

23 July 2026

Ref: WTJQ26-043

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

By email: DSPlanningSupport@brisbane.qld.gov.au

Attention: Mohammed Aslam

**RE: RESPONSE TO INFORMATION REQUEST – A007048740
14 KINNEN STREET, ENOGGERA QLD 4051 (LOT 12 ON RP61467)**

Dear Mohammed,

Willowtree Planning acts on behalf of the Applicant in relation to the above development application seeking approval for the following over the land at 14 Kinnen Street, Enoggera QLD 4051 (the Site):

- Development Permit for Reconfiguring a Lot (1 into 2 Lots)

An Information Request (IR) was received from Council on 17 July 2026. Pursuant to section 13.2(a) of the Development Assessment Rules (DA Rules), a full response to each of the items raised in the IR is provided below, along with the following supporting documents:

- **Attachment A** Amended Planning Report prepared by Willowtree Planning
- **Attachment B** Amended Subdivision Layout Plan prepared by Level Up Surveying
- **Attachment C** Amended Civil Engineering Drawings prepared by Urban Engineering Services Pty Ltd

Response to Information Request

1. Site Area

The planning report and proposal plan identify different site areas for the subject land.

- a. Please confirm the correct site area of the subject land and, where necessary, provide amended plans and supporting documentation to ensure consistency across all submitted material, as the Planning Report and plans contain conflicting site area figures.*

Response:

The Applicant confirms the correct area of each proposed lot is 398m² as per the Amended Planning Report (**Attachment A**), Amended Subdivision Layout Plan (**Attachment A**) and Amended Civil Engineering Drawings (**Attachment B**).

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2. Land Pattern

Provide further information and justification demonstrating how the proposed development complies with Overall Outcomes 5(c)(i) and 5(c)(ii) of the Low density residential zone code, in particular:

- a. Demonstrate how the proposed lot pattern is consistent with and reinforces the existing subdivision pattern and character of the surrounding low-density residential area.*
- b. Demonstrate how the proposed lot sizes, dimensions and configuration maintain the intended low-density character and do not result in a development outcome that is inconsistent with the prevailing lot pattern of the locality.*

Response:

Please refer to Part F of the Amended Planning Report which includes detail on how the proposed development complies with the overall outcomes of the Low density residential zone code.

Conclusion

We advise that this constitutes a full response to Council's Information Request under section 13.2(a) of the DA Rules, ending the applicant's response period under Part 3. Public notification will commence shortly in accordance with Part 4 of the DA Rules.

Should Council require any further clarification please do not hesitate to contact the undersigned on Darcy Thynne via phone on 0448 972 959 or by email at dthynne@willowtp.com.au.

Yours sincerely,



Chelsea Evans on behalf of
Darcy Thynne
Associate (QLD)
Willowtree Planning Pty Ltd

