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**City Planning and Economic Development Services
Development Services**

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21 September 2026

Shao-Ching Georgina Wan, Michael McKenzie
C/- Steffan Harries
34 Old Cleveland Road
STONES CORNER QLD 4120

ATTENTION: Alexander Steffan
Application Reference: A007092095
Address of Site: 39 CAVAN ST ANNERLEY QLD 4103

Dear Alexander

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.

Repositioned 1946 or earlier dwelling

- 1) The application material states that the 1946 or earlier dwelling is to be repositioned entirely within proposed Lot 1 as prescribed accepted development prior to plan sealing. However, the repositioned dwelling is to have an eastern-side setback of 0.9m to the wall and fails to achieve compliance with the setback requirements prescribed under QDC MP1.2. Accordingly, if the existing dwelling is to be repositioned with the proposed side setback prior to plan sealing of the subdivision, a siting variation would likely be required. Furthermore, insufficient information has been provided to demonstrate that the proposed front setback is within 20% of the setback of adjacent dwellings constructed in, or earlier than 1946 in accordance with AO1.2 of the Traditional building character (design) overlay code. Accordingly, the proposed development does not appear to meet the circumstances identified under Table 5.3.4.1 for Prescribed accepted development.
 - a) Submit amended application material which demonstrates that the repositioned dwelling can meet the circumstances identified under Table 5.3.4.1 for Prescribed accepted development in relation to front and side setbacks.
 - b) Alternatively, the application should seek to be amended to include the relevant development permits or siting variations for a repositioned dwelling in the Traditional building character overlay where not meeting the circumstances identified under Table 5.3.4.1 for Prescribed accepted development. Should this option be pursued, submit an amended town planning report, plans and relevant forms. The changed application would involve additional fees for the relevant permits.

Note: It is expected that the proposal achieves a minimum side setback of 0.9m to the outer most projection from the common boundary of proposed Lots 1 and 2.

Street trees

- 2) A review of aerial mapping and streetscape imagery identifies several street trees fronting the subject site. In accordance with AO27.4 of the Subdivision code and AO2.1 of the Streetscape hierarchy overlay code, submit amended plans which accurately identify all existing street trees adjacent to the site. The amended plans with the location of street trees are required to enable assessment of potential impacts associated with future driveway crossover locations and future Dwelling House (small lot) development, in accordance with BSD-2022.

Note: All new driveway crossovers are to be setback a minimum 2m from the trunk of any existing street tree.

Driveway crossovers and street trees

- 3) In accordance with PO3 of the Subdivision code, the proposed development is required to provide access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy (TAPS) PSP.

The existing driveway crossover to proposed Lot 1 has car tracks in the verge which are not supported due to potential pedestrian safety issues. Accordingly, the existing driveway crossover will need to be removed as part of an approval of this application, with a new driveway crossover (of monolithic construction) being required for Lot 1 (to service the relocated Dwelling house).

- a) Demonstrate, on amended drawing/s, the proposed Lots will be provided with a vehicle access (Single Dwelling Type) as per Council Standard Drawing BSD-2022.
 - i) Demonstrate the proposed driveway crossover/s (particularly for proposed Lot 2) will achieve a minimum 2.0 metre clearance to existing street trees in the verge of Cavan Street.
 - ii) Any Performance outcome/s (PO) regarding the proposed lot/s access will require justification and certification by a RPEQ to comply with the Transport, access, parking and servicing (TAPS) code PO1.

Car parking

- 4) The submitted plan of subdivision has not identified an off-street car parking space for proposed Lot 1 which is to retain the existing, repositioned dwelling house. To demonstrate compliance with AO13 of the Transport, access, parking and servicing code, proposed Lot 1 is required to accommodate at least one (1) standard car parking space within its boundaries.
 - a) Provide an amended plan of subdivision which identifies at least one (1) standard car parking space within proposed Lot 1.

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 A007092095.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nicholas'.

Nicholas Cudicio
Urban Planner
Planning Services South
Phone: 34030404
Email: Nicholas.Cudicio@brisbane.qld.gov.au
Development Services
Brisbane City Council