Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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28 October 2026

Seqd20 Pty Ltd
C/- Saunders Havill
9 Thompson St
BOWEN HILLS QLD 4006

ATTENTION: Lewis Bold

Application Reference: A007067858
Address of Site: 20A CANADEL ST CARSELDINE QLD 4034

Dear Lewis

RE: Further advice

Council has completed a review of the submitted material and consider that further information and some changes to the proposed building envelopes are required. Whilst Council agrees there is merit in the inclusion of building envelopes for this development, some of the proposed building envelopes and associated details result in inconsistencies with the provisions and intent of the Dwelling house (small lot) code. The following matters need to be suitably addressed:

Building Envelope Details / Small Lot Code

1) Amend Table 1 and the associated notes on the submitted plan to clarify how the proposed variations to the Dwelling house (small lot) code apply and to increase consistency with the provisions of the Dwelling house (small lot) code. Make the following amendments:

a) Add the following note to the plan: "The Dwelling house (small lot) code Acceptable outcomes apply unless specifically varied by Table 1."

b) Amend the "Minimum Rear Setback" entry in Table 1 to include the following height-dependent setbacks, consistent with AO7 b) i) and ii) of the code:

i) 3m for any part of a building or structure up to 4.5m high; and

ii) 4.5m for any part of a building or structure over 4.5m high.

2) Provide amended plans that identify what is to be treated as the the rear boundary of each lot, noting that the plan appears to vary what would typically be treat as a rear boundary for each of the rear lots. The intended rear boundary could be indicated through the use of coloured hatching or similar to be added to the Legend.

3) Council has concern about treating the eastern side boundaries of Lots 3, 4 and 17 as side boundaries, which would reduce the intended building setbacks to properties external to the development. The eastern boundary for these lots is to be treated as a rear boundary, with the larger associated setback and the building envelopes are to be amended to reflect this.

4) A note on the submitted indicates the that Lots 3 and 17 must allow room for vehicle manoeuvring on site. However, the BLE arrangement does not allow enough room on the lot for manoeuvring or visitor parking. Amend the plans to ensure all BLE's show enough space

for manoeuvring and visitor parking in front of the garage, with Lots 3 and 17 to be consistent with that shown for Lot 4.

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