



City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

14 July 2026

Hickey Oatley Planning & Development Pty Ltd
C/- Hickey Oatley Planning & Development Pty Ltd
PO BOX 70
NEW FARM QLD 4005

ATTENTION: Mia Hickey
Application Reference: A007047753
Address of Site: 11 OBERON ST MORNINGSIDES QLD 4170

Dear Mia

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.

- 1) The frontages for proposed Lots 22 and 23 are less than 10m. In order to demonstrate compliance with PO27/AO27.4 of the Subdivision code, a shared access should be provided centrally along the proposed common property boundary of Lots 22 and 23.

To facilitate the outcome, the street tree fronting Lots 22 and 23 will need to be removed. The street tree has been programmed for removal by Public Space Operations Arboriculture Delivery as it meets the removal and replacement criteria due to its poor condition.

- a) Submit an amended plan of subdivision and concept services sketch which identifies the required combined driveway crossover for Lots 22 and 23. The crossover is to be centred on the shared boundary between the two proposed new lots.

Note to the applicant:

Public Space Operations Arboriculture have given in principle support for the removal and replacement of all street trees fronting the site. Should an approval be given, conditions will identify the requirements for street tree removal and replacement.

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 A007047753.

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 'N. Cudicio'.

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