



INFORMATION REQUEST RESPONSE

5 May 2026

Brisbane City Council
Attn: Dane Hoffmann
GPO Box 1434,
Brisbane QLD 4001

Dear Dane,

RESPONSE TO INFORMATION REQUEST – 25 PRINCE STREET, ANNERLEY (APPLICATION REFERENCE - A006876477)

In accordance with Section 13.2 of the *Development Assessment Rules* and on behalf of *XGY Family Pty Ltd*, please find below a full response to the information requested by Council on the 8 December 2025 in relation to the above-mentioned development application.

The following detailed response extracts each part of Council's Information Request in *italicised* text and provides a corresponding response below:

Building Height

- 1) *It is acknowledged that the proposal has sought a performance outcome (PO) against PO4 of the Dual occupancy code in relation to building height and building height transition requirements, being 3 storeys and exceeding 9.5m. Further information is required to undertake a detailed assessment against PO4, in particular with regard to impacts to adjoining properties, and general scale of the development when viewed from Prince Street. Where the proposal cannot demonstrate any of the below items, a reduced building height is required to be provided.*
 - a) *Provide shadow diagrams, illustrating that the proposal will not unduly overshadow adjoining properties compared to a compliant building envelope/height. The proposal must ensure that adjoining properties retain access to natural light and sunlight, noting that Amenity as defined under City Plan 2014 refers to the uninterrupted ability to use and enjoy the land for the purpose it was designed, which is inclusive of adjoining properties private open space.*
 - b) *Provide streetscape elevation drawings of the proposed development, when viewed from Prince Street. The streetscape elevation drawings must demonstrate that the proposal accommodates a scale and form*

that is considerate to surrounding development and maintains a general bulk and scale which is consistent with adjoining buildings when viewed from the streetscape.

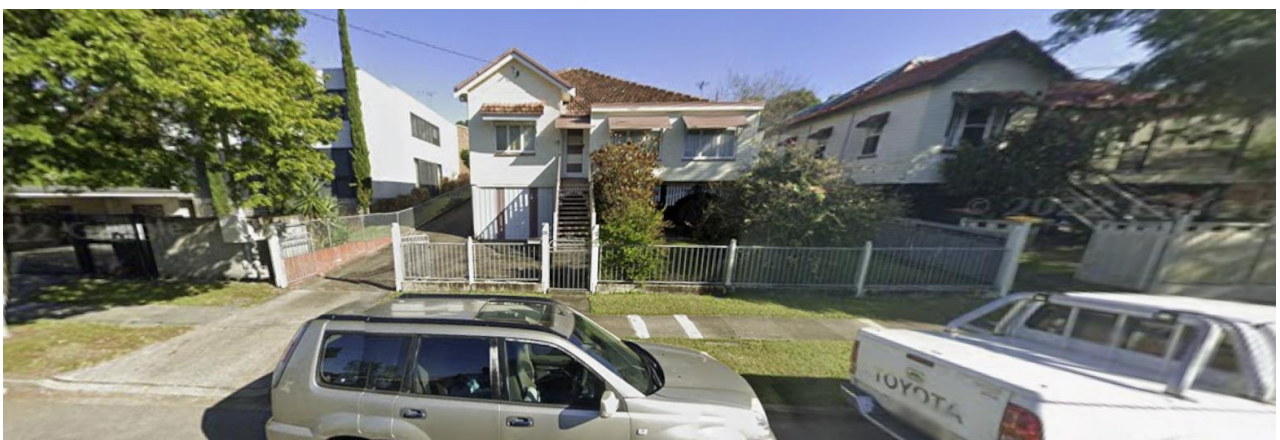
- c) *Provide amended plans illustrating high-level windows to habitable spaces, and additional screening to ensure that privacy to adjoining lots are maintained, inclusive of the existing Dwelling to be retained over proposed lot 2.*

Response to Item 1a:

The revised plans include shadow diagrams (refer to Appendix 1). Given the location of the Dual Occupancy being further behind the dwellings front Prince Street, it has been demonstrated that the proposal will not result in unduly overshadowing. Whilst some overshadowing is shown on the June 21 – 3pm diagram, we do not that the existing dwelling already cast a shadow of the adjoining unit development at 27 Prince Street.

