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APPLICATION REF  
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# Development Permit for Operational Works (Retaining Wall and Excavation and Filling) and Development Permit for Building Work (Siting Relaxation for Retaining Wall) – Lot 5038/ SP338436

62 Halifax Street Upper Kedron 4055  
4/19/2026

## April 2026

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# 1.0 Summary

## 1.1 Development application details

<b>Proposed development:</b>	Construction of retaining wall and associated excavation to stabilise 3m cut made on neighbouring lot 60 Halifax Street Upper Kedron
<b>Type of approval sought:</b>	Development Permit for Operational Works (Retaining Wall and Excavation) and Development Permit for Building Work (Siting Relaxation for Retaining Wall)
<b>Site address:</b>	62 Halifax Street Upper Kedron 4055
<b>Real property description:</b>	Lot 5038 SP338436
<b>Site area:</b>	579m <sup>2</sup>
<b>Assessment manager:</b>	Brisbane City Council
<b>Owner details:</b>	Hayley Grace Kastelein
<b>Applicant details:</b>	Hayley Grace Kastelein (owner)



## 1.2 Planning instrument details

<b>State planning policy:</b>	The development does not trigger any specific state planning policy matters and is of a minor nature.
<b>Regional plan: Designation:</b>	South East Queensland Regional Plan (SEQ) – within the urban footprint.
<b>Planning scheme:</b>	Brisbane City Plan 2014.
<b>Applicable preliminary approval:</b>	None
<b>Strategic framework:</b>	The proposal is consistent with the Strategic Framework of Brisbane City Plan 2014, as it involves minor works within a residential area and does not alter the intended low-density character or land use outcomes.
<b>Zone:</b>	Low Density Residential Zone
<b>Local plan:</b>	Ferny Grove-Upper Kedron neighbourhood plan, Cedar Creek south precinct – NPP-001, Cedar Creek south diverse housing sub-precinct – NPP-001b
<b>Level of assessment:</b>	Impact Assessment
<b>Applicable overlays:</b>	None
<b>Applicable codes:</b>	Queensland Development Code M1.2 - Design and Siting Standard for Lots 450m <sup>2</sup> & Ove

## 1.3 Site details

### 1.1 Site description

**Table 1: Site description**

Site characteristic	Description
Existing land use	Vacant Land
Existing structures	<p>Retaining wall and timber fencing ranging in height from 2.2 to 3.8m along Holbourne Street (completed by Cedar Woods under DA approved by BCC). Refer to Image 01. A second retaining wall along exists along the eastern boundary of Lot 5038 (SP338436). The height of this wall is 2.4m above Lot 5038 and Lot 5039 (SP339570) sits above (completed by Cedar Woods under DA approved by BCC). Refer to Image 02.</p>  <p>Image 01 (Above)</p>  <p>Image 02 (Above)</p>
Frontage and access	<p>14.4m along Halifax Street due to retaining walls and fencing constructed by Cedar Woods in accordance with BCC DA approval. Holbourne Street has an existing retainer wall and fencing which ranges in height from 2.2m to 4m and has a height differential between the footpath making the site not accessible from Holbourne Street. It is not visually connected as a result. Refer to image 01 above.</p>





**Figure 2: Lot 5038/ 62 Halifax Street Upper Kedron aerial view and site identification**

Source: DA Mapping System

## 1.2 Surrounding land uses

**Table 2: Surrounding land uses**

Surrounding land uses	Photos
<p>North</p> <p>Lot 5037/SP338436 60 Halifax Street Upper Kedron 4055 (Future House in Construction as identified in image beside)</p>	
<p>South</p> <p>Holbourne Street</p>	
<p>East</p> <p>Lot 5039/SP339570 Holbourne Street Upper Kedron 4055 (Future House in Construction as identified in image beside)</p>	

West

Halifax Street



## 2.0 Proposed development details

Table 3: Summary of development aspects

Building or operational work	
<b>Building work</b>	<p>The proposed development involves the construction of a retaining wall to support excavation works associated with the adjoining property at 60 Halifax Street, Upper Kedron. A siting relaxation is sought due to the wall's proximity to the boundary which is 400mm.</p> <p>The retaining wall is set within the existing slope of the site and will not impact the amenity of the neighbouring property. Specifically, it will not affect privacy, solar access, or acoustic conditions at 60 Halifax Street.</p> <p>Additionally, due to the topography of the site and the presence of existing retainer wall and fencing along Holbourne Street, which is elevated approximately 2 to 4 metres above the footpath, the retaining wall will not be visually seen from this streetscape, which does not act as a frontage due to the nature of the Cedar Wood's development approved by the BCC. This retainer wall is proposed to be 200mm off the boundary.</p> <p>The proposed works will have no impact on the adjoining properties or surrounding areas.</p>
<b>Value of proposed work</b>	<\$15,000
<b>Operational work</b>	<p>Excavation of fill to make way for garden retainer walls to support fill on 62 Halifax Street and prevent undermining lot 60 Halifax Street Upper Kedron. The current cut made by neighbouring property at 60 Halifax Street along boundary and into 62 Halifax Street currently undermines soil integrity and needs to be rectified.</p>
<b>Value of proposed work</b>	<\$15,000

