



Dedicated to a better Brisbane

12 January 2026

Thuan Quach
C/- Ratio Consultants Pty Ltd
Level 1, 144 Wickham Street
FORTITUDE VALLEY QLD 4006

ATTENTION: Cameron See
Application Reference: A006919895
Address of Site: 23 SCOTTS RD DARRA QLD 4076

Dear Cameron

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal. Please provide the following:

Lot size and configuration

- 1) Lots 1 and 2 do not meet the minimum lot size under Table 9.4.10.3.B of the Subdivision code and Overall outcome 6.2.1.1.5.c.i. (Low density residential zone code) whilst Lots 3 and 4 do not meet the minimum lot size, minimum rectangle dimensions or average lot widths identified under Table 9.4.10.3.B of the Subdivision code and Overall outcome 6.2.1.1.5.c.ii. (Low density residential zone code).

Furthermore, in addressing information request for access and refuse requirements (increased easement dimensions), Lots 1 and 2 will feature further reduced developable areas. Meanwhile, the rear extent of the subject site (eastern side) is identified on Council mapping as featuring an area of potential overland flow hazard which exceeds the area shown on the Flood overlay mapping of City Plan and is expected to reduce the developable area of proposed Lots 3 and 4.

Accordingly, the developable area of all 4 allotments is greatly reduced, resulting in a further departure from the minimum requirements identified under Table 9.4.10.3.B of the Subdivision code and fails to achieve compliance with Overall outcome 6.2.1.1.5.f. of the Low density residential zone code. Moreover, Council considers that the proposed development is inconsistent with the existing and prevailing character of the local area. Specifically, there are no existing or approved configurations which support or justify the proposed development which involves front lots under 400m² and rear lots under 600m². Accordingly, the development does not demonstrate compliance with Overall outcome 6.2.1.1.4.a. of the Low density residential zone code and does not represent a supportable outcome.

- a) Submit amended application material (ROL plan, engineering plans, planning report, DA Form 1 and code assessment) reducing the development yield to a 1 into 3 lot subdivision. It is considered that the reduced lot yield will achieve a lot configuration which is appropriate for the local context and will achieve an appropriate development area for each lot having addressed the constraints in the following information request items. It is expected that the area of the two rear allotments be amalgamated and reduced in size (i.e. 800m²) with the two front lots being increased in depth and area to a minimum of 400m² each.

Stormwater and flooding

- 2) The development application proposes new stormwater infrastructure which is to connect to existing infrastructure within an adjacent lot. Additionally, the extent of overland flow over the eastern portion of the site is likely to exceed the levels and coverage mapped in the Flood overlay of City Plan mapping and is therefore likely to be more severe. To demonstrate compliance with PO3 of the Stormwater code and the Flood overlay code submit amended application material which identifies the following:
- a) Only one connection to the existing Council pipe is permitted;
 - b) It is noted that the submitted written and signed permission from the downslope property owner/s for stormwater connection works, references a layout plan which has not been submitted to Council. Accordingly, Council is unsure of the extent of works which the adjoining owner has consented to. Notwithstanding, item a) requires an amended stormwater connection plan and Council advises it may be in the applicant's best interest to renotify the adjoining owner of the proposed works;
 - c) The roof water connection for proposed Lot 4 is to avoid the existing trees at rear of the lot;
 - d) Provide a minimum 900 mm wide easement over the roof water lines where servicing three or more lots;
 - e) Provide a flood study, prepared and signed by a Registered Professional Engineer of Queensland (RPEQ), to address the outcomes of the Stormwater code and Flood overlay code, predominantly that a minimum 300m² building envelope is provided at the 2% AEP plus 300 mm for Lots 3 and 4, and that any filling does not impact flood levels or flood hazard on surrounding properties; and
 - f) Provide an easement for overland flow purposes in favour of Council at the rear of Lots 3 and 4 for all flooded areas outside of the minimum 300 square metre building envelopes.

Access

- 3) Scotts Road is classified as a major road being a District Road in Brisbane's road hierarchy. To demonstrate compliance with PO7 and AO7 of the Road hierarchy overlay code and PO1, PO3 and PO9 of the Transport, Access, Parking and Servicing code, submit amended plans which address the following:
- a) Provide a minimum 6-metre wide driveway for the first 6-metres inside the site boundary to avoid vehicle queuing onto the major road. For the first 6-metres inside the site boundary, the access easement will need to be at least 7-metres wide to accommodate pedestrians. The balance of the internal driveway after the first 6.0 metres needs to be constructed at 3.1 metres wide. Refer to Table 11 of the Transport, Access, Parking and Servicing Planning Scheme Policy.
 - b) An amended 6.0 metre wide Type B1 driveway crossover to Scotts Road.
 - c) Lots 1 and 2 are to take vehicular access from the internal access strip and not directly from Scott Road. Amend the ROL plan annotations to appropriately demonstrate this, noting that the existing easement annotations only list Lots 3 and 4.

Refuse collection

- 4) The proposed development has not appropriately demonstrated a refuse collection methodology for proposed rear Lots 3 and 4. In accordance with PO4 and AO4.1 of the Subdivision Code and PO8, AO8.1 and AO8.2 of the Infrastructure design code:
- a) Provide amended plans which demonstrate sufficient road frontage is provided to proposed Lots 3 and 4 via truncations at the entrance of the rear lot access easements to support the required area for refuse collection in accordance with Sections 4 and 4.1 of the Refuse Planning Scheme Policy.

- i) More specifically, truncations are required at the entrance of the rear lot access easements of sufficient size to accommodate two mobile garbage bins, for each of Lots 3 and 4, on each side of the access easements. A width of 1.8 metres is to be provided inside each truncation on each side of the access easements with this space to be clear of the crossover and associated splays.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006919895.

Please phone me on the 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