Response to Item 1b:

The revised plans include streetscape elevations, as shown below (also refer to Appendix 1). The proposed Dual Occupancy will largely be screened by the existing dwelling. Whilst it is acknowledged that the upper floor may be visible from Prince Street, we consider that this will be no different to if an extension was carried out to the existing house. Given the slope of the land, the extension would be 'stepped' up the slope, which would result in a similar outcome as the proposed development. Furthermore, the proposed Dual Occupancy does not directly address streetscape. The streetscape will continue to reflect as it currently does, despite the Dual Occupancy located behind the existing dwelling house.



It is noted that the site has been identified to receive an uplift in terms of height as part of the More Homes, Sooner - LMR Review. Whilst the document has completed the public consultation stage, it is clear what Council's intention is for the Low Medium Density Residential Zone i.e. increased height allowances.

Response to Item 1c:

The revised plans show high level windows on the upper floor. Council can include the standard condition for screening as part of the approval.

Proposed Lots

- 2) *The proposed lot layout plan indicates that lot 1 achieves an area of 309m², and lot 2 achieves an area of 388m². However, these lot areas as notated on the proposed plan appear to be inclusive of the access way to the rear lot and the proposed easement that also serves as an access way, therefore the proposed lot sizes as notated are incorrect.*
- a) *Provide amended plans ensuring the proposed lot sizes are correctly illustrated, excluding the access way to the rear lot and area of any easement that also serves as an access way. Provide an updated assessment accordingly against AO1.1/PO1 of the Subdivision code for further consideration from Council officers.*

Response to Item 2a:

Proposed Lot 2 incorporates the access easement within the lot size, which equates to 388m².

It is noted that Proposed Lot 1 will incorporate some easement within the lot, however, this is not considered part of the 'access easement/handle', which is to be excluded from the lot size. This area is the driveway, which is used for manoeuvring in and out of the site. This has been demonstrated in Figure 1.

An updated Lot Layout Plan has also been submitted to ensure the lot sizes are correct (refer to Appendix 4).

