



Dedicated to a better Brisbane

24 February 2026

Nicholas Baveas
C/- Urbis Ltd
Level 32, 300 George Street
Brisbane City QLD 4000

ATTENTION: Andrew Aldridge

Application Reference: A006939118
Address of Site: 54 ESHER ST TARRAGINDI QLD 4121

Dear Andrew,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Traffic

- 1) Esher Street is identified as a Major road, two crossovers would introduce additional conflict locations and impact on-street parking. A shared access arrangement is required, located centrally over the proposed lots.
 - a) Provide amended plans in accordance with PO3/AO3.2 of the Subdivision code and PO1/AO1 & PO3/AO3.1 of the Transport, access, parking and servicing code that demonstrate a shared crossover for the proposed lots. Include details of any required easements for access over the proposed lots.

Stormwater

- 2) A Concept Stormwater Plan is required to assess how each lot will discharge to a Lawful point of discharge, noting that the contours are dropping towards the rear of the site.
 - a) Provide amended plans in accordance with PO4/AO4.2 of the Subdivision code and PO3 of the Stormwater code that show a lawful point of discharge for the proposed lots.

Advice – Street Tree

- 3) Development Services has sought preliminary advice from Public Space Operations (PSO) regarding the street tree and has provided in principle support for the removal of the existing tree.

Note: A separate NALL permit for the removal of the tree is required to be obtained prior to any works on protected vegetation. PSO Arboriculture Team can be contacted via ISG-CS-PPI-PLANNING-ARB@brisbane.qld.gov.au.

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 A006939118.

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

Yours sincerely,



Ruka Kearns
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Development Services
Brisbane City Council