



Dedicated to a better Brisbane

27 August 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: Further advice

Thank you for your response to the Council Information request. The response has been reviewed and further information is required to progress the proposal further. Please provide the following:

Bushfire overlay

- 1) The bushfire response maintains the position that the vegetation located south of the waterway corridor centreline is classified as VHC 41.4 and, therefore, is not identified as a Bushfire Prone Area. While it is acknowledged that the photographs provided depict a managed understorey area immediately north of the site, the extent of this managed area cannot be clearly determined from the photographs alone. Furthermore, the spatial extent of the vegetation classified as VHC 16.1 also remains unclear based on the information and photographs provided. Additional information is required to confirm the extent of the verified vegetation communities.
 - a) Provide a plan or map identifying the spatial extent of the verified vegetation communities within 100 metres of the site. The plan must also identify the location and viewing direction from which each photograph was taken.

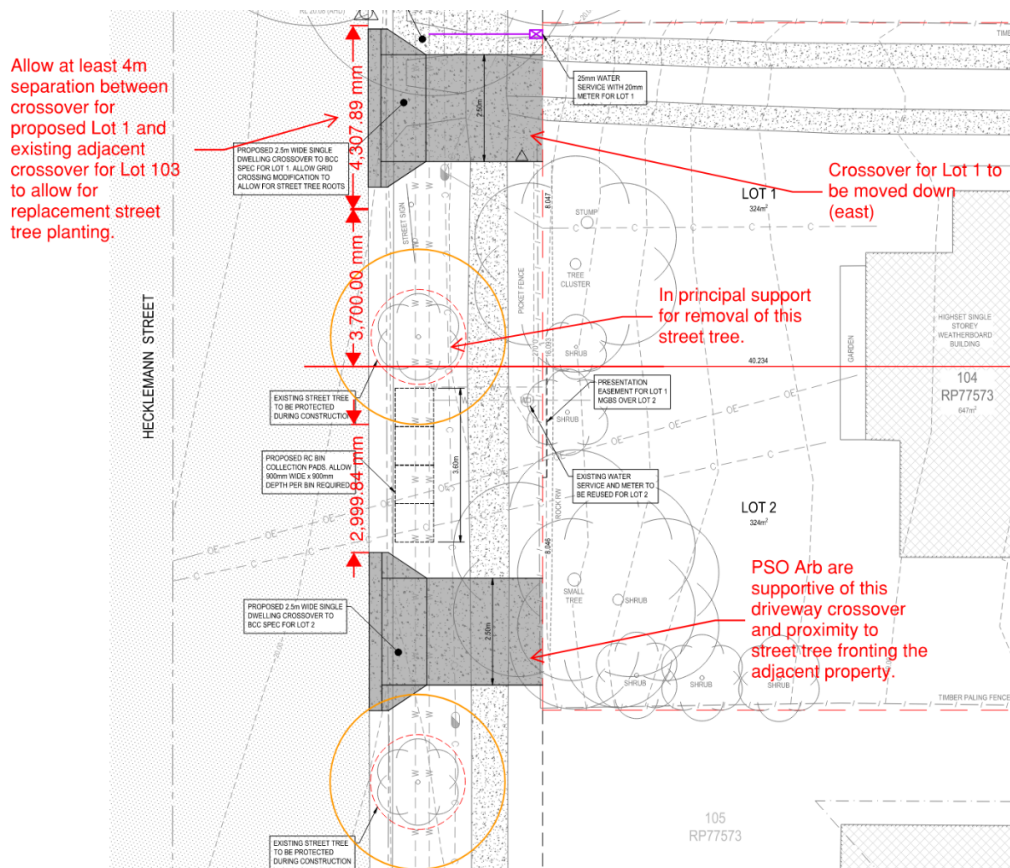
Access

- 2) The proposed crossover location for Lot 1 does not achieve a 3m separation along the kerb to the adjacent crossover of Lot 103 RP7757 (18 Hecklemann Street) and is 0.22m from the crossover taper to the road traffic sign. The amended proposal is not supported as it does not comply with PO3/AO3.2 of the Subdivision code, PO12/AO12.2 of the Dwelling house (small lot) code and PO3/AO3.1 of the TAPS code.

However, Public Space Operations Arboriculture have given "in principle support" for the removal the existing street tree, located centrally between the two proposed lots.

Note: PSO Arb are supportive of the proposed location for the Lot 2 crossover with the eastern crossover wing being within 2m of the street tree on the Lot 105 frontage.

- a) Provide amended plans (generally as indicated in the sketch below) showing vehicle access locations for both lots that are a minimum of 2.5m wide Single Dwelling type crossovers as per BSD-2022:
 - I. Ensure the proposed driveway crossover for Lot 1 is relocated to align with the projection of the common boundary line to the carriageway. This will ensure at least 4m of separation from the proposed crossover for Lot 1 to the existing crossover of adjacent Lot 103, to allow for the replacement planting of a street tree.
 - II. 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. Or relocate the signage, as the street sign and bi-directional hazard marker board do not reflect current design practice.
 - iii) 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).



Refuse

- 3) Bin collection pads are not supported and do not comply with AO4.1 of the Subdivision code and the Refuse PSP.
 - a) Provide amended plans showing indicative bin collection locations only.
Note: Due to the Lot 1 crossover relocation, the presentation easement on Lot 1 over Lot 2 may not be required.

Should you wish to amend the application to resolve these matters it is recommended that you stop or extend the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nicholas'.

Nicholas Cudicio
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Development Services
Brisbane City Council