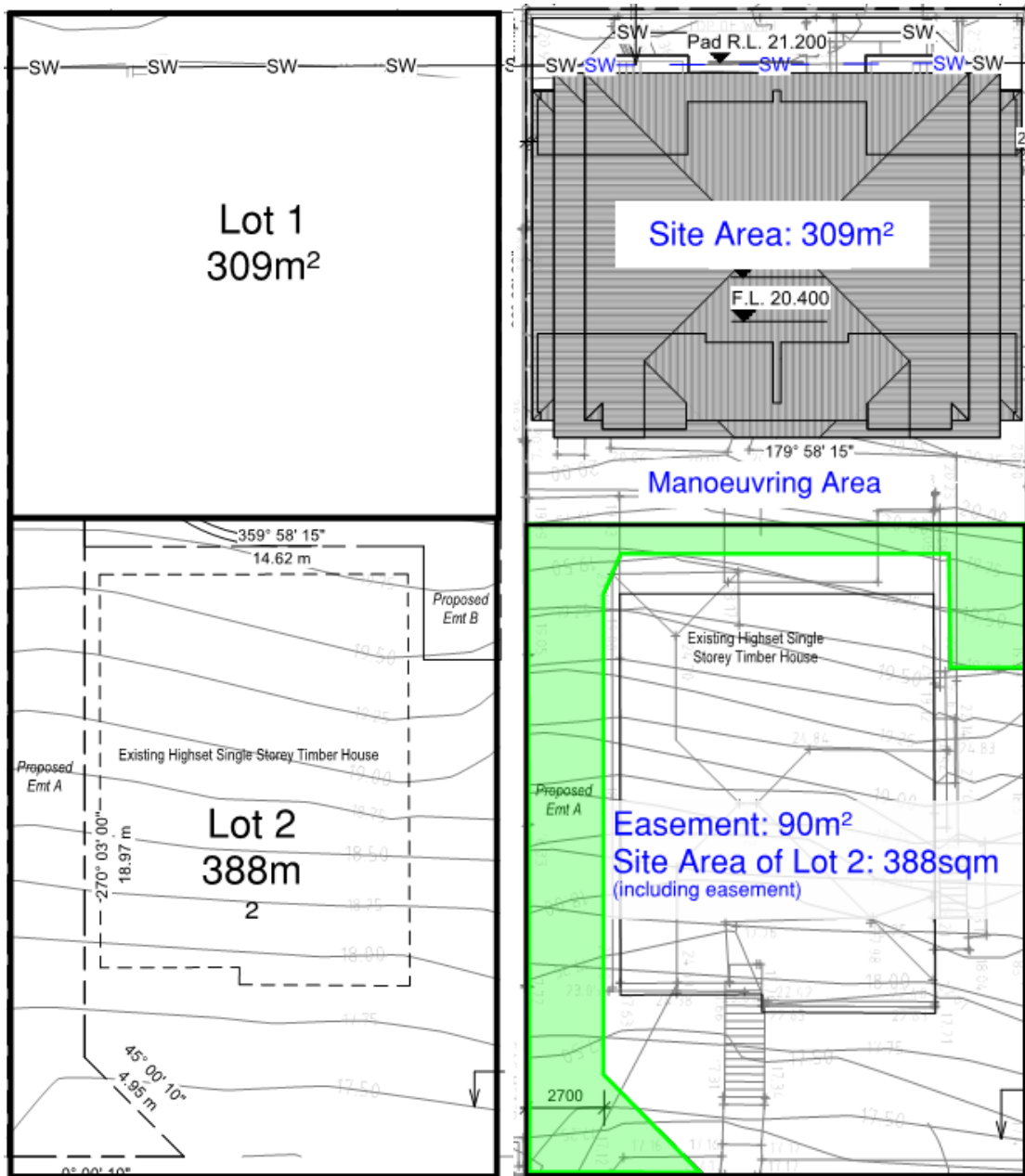


Figure 1: A comparison of the subdivision plan and site plan showing how the lot sizes have been calculated.

Site Cover

- 3) The application common material indicates that the proposed Dual occupancy achieves a site coverage of 51%. It is generally unclear how the proposal achieves a site coverage of 51%, with the proposed plans, when marked up, appearing to propose a site coverage which far exceeds 51%.
- a) Provide amended plans illustrating the proposed site coverage and providing an updated assessment against PO11 of the Dual occupancy code for further Council consideration.

NB: The updated site coverage calculation is required to take into consideration the ultimate lot size as determined in response to Item 3) of this information request.

Response to Item 3a:

When the proposed development is looked at as a 'whole' i.e. the existing Dwelling and Dual Occupancy, the total site cover is 51% of the whole site. However, when broken down into the ultimate lot sizes, the site cover is as follows:

- **Proposed Lot 1 (Dual Occupancy):** 62.50%
- **Proposed Lot 2 (Dwelling House):** 38.65%

The site is located in Eastern Corridor Neighbourhood Plan, and within the Annerley Precinct – NPP-007 and Annerley Residential Sub-Precinct – NP007b.

As per item A05.5 of the Eastern Corridor Neighbourhood Plan, if development is within a residential sub-precinct (except where in the Stones Corner precinct) a maximum site cover of 60% is prescribed.

In our view, the slight increase in site cover for the Dual Occupancy is considered negligible particularly when considering that the building is located behind the existing dwelling, therefore, hiding much of the built form.

The site cover is commensurate with surrounding developments, partially at 143 and 147 Cornwall Street (both sites are on the corner of Prince and Cornwall Streets). The site cover at 143 Cornwall Street (Dual Occupancy) is 58.2% and the site cover at 147 Cornwall Street (Multiple Dwelling) is 62.70%.

