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25 May 2026

The Assessment Manger  
Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

**Attention:** Ruka Kearns, Urban Planner – Planning Services South

**Via email:** [Ruka.Kearns@brisbane.qld.gov.au](mailto:Ruka.Kearns@brisbane.qld.gov.au)

Dear Ruka,

## Response to Information Request – 54 Esher Street, Tarragindi (Council Reference: A006939118)

*Urbis Ltd*, continue to act on behalf of *Nicholas Baveas* (**'the Applicant'**), in relation to the abovementioned development application. This correspondence constitutes the Applicant's response to the information request issued by Council on 24 February 2026 for the development application.

This response is accompanied by the following supporting information:

- **Attachment A:** Traffic Engineering Assessment prepared by *Urbis*
- **Attachment B:** Lawful Point of Discharge Assessment prepared by *Milanovic Neale Engineers*

Each item from Council's information request letter has been outlined below (*in italics*) along with the respective comments and responses to each item.

### Item 1 – Traffic

*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.*

- 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.*

### Response

Refer to the Traffic Engineering Response Letter in **Attachment A**. An assessment has been prepared to demonstrate that the provision of two separate driveway crossovers, one servicing each proposed lot, is

achievable and appropriate for the site. The assessment considers PO3 of the Subdivision Code and PO1 and PO3 of the TAPS Code and confirms that the proposed access arrangement maintains the safety and efficiency of the transport network. In summary:

- A centrally located shared crossover would not achieve improved safety or compliance outcomes, as it would not meet the driveway spacing requirements of the BCC Transport, Access, Parking and Servicing Planning Scheme Policy due to proximity to the Esher Street / Weal Avenue intersection and adjacent driveways.
- Separate driveway locations can be positioned outside the prohibited access zones identified in AS2890.1 and maintain adequate sight lines.
- The development comprises two single dwellings with very low traffic generation (less than one vehicle trip per dwelling in the peak hour). The provision of a second driveway does not increase overall traffic generation compared to the existing development.
- The proposed access arrangement does not impact the function or efficiency of Esher Street as a major road.
- There is no net loss of on-street parking, as the site frontage accommodates two on-street parking spaces under both shared and separate driveway scenarios.

Based on the assessment, two separate driveways are considered appropriate for the proposed subdivision, and a shared crossover and associated access easements are not required to achieve the relevant performance outcomes. The detailed design and location of the driveways can be appropriately conditioned as part of the development approval, consistent with standard practice.

## Item 2 – Stormwater

*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.*

## Response

Refer to the Lawful Point of Discharge Assessment in **Attachment B**. The proposed drainage network discharges to a lawful point of discharge via Council parkland, connecting to an existing surface drain. The alignment minimises impacts on existing significant trees and allows for future extension to service adjoining properties. The assessment is supported by a stormwater drainage concept plan.

### Item 3 – Advice – Street Tree

*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-CSPPI- PLANNING-ARB@brisbane.qld.gov.au.*

### Response

The Applicant acknowledges Council's support for the removal of the existing street tree along the Esher Street frontage, subject to obtaining a NALL permit following approval.

### Summary

This correspondence constitutes the total extent of our response to the information request made by Council in accordance with section 13.2(a) of the Development Assessment Rules. We ask that Council progress the assessment of the application on that basis.

If you have any questions regarding the above or attached material, please do not hesitate to contact **Andrew Aldridge (Senior Consultant)** on 0450 697 767.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kris Krpan". The signature is fluid and cursive, with a long vertical stroke extending downwards from the end.

Kris Krpan  
Partner  
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