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**City Planning and Economic Development Services
Development Services**

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27 July 2026

Mohsin A Tariq & Bushra Mumtaz
C/- Park Lane Planning
PO Box 819
NEW FARM QLD 4005

ATTENTION: Alex Tonkin
Application Reference: A007058715
Address of Site: 550 BOUNDARY ST SPRING HILL QLD 4000

Dear Alex

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Build over or Near Stormwater (BONSW) Permit

1. A Building Over or Near Stormwater (BONSW) application is required for the proposed development. The applicant will need to demonstrate that acceptable clearance can be achieved between the proposed dwelling slabs and the stormwater pipe. Where the BONSW assessment requires changes to finished floor levels, amended plans may be required showing any resulting changes to the proposed building heights.

Centre and Mixed use code

2. Assessment of the Centre or mixed use code is required as it forms part of the assessment benchmarks for this development application.
 - a. Provide an assessment addressing the Centre or mixed use code.

Landscaping

3. Landscape work code is a prescribed secondary code under part 5 (Table 5.3.5.1—Prescribed secondary code) in Brisbane City Plan 2014. Address the landscaping requirements of the Landscape work code and Centre or mixed use code (AO55/PO55, AO56/PO56) to provide deep planting and reduce the bulk of the proposed dwelling.
 - a. Provide a landscape concept plan.

Character

4. The proposed front facade of the dwelling house is not considered to reflect the traditional character of the two heritage dwellings adjoining the subject site to the east and west as required in AO34.1/PO34 of the Centre or mixed use code..
 - a. Provide amended plans and elevations in accordance with Centre or mixed use code (AO34.1/PO34) that respect and reflect the traditional frontages and facades using traditional materials and finishes.

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 A007058715.

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

Yours sincerely



Chani Asha
Urban Planner
Planning Services Special Assessment
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Email: Chani.Asha@brisbane.qld.gov.au
Development Services
Brisbane City Council