Access

- 4) *The swept path diagrams provided for vehicular access and egress associated with the car parking spaces inside the dual occupancy building proposed on Lot 1 are incomplete. Provide complete swept path diagrams, endorsed by an RPEQ, demonstrating vehicular access and egress associated with the proposed Dual occupancy car parking spaces in Lot 1. Ensure the proposed swept path diagrams do not conflict with or encroach into proposed lot 2, outside of the proposed easement area(s).*
- 5) *It is unclear from the submitted plans as to how vehicular access will be achieved for the existing dwelling on Lot 2. Demonstrate on the plans how vehicular access will be achieved for the existing dwelling on Lot 2 and show the location of the driveway to the Lot 2 car parking space.*
- 6) *The width of the rear lot access easement is to be clearly dimensioned on the subdivision plan and on the architectural plans. It is to be a minimum of 3.5 metres, excluding the truncation. Refer to the Table 11 in the Transport, access, parking and servicing Planning Scheme Policy for further information.*
- 7) *Provide amended plans demonstrating that the width of the entrance to the truncation to the rear lot access easement is sufficient to accommodate a minimum 2.5-metre-wide crossover, two minimum 0.6-metre-wide splays and space for kerbside presentation of the four mobile garbage bins associated with*

the dual occupancy on Lot 1 (3.6 metres). A minimum of 7.3 metres is required between the southern site boundary and the northern tip of the entrance truncation.

- 8) *Demonstrate that Lot 2 will retain a minimum of one on-site car parking space for the existing dwelling to be retained. Provide a swept path diagram, endorsed by an RPEQ, demonstrating vehicular access and egress associated with the Lot 2 car parking space.*

Response to Item 4-8:

A Traffic Memorandum has been prepared to provide a response to the above items (refer to Appendix 2).

Filling and excavation

- 9) *The existing retaining wall along the southern and western boundary of the site is proposed to be reused to support the vehicular access driveway to the proposed rear lot and dual occupancy building. Provide a certification from a Registered Professional Engineer of Queensland (RPEQ) of the structural integrity of this wall and that this wall is structurally adequate and fit for purpose to support the proposed development.*

Response to Item 9:

It is confirmed that the retaining wall on the western boundary will not be impacted by the proposed development. This wall remains as existing and no additional loads or structures will be placed on this wall. It will continue to function as it does now, when the proposed development is constructed.

With regard to the retaining wall on the southern boundary, it is proposed to construct a new wall within the application site, which will ensure there is no impact to the existing wall. Furthermore, we question whether what the wall is retaining wall (refer to Figure 2).



Figure 2: The wall along the boundary.

Stormwater

10) *Provide amended plans illustrating an upslope drainage connections for Lot 110 on RP37417, Lot 8 on RP216971 and Lot 0 on SP210891, sized for the ultimate catchment conditions and directed to a lawful point of discharge. The upslope drainage connections are to be a minimum 225 mm diameter and secured by a minimum 0.9-metre-wide easement.*

Response to Item 10:

An upstream connection is not considered necessary as the current upstream developments and any future development are provided with Lawful Point of Discharges.

Refer to Appendix 3, for a full justification from the civil engineer.

Proposed Plans

11) *The proposed plans are generally unclear to allow for a detailed assessment to be completed with regards to development components such as setbacks, and ground floor private open space areas.*

a) *Provide amended plans ensuring that the proposed boundary line(s) are illustrated on all floor plans, additionally illustrating proposed setbacks from the development to the respective boundaries.*

Response to Item 11:

The proposed plans i.e. site plan has included all the setbacks to each floor. In addition, the plans are quite clear with regard to demonstrating the extent of outdoor private open space that is available for each dwelling.

12) *Provide amended plans illustrating the existing street tree within the verge, ensuring the street tree is maintained.*

Response to Item 12:

The street tree is shown on the site plan. It is noted that the street tree is within the frontage of the adjoining lot. There is no intention on removing this street tree. Council can amend the plans in red that the street tree be retained.

