



Dedicated to a better Brisbane

25 August 2026

Clifford Weder
C/- Norris Clarke & O'Brien Pty Ltd
PO Box 3448
NEWMARKET QLD 4051

ATTENTION: John Creagan

Application Reference: A007063369
Address of Site: 1252 WATERWORKS RD THE GAP QLD 4061

Dear John

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.

It is important to note this application is impact assessable which will require public notification. Council's assessment of this application will take into consideration submissions received during the public notification process.

1. Land use

While the proposal does not involve any demolition or building addition, the proposed Material Change of Use for a dual occupancy is not considered to align with the intended development location and land use outcomes for the Low density residential zone where the zone is intended to accommodate predominately low density detached dwelling house as outlined in section 6.2.1.1 (Low density residential zone code) of the *Brisbane City Plan 2014*.

Furthermore, the proposed development is not situated on a large site and is inconsistent with the low-density character envisaged for the Low density residential zone. In addition, the proposal does not achieve the minimum rear boundary setback, thereby reducing opportunities for adequate ground floor open space and the establishment of large subtropical shade trees required under the Dual occupancy code.

Having regard to the above, a secondary dwelling is considered a more appropriate form of development and land use for the site. It is therefore recommended that the application be amended to seek approval for a 'secondary dwelling' rather than a dual occupancy. Further information should be provided to demonstrate that the proposed secondary dwelling, in terms of its size and scale, complies with the relevant requirements of the Dwelling house code.

Should you not wish to amend the proposal to a secondary dwelling, provide a detailed justification to demonstrate that the proposed dual occupancy is an appropriate and anticipated form of development within the Low Density Residential Zone having regard to the identified inconsistencies. The following further information will also be required.

2. Proposal Plans

The plans submitted with the application do not accurately reflect the proposed development and do not provide sufficient information to enable a comprehensive assessment of the application.

Provide amended plans that clearly identify and demonstrate the following:

- a) The proposed development and all associated works.
- b) Ground floor plans for the proposed development, clearly showing:
 - I. The proposed layout;
 - II. The location, dimensions and number of all existing and proposed on-site parking spaces.
- c) The location of refuse bin storage areas.

3. Minor Engineering Report

Provide a minor Engineering Report prepared and certified by a Registered Professional Engineer of Queensland (RPEQ) demonstrating compliance with:

- I. Acceptable Outcomes AO1 and AO13 of the Transport, Access, Parking and Servicing (TAPS) Code; and
- II. Acceptable Outcome AO1 of the Stormwater Code.

Where the proposal does not comply with any relevant Acceptable Outcome of the applicable planning scheme codes, the report must address the corresponding Performance Outcome and include a performance-based assessment demonstrating how the intent and purpose of the relevant code provisions are achieved.

It is noted that the proposed development does not involve any increase in impervious area or roof area. Accordingly, it is anticipated that demonstrating the adequacy of the existing stormwater management system should not present significant difficulties. Notwithstanding this, the RPEQ report must include an assessment confirming the adequacy of the existing stormwater management arrangements.

4. Landscape Design

The proposal does not include any landscaping and therefore does not demonstrate compliance with the Dual Occupancy Code.

- a) Provide amended plans, including a Landscape Plan, demonstrating compliance with Overall Outcome 2.j., PO13 and AO13.3 by identifying:
 - i) proposed landscaping and deep planting areas;
 - ii) the location and species of large subtropical shade trees;
 - iii) how landscaping contributes to Brisbane's subtropical character, streetscape amenity and the mitigation of urban heat island effects; and
 - iv) any retained vegetation and opportunities for establishment of substantial canopy trees.
- b) Where the front fence/wall exceeds 1.2m in height and 10m in length, amended plans are to demonstrate compliance with AO16.2 through the incorporation of landscaping and/or other design measures to soften its visual impact and provide visual interest.

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 A007063369.

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

Yours sincerely



Erik Christensen
Urban Planner
Planning Services North
Phone: (07) 31782320
Email: Erik.Christensen@brisbane.qld.gov.au
Development Services
Brisbane City Council