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APPLICATION REF
A007037631

23 July 2026

Urbicus Ref: URB26-056
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Applicant response to an information request under Section 13 of the Development Assessment Rules

Council reference: A007037631

Property details: U1 Charteris Place 53 Plunkett Street, Paddington QLD

In accordance with section 13.2 of the Development Assessment Rules, I wish to advise that I am providing:

- ☒ **all** of the information requested
- ☐ **part** of the information requested

In giving this part-response I also advise that:

- ☐ I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

or

- ☐ I intend to provide further information at a later time before the end of the applicant-response period.

or

- ☐ **None** of the information requested and I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

In support of our response the following documents are provided:

1. Appendix A – Subdivision Plan with mark ups

We address the specific items raised in Councils “Information Request” as follows:

Item	Refuse collection
1	The application states that refuse collection for all proposed lots will be via Plunkett Street, however it is unclear how proposed Lot 1 will transport their bins to the Plunkett Street frontage. a. Provide amended plans and further details to demonstrate that all lots will be able to efficiently present refuse bins for collection. It is anticipated that Charteris Street would be the ideal frontage to present bins for proposed Lot 1.

Response

Refuse bins for existing Lot 1, are collected from Charteris Street, as all houses in the street are collected.



Item	Stormwater management
2	The application states that lots will maintain the existing stormwater arrangement, however further details are required to clarify how each lot achieves a lawful point of discharge. a. Provide a concept stormwater plan and / or as-constructed plans demonstrating how each lot will achieve a lawful point of discharge in accordance with the relevant outcomes of the Stormwater code and Stormwater drainage infrastructure design planning scheme policy.

Response

The updated configuration will have no change to current stormwater drainage outcomes.
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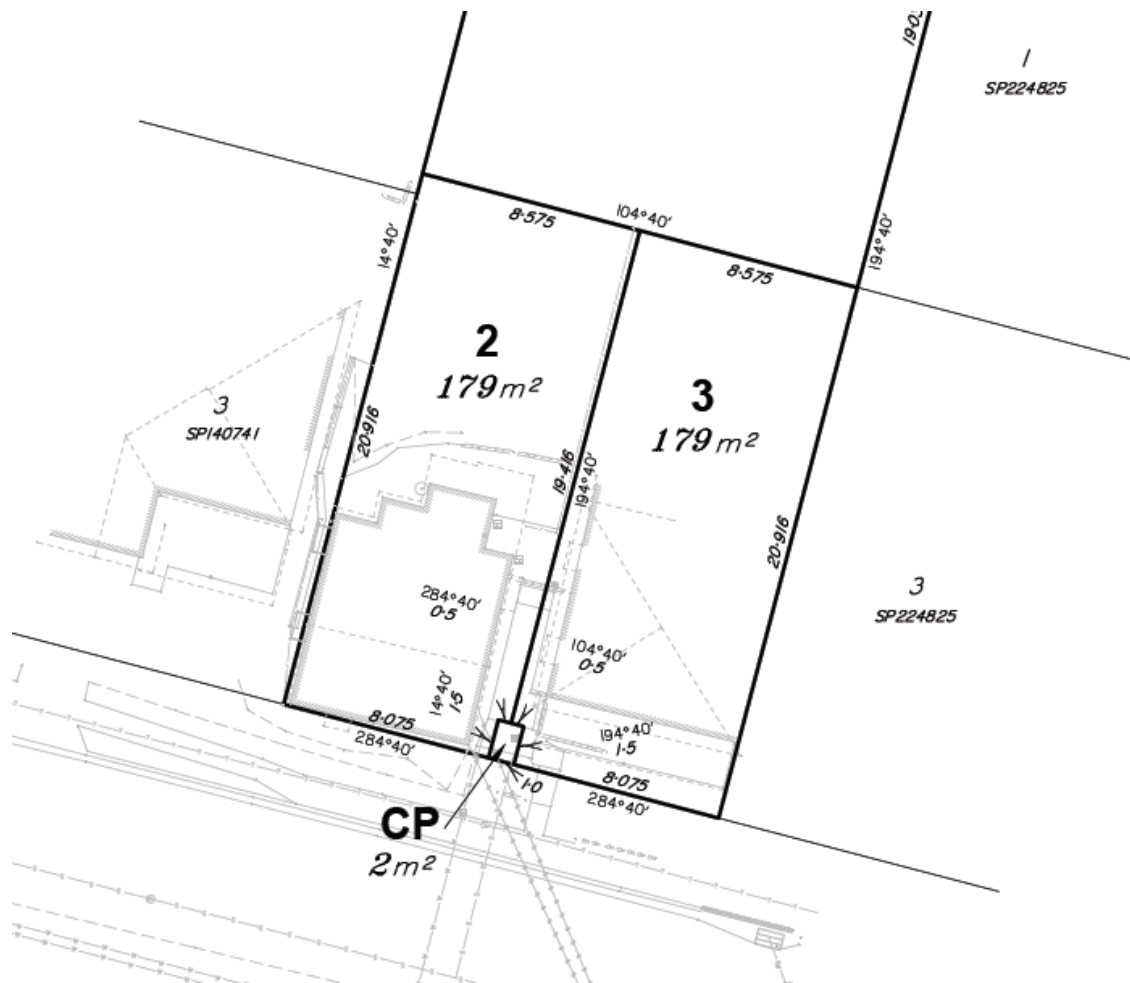
Lot Description	Proposed Lot Size	Discharge
Lots 1, 2 & 3 on GTP2466	Proposed Lot 1 – 336m ²	Existing house currently discharges to Street and balance naturally drains to Plunkett St via proposed lot 2.
	Proposed Lot 2 – 179m ²	Proposed Lot 2. Discharge to Plunkett Street. No Change
	Proposed Lot 3 – 179m ²	Proposed Lot 3. Discharge to Plunkett Street. No Change

As fundamentally there is no change to the drainage outcomes and all 3 landowners are consenting to this application this configuration will be maintained.

Item	Details of common property
3	It is noted the proposal involves a reduction to the existing common property. a. Provide further details on the existing common property arrangement and clarify and justify the reduction in area to the common property through Lots 2 and 3.

Response

Currently the existing Common Property serves no or limited purpose. The reduction in size in the common property is to improve the lot configurations of existing lots 2 & 3. The reduction in the common property improves the efficiencies of the respective sites and provides for a more consistent lot pattern. See extract below.



In accordance with Section 60 of the *Planning Act 2016* the Information and Referral Part under the DA Rules is now at an end and we will proceed with the Decision Part.

Should you have any queries please contact our office.

Yours sincerely



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