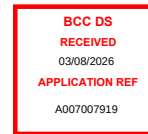


Our ref: STP4924
Contact: Jack Denham | jack@steffanharries.au
Website: www.steffanharries.au
Phone: 07 3317 0042



Monday, 3 August 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434,
Brisbane QLD 4001

Attention: Diana Sun
Via email: Diana.Sun@brisbane.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST

Development Permit for Reconfiguring a Lot (1 into 2)
Council Ref: [A007007919](#)
36 Enright Street, Oxley QLD 4075
Lot 2 on RP115100

Dear Diana,

I refer to the Information Request received from Brisbane City Council dated 25 May 2026 in relation to the development application lodged for a Reconfiguring a Lot (1 into 2) at 36 Enright Street, Oxley. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

- **Appendix A** – Relocated Dwelling House Site Plan; and
- **Appendix B** – Amended Subdivision Proposal Plan.

Matter Raised:

Dwelling house

1. The proposal indicates that the existing dwelling house will be relocated to proposed Lot 21; however, plans showing the existing dwelling house layout and elevations have not been provided. In addition, the building footprint shown on Lot 21 appears different from that shown on Lot 20. The concept civil engineering report also states that the existing dwelling house is to be demolished, creating inconsistency in the submitted material. To demonstrate compliance with PO1, PO3 and PO4 of the Subdivision code:
 - (a) Provide information confirming whether the existing dwelling house is to be demolished or relocated.

- (b) If the existing dwelling house is to be relocated to Lot 20, provide plans showing the dwelling layout, window locations and elevations, and demonstrate compliance with all acceptable outcomes of the Dwelling house (small lot) code. If compliance cannot be demonstrated, further permits and fees may be required.
- (c) Provide plans showing the driveway and parking area, and ensure the proposed driveway maintains a minimum 2m clearance from the existing street tree fronting the site.
- (d) Update the concept civil engineering report to demonstrate that all required services will be provided to the relocated dwelling house in accordance with the applicable assessment benchmarks.

Response:

The below responses are provided to each of Council's requests within Item 1:

- (a) The existing Dwelling House will ultimately be relocated to be within proposed lot 21.
- (b) Please refer to **Appendix A**, it has been demonstrated that the future location of the Dwelling House is compliant with AO1.3, in that the development does not intend on sharing by formal title arrangements or common use and does not result in a building or structure being located either across a proposed lot boundary or within a setback required by the planning scheme.

*Note: **Appendix A** does not form part of the documentation to be stamped by Council in a formal capacity within a decision of this application and is for Council's information only, to determine compliance with AO1.3(b). The relocation of the Dwelling house is not an assessable component within this development application.*

- (c) The Engineering Report by Bravo Consult (*Appendix C, Town Planning Report (STP4924)*) provided within the original application package at lodgement demonstrates indicative crossovers that are compliant with the relevant standards/standard drawings. While the existing crossover that services the subject site is proposed to be demolished as a part of this application, future crossovers that service each new lot are to be provided at the time a future land use commenced on each lot, subject to the relevant requirements and permits appropriate at the time and located in a manner appropriate for the unique design of the building within each proposed allotment.

The development does not result in a non-compliance with AO3.2 or AO3.3 of the Subdivision code, in that:

- Direct vehicle access can be provided to each proposed lot in accordance with the standards set out in the Transport, access, parking and servicing planning scheme policy; and
 - The development results in allotments that achieve direct access to an existing public road that not classified as a major road. Such access has been demonstrated to be capable of being designed in accordance with relevant planning scheme policy standards and will be subject to future approvals, as appropriate.
- (d) The Dwelling house will connect internally to the Proposed Stormwater Stub located within the Northern corner of proposed lot 21, as demonstrated within the Engineering Report by Bravo Consult (*Appendix C, Town Planning Report (STP4924)*).

Overall, the development addresses Council's concerns, as applicable, under Item 1 and is compliant with PO1, PO3 and, PO4 of the Subdivision Code.

Matter Raised:**Sewer easement**

2. The proposal indicates that a sewer easement is intended to be established along the eastern boundary of the subject site within Lot 20 to facilitate access to the sewer manhole located at the corner of the site. However, the submitted plans do not depict the proposed easement. To enable a comprehensive assessment of the development, the following is required:
- (a) Provide amended plans and supporting information clearly identifying the location and extent of the proposed sewer easement.
 - (b) Confirm whether the existing dwelling house is proposed to be relocated and ensure all plans consistently reflect the proposed subdivision layout, including dwelling siting and services. Additionally, 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.

Response:

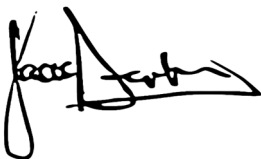
The proposal plan has been amended in direct response to Council's request to clearly illustrate the proposed sewer easement along the eastern boundary of Lot 20. Please refer to the updated subdivision plan attached as **Appendix B**.

Appendix A has been provided for information purposes only to demonstrate to Council's assessment manager that the ultimate location of the Dwelling House complies with the requirements of AO1.3 of the Subdivision Code. Showing the dwelling on the proposed engineering is not relevant to the assessment.

As per section 13.2 of the DA Rules, this letter provides a response to:
(a) all of the information requested.

Should Council have any outstanding issues associated with the information provided within this report, we formally request that Council informs us prior to making a decision.

Kind regards,



Jack Denham | Undergraduate Town Planner

Steffan Harries

Email: jack@steffanharries.au