### 3.0 Planning assessment

#### 4.1 Key issues and Variations to planning provisions

##### 4.2.1 Setback Relaxation

QDC MP1.2 provisions (lots over 450m2 and over)			
Performance Criteria	Acceptable Solution	Outcome	Outcome Justification
P2 – site & rear setback	(a) The side and rear boundary clearance for a part of the building or structure is – (i) where the height of that part is 4.5m or less - 1.5m; and (ii) where the height of that part is greater than 4.5m but not more than 7.5m - 2m; and (iii) where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.	<b>400mm</b> setback from boundary along northern boundary with a section requiring returning into the boundary to retain soil and prevent undermining neighbouring properties.  <b>200mm</b> setback from the southern boundary	<b>Northern Boundary</b> The proposed retaining wall has a maximum height of approximately 3.2m above existing ground level (93.5 AHD) and is required to facilitate necessary excavation and site regrading to achieve a stable, usable and functional building platform.  A reduced setback of <b>400mm</b> is required along the northern boundary (adjoining 60 Halifax Street, Upper Kedron) to ensure adequate structural support to the retained material and prevent erosion, slippage, or undermining of the adjoining property. This retainer wall will need to make a 90 degree return into the boundary to align with the neighbours retaining wall between 60 to 62 Halifax Street, Upper Kedron, to retain the soil. It is noted that the adjoining property (60 Halifax Street) has undertaken significant cut works (3m) to the natural embankment on their land and mine, which has reduced existing ground stability and increased the need for engineered retention within the subject site to ensure mutual land stability and protection of adjoining assets.  <b>Holbourne Street</b> Along the Holbourne Street frontage, a reduced setback of <b>200mm</b> is proposed. This frontage is characterised by significant topographical variation, with existing retaining structures and fencing ranging between approximately 2m and 4m in height, previously approved under development conditions by Brisbane City Council. Due to these preexisting conditions, this side of the property cannot be used as a pedestrian or vehicular access point. Accordingly, the retaining wall is considered a continuation of existing engineered slope management rather than an intrusion into a streetscape interface.

			<p>The proposed setbacks are considered appropriate in the context of the site's steep topography, existing landform modifications, and the necessity to achieve safe and stable earth retention. Importantly, the proposal will not result in any impacts on surrounding properties, including visual amenity, privacy, or safety, and is consistent with the intent of QDC MP 1.2 performance-based assessment outcomes.</p>
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## 5.0 Summary of supporting information

**Table 9: Supporting documentation**

Drawing/ Report title	Prepared by	Date	Reference no.	Version
Aspect of development: Boundary Relaxation				
Location Plan	Hayley Kastelein Architect	18/04/26	241102-SD-DR-AR- 1050	B
Siteworks 3D	Hayley Kastelein Architect	18/04/26	241102-SD-DR-AR- 1051	B
Siteworks – Site Plan Existing	Hayley Kastelein Architect	18/04/26	241102-SD-DR-AR- 1061	B
Siteworks – Site Plan Proposed	Hayley Kastelein Architect	18/04/26	241102-SD-DR-AR- 1062	B
Siteworks – Erosion and Control Plan	Hayley Kastelein Architect	18/04/26	241102-SD-DR-AR- 1063	B
Siteworks – Retaining Elevations	Hayley Kastelein Architect	18/04/26	241102-SD-DR-AR- 1065	B
Sketch – Retaining Wall Section	Colin Lynskey (RPEQ 5729)	13/04/26	241102-SD-DR-SE- 1050	A

## 7.0 Conclusion

The proposed retaining walls are necessary to stabilise the site and respond to existing topographical constraints and prior land modifications, including significant excavation undertaken on the adjoining property.

The works are entirely contained within the subject site, align with existing retaining structures in the locality, and do not introduce adverse impacts in terms of visual amenity, privacy, or safety.

The Holbourne Street frontage already exhibits substantial engineered retaining conditions, and the proposal is hidden behind these established walls creating no impacts on the street visual amenity or safety.

Overall, the development is minor in nature, consistent with the intent of the Queensland Development Code MP 1.2 performance outcomes, and achieves a reasonable and appropriate planning outcome.

