // RP60133

Ultimate Planning Solutions act on behalf of the applicant in addressing the matters raised by Brisbane City Council (B.C.C) through the information request dated 01 July 2026. This response relates specifically to development application A007042357.

We hereby confirm the following to present a full response to all matters raised by the BCC.

- 1. The application material indicates that the existing dwelling is to be retained on proposed Lot 2 and is to have a setback of 900mm. However, the plan does not specify if the 900mm western side setback will be to the wall, eave or other feature of the dwelling. Furthermore, the ROL plan has not clearly identified the different aspects of built form (walls, eaves, pathways, breezeblock wall) which are within close proximity to the common boundary, or specified which components are to be retained/demolished.*

Submit amended application material which clearly identifies the following:

- a) Setback of the proposed common boundary to both the eave and the wall of the existing dwelling which is to be retained. As the existing dwelling is of high-set construction, the minimum side setback to the wall should be approximately 1.5m.*
- b) Clearly label built form improvements such that they can be differentiated from one another (i.e. walls, eaves, pathways, breezeblock wall).*
- c) Identify which improvements are to be retained or demolished.*

RESPONSE: As part of our response to this Information Request, we have provided an amended Subdivision Plan, which more clearly details the items raised by Council. In particular, it demonstrates that the 0.9m setback is the eaves, with a 1.75m setback being afforded to dwelling walls. The plans have been amended to provide clearer differentiation between items on the plans, while incorporating the property dimensions into the plans for clarity.

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Should you have any enquiries concerning this correspondence or application, please do not hesitate to contact the undersigned on 07 5649 8665.

Yours sincerely,

A handwritten signature in black ink that reads 'jbohlsen'.

Jackson Bohlsen
Senior Planner
Ultimate Planning Solutions

Attachments: Site Plan, Rev B.