



*Dedicated to a better Brisbane*

19 March 2026

Yuhong Wei  
C/- Urbicus Pty Ltd  
110 Kennedy Terrace  
PADDINGTON QLD 4064

**ATTENTION: Mark Kierpal**

**Application Reference:** A006958092  
**Address of Site:** 508 JESMOND RD FIG TREE POCKET QLD 4069

Dear Mark

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an assessment of the above application and has identified that further information is required to assess the proposal and 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.

**Proposed Subdivision Plan**

1. The proposed subdivision plan prepared by JW surveys and the engineering plan SK01 Revision A (the preliminary stormwater sketch) by Milanovic, show a different arrangement of boundaries. The proposed subdivision plan requires amendments to be consistent with the proposed stormwater and/or vice versa, and to show the existing features and constraints within the land in detail, (i.e. the existing Dam location, the existing effluent disposal/septic tank location) and its setbacks distances to new proposed lot boundaries.
  - a. In accordance with PO1 / AO1.3 of the Subdivision Code, provide an amended subdivision plan clearly showing the revised lot boundaries with standard setbacks to the existing septic tank on Lot 12 (containing the existing dwelling), the Dam's exact location and revise the proposed Lot 11 boundaries.
  - b. The existing Dam appears to encroach within 2 lots (proposed lot 11 and 12). Confirm and show on the amended plan whether the Dam is proposed to be dewatered and removed, or
  - c. If proposed for the Dam to be retained, show plans which clearly identify the Dam within a single lot. Demonstrate that the lots provide the standard setbacks distances from the Dam for the new onsite treatment disposal on the lot, and that the existing onsite sewer system on proposed Lot 12, maintains compliance with the requirements of the PO1/ AO1 and PO2 of the Wastewater Code.

**Plumbing (Onsite wastewater treatment)**

2. The existing Land Application Area (onsite sewer treatment disposal) appears to be outside the new proposed boundary of lot 12 (with the existing dwelling). This will have to be relocated within the property it serves. The proximity of the dam may cause the existing Land Application Area (existing onsite sewer treatment disposal) location non-

compliant with Queensland Plumbing and Wastewater Code (QPWC) setbacks with current system. The Dam may raise concerns for the middle-proposed lot (Lot 11) with QPWC setbacks.

3. A site and Soil Evaluation showing proposed building footprints and wastewater design is required for each proposed lot, in support of the application

### **Bushfire**

4. The site is mapped by the Bushfire overlay, triggering Sections A, C and D of the Bushfire overlay code. The development is to demonstrate that vegetation within 100m of the site is considered to be 'low hazard'. Provide confirmation from a suitably qualified person with technical expertise in the field of bushfire hazard confirming that vegetation within 100m of the site is considered to be 'low hazard'.

### **Vehicle Access**

5. It is understood the existing driveways along Jesmond Road are to be retained in order to provide access to proposed lots 11 and 12, however the submitted plan of subdivision does not clearly identify vehicle access to the additional proposed lot 10. Provide amended plans which show the proposed crossover to Jesmond Road and its proximity to existing services and street trees.

### **Needham Street (ARS)**

6. The proposed stormwater connection crosses an Access Restriction Strip (ARS) along Needham Street and belongs to Brisbane City Council. Landowner's consent is required to be included with the application to ensure the proposed stormwater system is able to be provided. Provide the appropriate consent from Council's Asset Management branch for the crossing of the ARS property for stormwater purposes.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006958092.

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

Yours sincerely



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