Built to boundary wall

13) *Provide amended plans ensuring the proposed built to boundary wall on both the northern and southern elevation does not exceed 3m as stipulated by AO10.1 of the Dual occupancy code.*

Response to Item 13:

As demonstrated in Figure 3 and 4, the built to boundary wall does not exceed 3.0m on the northern and southern elevations.

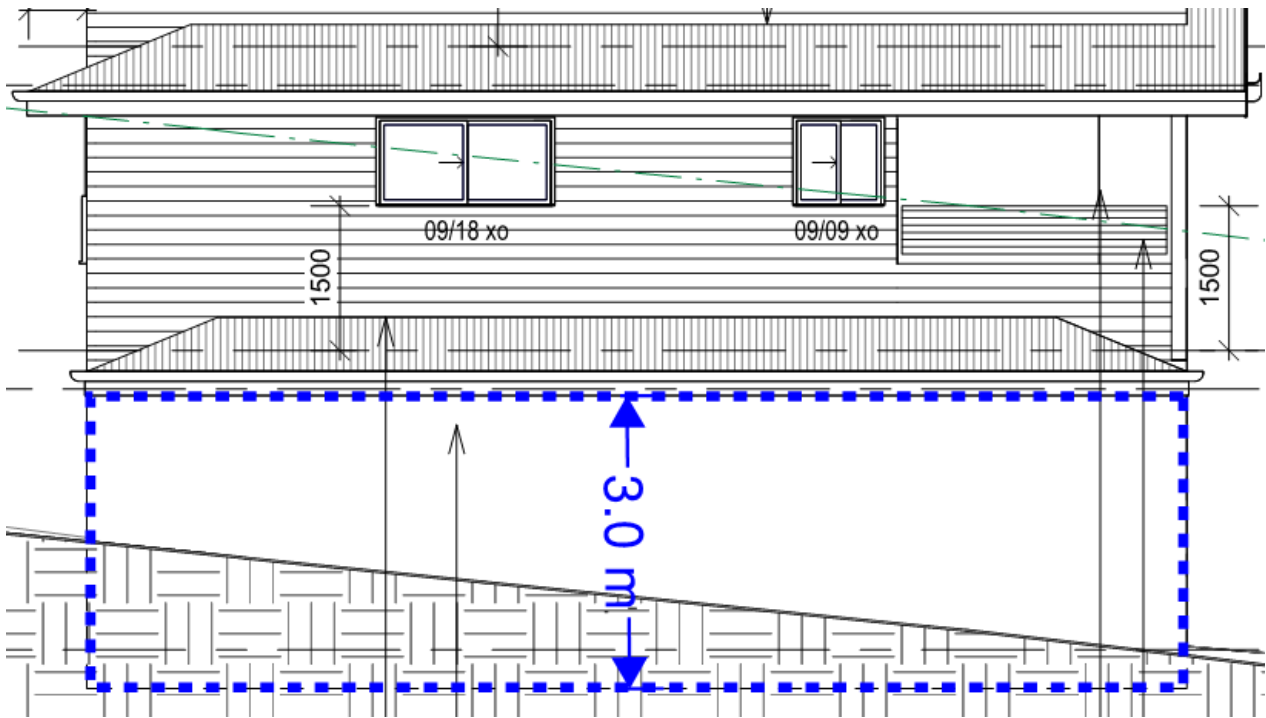


Figure 3: The built to boundary wall on the northern boundary.

