

22 July 2026

The Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE Q 4001



Attention: Nicholas Cudicio – Urban Planner  
Planning Services South

Dear Nicholas,

Re: Response to Information Request  
Development Application for a Development Permit for Reconfiguring a Lot (2 into 3 lots) located at 9 & 11 Oberon Street, Morningside also described as Lots 201 & 202 on RP94762  
Council Ref: A007047753

## 1. Introduction

I refer to Council's Information Request dated 14 July 2026 in relation to the abovementioned application and herein provide a "full" response to all matters raised.

## 2. Response to Information Request

### Request Item 1

*The frontages for proposed Lots 22 and 23 are less than 10m. In order to demonstrate compliance with PO27/AO27.4 of the Subdivision code, a shared access should be provided centrally along the proposed common property boundary of Lots 22 and 23.*

*To facilitate the outcome, the street tree fronting Lots 22 and 23 will need to be removed. The street tree has been programmed for removal by Public Space Operations Arboriculture Delivery as it meets the removal and replacement criteria due to its poor condition.*

*a) Submit an amended plan of subdivision and concept services sketch which identifies the required combined driveway crossover for Lots 22 and 23. The crossover is to be centred on the shared boundary between the two proposed new lots.*

### Our Response

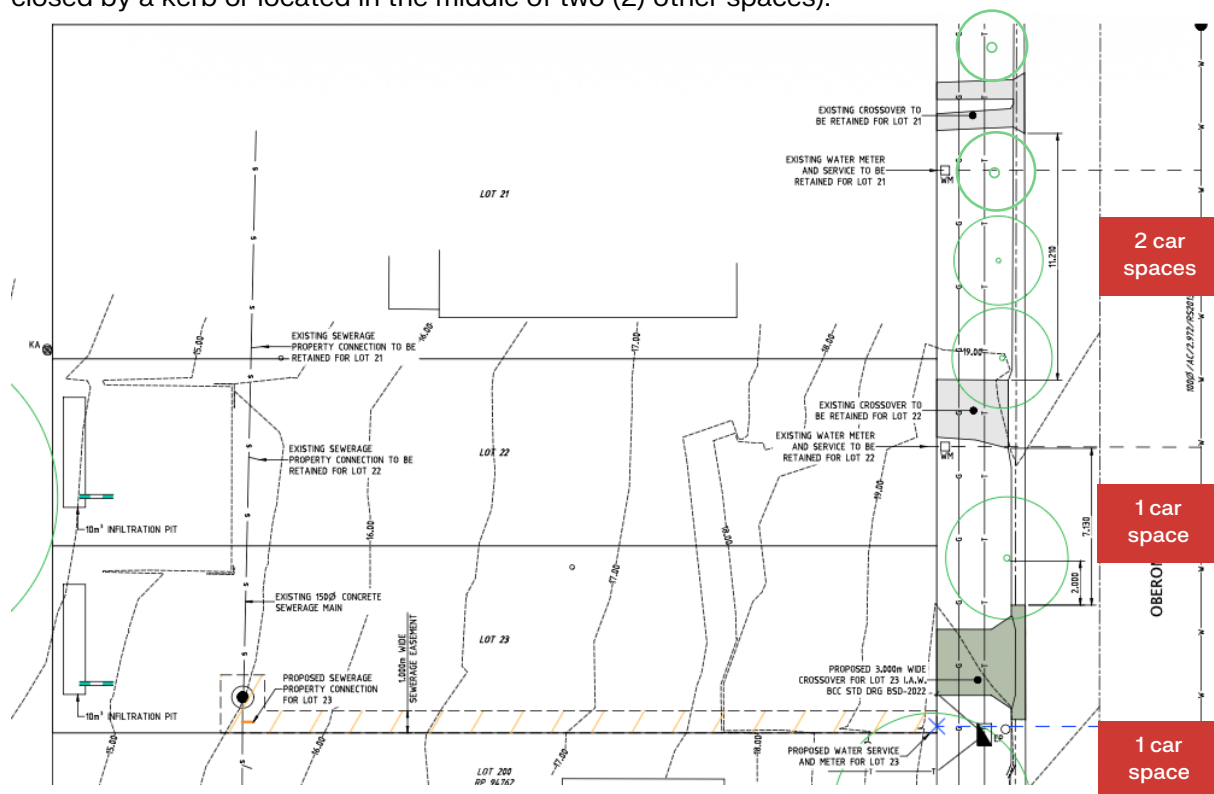
The proposal is considered to wholly comply with AO27.4 of the *Subdivision code* and, for the reasons outlined below, a shared access crossover centred on the common boundary of proposed Lots 22 and 23 is not considered to represent the best planning outcome for the site.

As demonstrated in **Figure 1**, the proposed design facilitates the provision of four (4) on-street car parks between 9 Oberon Street's existing crossover and 15 Oberon Street's existing crossover, in addition to retaining the five (5) existing street trees along the frontage. This is achieved as follows:

- 2 on-street car parking spaces of 5.4m (totalling 10.8m) within the 11.2m available between 9 Oberon Street's and Lot 22's existing crossovers;
- 1 on-street car parking space of 5.4m within the 7.13m available between Lot 22's existing crossover and Lot 23's 3.0m wide proposed crossover; and

- 1 on-street car parking space of 5.4m within the 5.6m available between Lot 23's 3.0m wide proposed crossover and 15 Oberon Street's existing crossover.

The on-street car parking lengths accord with Figure L in the *Transport, access, parking and servicing planning scheme policy*, given that each space is at the open end of the row (i.e. not closed by a kerb or located in the middle of two (2) other spaces).



**Figure 1: Confirmation of On-Street Parking Availability and all existing Street Trees**

While we note that since the lodgement of this application, Council has programmed the existing street tree between Lots 22 and 23 for removal due to its “poor condition”, the applicant does not consider its removal to be in the best interests of the streetscape or the broader community. The proposed design has been specifically configured to retain all five (5) existing street trees, which make a significant contribution to the amenity and character of Oberon Street.

Furthermore, if a shared 6.0m wide Type A crossover centrally located over the common boundary of proposed Lots 22 and 23 were required, the available on-street parking would reduce as follows:

- 14.21m between 9 Oberon Street's existing crossover and Lot 22's proposed crossover; and
- 9.0m between Lot 23's proposed crossover and 15 Oberon Street's existing crossover.

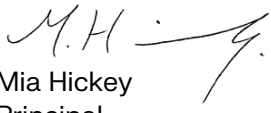
This arrangement would yield only three (3) on-street car parking spaces, being one (1) fewer than the proposed design, and would require the removal of an existing street tree, resulting in a poorer planning outcome against AO27.4 of the *Subdivision code*. The proposed design, by contrast, achieves full compliance with AO27.4 while retaining all existing street trees and is therefore considered to represent the superior outcome. For these reasons, no changes to the original access arrangements are proposed.

### 3. Conclusion

This information is provided as a “full” response to Council's Information Request. As this application is subject to Impact assessment, we will proceed to publicly notify the proposal in accordance with section 16.3 of the DA Rules.

Should you have any queries or require any further information, please do not hesitate to contact me.

Kind regards,  
**Hickey Oatley**

  
Mia Hickey  
Principal