Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

11 March 2026

Ms Kirsten Lovejoy
C/- Ms Kirsten Lovejoy
47 TORRINGTON STREET
SPRING HILL QLD 4000

ATTENTION: Kirsten Lovejoy
Application Reference: A006959119
Address of Site: 47 TORRINGTON ST SPRING HILL QLD 4000

Dear Kirsten

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial assessment of the above application and has identified that further information is required to progress the application to a decision.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the Planning Act 2016. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Lawful Point of Discharge

1. It is noted from the submitted information that the existing lawful roofwater discharge arrangements are to be maintained, however, no details on the existing arrangement have been provided. The roofwater from the front dwelling may affect the proposed new rear lot, especially due to the removal of the shed which roofwater from the front dwelling currently appears to discharge to. This will create stormwater nuisance and potential issues between the two new separate titles.
    a. Provide concept drainage plans in accordance with PO3 of the Stormwater Code that show a lawful point of discharge for the front lot. The roofwater from the front dwelling can be connected to the kerb and channel in Torrington Street with minor filling in the front setback to provide an improvement on the existing scenario given the removal of the shed.

Combine Sanitary (Sewer) Drain

2. It is noted that the existing dwellings and lots are currently connected to a Combined Sanitary (Sewer) Drain and not a reticulated sewer system. As the lot boundaries are proposed to be rearranged and each lot is required to be serviced independently, breaking of the combined drain and construction of new sewer property connection for each lot and the upstream lots on the combine is required in accordance with PO9 of the Infrastructure Design Code, PO6 of the Subdivision Code and Urban Utilities Combined Drains Guidelines. Provide further information to demonstrate the above works will be carried out including:
    a. A Services Advice Notice (SAN) from Urban Utilities providing consent to connect to the existing sewer reticulation network including details and requirements in relation to the combine drain.
    b. Details of how each lot will be provided with a new sewer property connection including a new connection for the upstream lots which will be remaining on the combine drain within their lots.
    c. A copy of permission to enter from any properties that may be required to grant access in relation to construction of any sewer works.

Access and Refuse Collection

3. The proposed plans do not demonstrate suitable access for each lot, wide enough rear access or provide adequately sized truncated area/s on either side of the rear lot access to ensure the rear lot has sufficient road frontage for compliant kerbside presentation of mobile garage bins and sufficient area for other services and utilities. As a result, the proposed development does not adequately address the requirements of PO3 / PO4 / AO4.1 of the Subdivision Code and PO8 / AO8.1 / AO8.2 of the Infrastructure Design Code. Provide amended plans that show:
    a. A driveway crossover for each lot;
    b. The rear access width to be increased. A performance outcome of 3m in lieu of the typically required 3.5m may be accepted pending the existing dwelling maintains a 1m setback from the side boundary to the wall. The access is to include a 2.50m wide concrete slab for the entire length of the rear access in accordance with Table 11 of the TAPS PSP.
    c. A 2.0m single chord truncation at the entry and end of the rear access handle. Demonstrate 2 Mobile Garbage Bins can be presented to the kerb in front of the truncation and servicing the rear lot (0.9m by 0.9m per bin);

Parking (Car Accommodation)

4. The proposed plans do not clearly illustrate appropriate car accommodation (parking) for each of the dwellings on the small lots. Provide amended plans that demonstrate suitable car accommodation for each of the dwellings within their respective lot.

Plans

5. The submitted Reconfiguration plans appear to indicate the existing metal shed will be retained. As the shed is located within the area dedicated to the access handle for the rear lot, the shed will need to be demolished. Provide amended plans which clearly show and notate the existing metal shed is to be removed from the site.
6. The submitted documentation does not show existing or proposed crossovers to each individual lot. Provide amended plans which clearly show the proposed crossovers to each lot. According to the Dwelling house (small lot) code, vehicular crossovers are to be a maximum width of 4m (excluding apron tapers) and comply with the standard drawings BSD-2022 or BSD-2021 (for a rear lot).

Note: Where the crossovers dominate the lot frontage, a smaller crossover may be required.

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 A006959119.

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

Yours sincerely



Abby Bannan
Urban Planner, Planning Services North
Phone: 31782418
Email: Abby.Bannan@brisbane.qld.gov.au
Development Services, Brisbane City Council