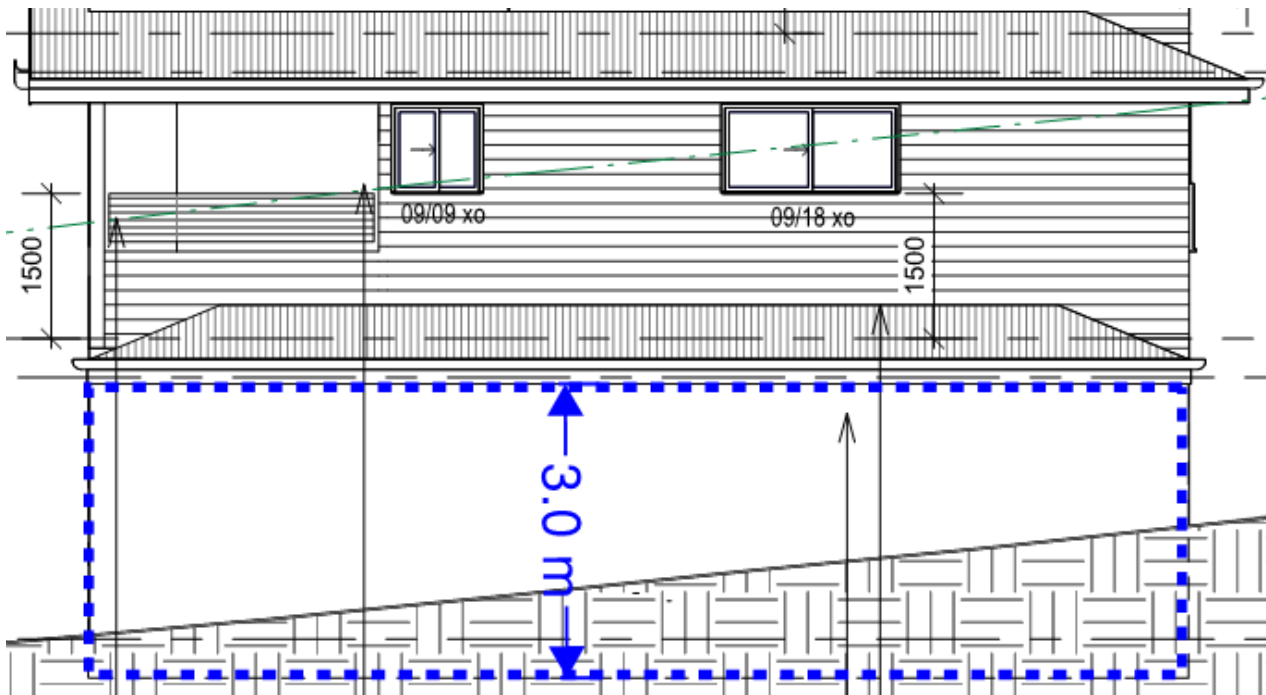


Figure 4: The built to boundary wall on the southern boundary.

Development Staging - Advice

- 14) The application common material indicates that the development is to be established across two (2) stages, with the reconfiguration of a lot component of development to be completed as part of stage

1. As the development is seeking a performance outcome in relation to the minimum lot size, as required under AO1.1 of the Subdivision code, there is no guarantee that the Dual occupancy component of development proposed as part of Stage 2 will be delivered. As such, Council would impose a condition stating that development authorised by the associated development for Material Change of Use must be constructed to framing stage, prior to Council's notation on the plan of subdivision.

Response to Item 14:

The proposal is required to be staged for financing purposes. As such, the proposal will retain the two stages.

We understand Council's request by imposing a condition that states the MCU must be constructed to framing stage. The purpose of this being to ensure Council obtain the built form on a lot size, which is typically below the require size; in this case 350m² for a rear lot.

Notwithstanding this, the 'worse case' scenario should stage 2 not go ahead is that a dwelling house would be constructed on the rear lot. In our experience, a lot of this size and with those dimensions could easily accommodate a dwelling. Furthermore, the rear lot is only 41m² below the requirement, although it can comfortably accommodate the required minimum rectangle dimensions for a small lot.

Based on the above, we don't believe it to be necessary to condition the proposal to framing stage, particularly given the rear lot is in the realms of what Council would generally support.

The information contained herein and attached provides a response to the matters raised in Council's Information Request. On behalf of the Applicant, we request that Council proceed with its assessment of the development application.

If you have any further queries, please do not hesitate to contact the undersigned on 0435 812 611.

Kind Regards,



Zoc Pankaluic

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Enc. Appendix 1 – Proposed Plans
Appendix 2 – Traffic Memorandum
Appendix 3 – Engineering Letter
Appendix 4 – Proposed Lot Layout Plan