



Dedicated to a better Brisbane

20 July 2026

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C/- A1 Certifier Pty Ltd
106 Birkdale Road
BIRKDALE QLD 4159

ATTENTION: Brayden Mason

Application Reference: A007033673
Address of Site: 51 WILMAH ST ASPLEY QLD 4034

Dear Brayden

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.

Form and Scale

- 1) Provide further information to demonstrate how the proposed development complies with Development Form Overall Outcomes 6.2.1.1(5)(a)–(c) of the Low density residential zone code, having regard to the proposed lot sizes, dimensions, frontage widths, and their consistency with the prevailing development pattern and character of the locality.

Lot Pattern

- 2) The subject site is located within the Low density residential zone, has a site area of less than 400m², and includes lot frontage located more than 200m walking distance of a site or sites within a Centre Zone with a combined site area exceeding 2,000m².
 - a) Demonstrate that the proposed reconfiguration results in lots and lot arrangements that complement the established development pattern of the area and comply with Purpose 2(a)(i) and 2(b) of the Subdivision Code by providing:
 - i. An analysis of surrounding lot sizes, frontage widths, dimensions and subdivision patterns within the locality; and
 - ii. A justification outlining how the proposed lots integrate with, and complement, the existing character and development pattern of the surrounding area.

Earthworks

- 3) The subject site slopes to the rear of the site and further information is required to show how the development can comply with PO2/AO2.1 and AO2.2 of the Subdivision Code in that the proposed development will create usable allotments that do not rely on excessive cut and fill and that any cutting, filling, retaining walls and associated earthworks minimise adverse impacts on vegetation, natural features and the existing topography of the site.

- a) Provide revised earthworks plans and supporting documentation demonstrating that the proposed allotments can be established in accordance with PO2/AO2.1 and AO2.2 of the Subdivision Code.
- b) Demonstrate that the extent of cut, fill and retaining structures has been minimised and is limited to that necessary to facilitate the proposed subdivision and the establishment of compliant building areas on each allotment.
- c) To support the proposed filling of the site, provide an RPEQ-certified Earthworks and Civil Services Plan demonstrating that stormwater can be lawfully discharged to the kerb and channel within Wilmah Street.
- d) Provide an Earthworks Plan prepared in accordance with the requirements of Section 1.8 of the Infrastructure Design Planning Scheme Policy (ID PSP).
- e) Provide typical cross-sections through the proposed allotments demonstrating finished ground levels, retaining structures, building envelopes and the extent of cut and fill required to establish suitable building platforms.

Lawful point of Discharge

- 4) The subject site falls towards the rear, and it has not been demonstrated how the proposed development will achieve a lawful point of discharge in accordance with PO3/AO3.3 of the Stormwater Code and PO4/AO4.2 of the Subdivision Code.
 - a) Demonstrate that a lawful point of discharge can be achieved for the proposed development by either:
 - i. Obtaining the consent of one or more affected downslope property owners to convey stormwater to the kerb and channel within Helena Street; or
 - ii. Providing an engineering solution, supported by an RPEQ-certified Earthworks and Civil Services Plan, demonstrating that the site can be filled to an appropriate level (up to a maximum of 1.0 metre) to facilitate stormwater discharge to the kerb and channel within Wilmah Street.
 - b) Where consent from a downslope property owner is proposed, provide a completed "Property Owner's Statement of Consent or Refusal to Allow a Lawful Point of Discharge for a Proposed Development" form for each affected property owner. A copy of this form is attached to the External Documents associated with this application.

Driveway Crossover

- 5) The proposed vehicle access arrangements are not supported as currently shown and require amendment to ensure compliance with Council's access design requirements and to facilitate appropriate future development outcomes for each allotment.
 - a) The existing driveway crossover serving proposed Lot 1 is to be removed for the following reasons:
 - i. The crossover is excessively wide.
 - ii. The crossover is in proximity to an existing power pole, limiting its suitability as a compliant vehicle access point.
 - iii. Proposed Lot 1 has an unobstructed frontage that would enable a future dwelling to be serviced by a compliant driveway crossover located in a more appropriate position that better aligns with the design and siting of future development on the lot.

b) The existing driveway crossover serving proposed Lot 2 is to be upgraded to provide a minimum driveway width of 2.5m. Submit a revised site plan demonstrating that the widened driveway crossover serving proposed Lot 2:

- i. Complies with the minimum access width requirements; and
- ii. Maintains a minimum clearance of 2.0m from the existing street tree.

Verge width

- 6) The Streetscape hierarchy overlay mapping identifies the verge fronting the site as Neighbourhood Street Minor, requiring a minimum 3.75m wide verge. It appears the verge has not been achieved, and a linear land dedication is required in accordance with PO1/AO1 of the Streetscape hierarchy overlay code.
- a) Provide a survey and amended plans, demonstrating a 3.75m verge width and a linear dedication where 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 A007033673.

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

Yours sincerely



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Development Services
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