Brisbane City Council ABN 72 002 765 795

**City Planning and Economic Development Services**
**Development Services**
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

*Dedicated to a better Brisbane*

27 October 2026

Nadia Arehjan
C/- Steffan Harries
PO Box 6258
FAIRFIELD QLD 4103

**ATTENTION: Jack Denham**

**Application Reference:** A007111784
**Address of Site:** 23 BEN ST CHERMSIDE WEST QLD 4032

Dear Jack

**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.

**Lot Size**

While the proposal achieves minimum 350m$^2$ and average lot size 400m$^2$ in accordance with Table 9.4.10.3.B Part 2 of the Subdivision code, the proposed lot with lot size 360m$^2$ is not considered reflective and complement the pattern of the subdivision in the surrounding locality as intended in the purpose of the Subdivision code which majority of small lots are no less than 400m$^2$ in the low density residential zone. With consideration to the site and surrounding context, the lot sizes should be adjusted to create lots no less than 400m$^2$.

**Access**

1. The site has frontage to Ben Street, a minor neighbourhood road, and Maundrell Terrace, a higher-order suburban road. Vehicular access from Maundrell Terrace is not supported as it does not comply with AO3.3 / PO3 of the Transport, Access, Parking and Servicing (TAPS) code and TAPS Planning Scheme Policy (PSP).
    a. Provide amended plans demonstrating a single shared vehicular crossover from Ben Street servicing both proposed lots. The plans must show:
        i. a minimum 3.5 m wide access easement over proposed Lot 1 benefiting proposed Lot 2;
        ii. a minimum 2.5 m wide constructed driveway within the access easement;
        iii. the crossover positioned toward the southern boundary of the Ben Street frontage; and
        iv. a minimum separation of 1 m from the existing electricity pole and 2 m from the existing street tree.

**Refuse**

2. The shared access arrangement must also provide a suitable area for the presentation of mobile garbage bins for kerbside collection without obstructing the crossover or vehicle access.

a. Provide amended plans showing a 2 m single-chord splay in the access easement at the Ben Street frontage. The splay must accommodate the presentation of two mobile garbage bins for kerbside refuse collection, be located within the frontage of the easement and remain clear of the vehicular crossover.

**Stormwater**

3. Maundrell Terrace is identified as the proposed lawful point of discharge. However, insufficient information has been provided to demonstrate how stormwater runoff from both proposed lots will be collected and conveyed to the proposed lawful point of discharge, including whether kerb adaptors are proposed.

   a. Provide a concept engineering plan demonstrating the proposed stormwater drainage strategy for both lots. The plan must show:

      i. how stormwater runoff from each lot will be collected and conveyed;

      ii. the proposed lawful point of discharge to Maundrell Terrace;

      iii. the location, alignment, levels and dimensions of proposed drainage infrastructure and any required easements; and

      iv. details of the proposed connection to the kerb and channel, including any kerb adaptors.

**Earthworks**

4. The submitted material does not clearly identify whether filling, excavation, batters or retaining structures are required to facilitate the proposed lots, access and drainage works.

   a. Provide concept earthworks plans identifying all proposed earthworks required for the development, including the extent and depth of cut and fill, existing and finished surface levels in mAHD, batters and retaining structures.

   b. Demonstrate compliance with the Filling and Excavation Code.

**Verge width**

5. The Streetscape hierarchy overlay mapping identifies the verges fronting the site as Neighbourhood Street Minor. PO1/AO1 of the Streetscape hierarchy overlay code and the Infrastructure design planning scheme policy require a minimum 3.75m verge width. The minimum verge width has not been achieved along Ben Street, and a linear land dedication is required along this frontage

   a. Provide amended plans, demonstrating provision of a linear land dedication achieving a 3.75m wide verge.

**Crossovers**

6. Any crossover design must ensure the existing street tree is retained, and any crossover pavement has a distance of minimum 2m from the trunk of the street tree.

**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 A007111784.

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

Yours sincerely



Steve Zhou
Urban Planner
Planning Services North
Phone: 07 3178 1997
Email: Steve.Zhou@brisbane.qld.gov.au
Development Services
Brisbane City Council