



Dedicated to a better Brisbane

20 August 2026

Odessa Property Group
C/- Gaskell Planning Consultants
PO Box 8103
WOOLLOONGABBA QLD 4102

ATTENTION: Luke Bulter

Application Reference: A007067229
Address of Site: 17 GUNNER ST KEDRON QLD 4031

Dear Luke

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(s)-

Whilst it is acknowledged that some lots within the locality are below the minimum 450m² lot size required under Overall Outcome (OO) 6 d. of the Character residential zone code, the proposed lot size being 360m² and the frontage being 9.153 metres represent a significant departure from the minimum lot size and frontage anticipated within the Character zone precinct. Furthermore, the site adjoins lots within the Character residential zone; further fragmentation of the subject site through the creation of the lots below the minimum 450m² is not considered to provide and maintain the established block pattern or character of the precinct, nor is it considered to provide a consistent and appropriate transition between the Low density residential zone and the Character residential zone.

1. Provide justification and details that address the requirements outlined under OO6 d. of the Character residential zone code, specifically, how given the small lot nature proposed can accommodate a dwelling while retaining a traditional backyard space along with large trees.
2. Provide an amended Code Assessment Report which removes the assessment against the *Sunshine Coast Planning Scheme 2014*.

Lawful point of discharge

The land of the subject site falls away from Gunner Street, which would direct stormwater runoff from the proposed lots to adjoining properties. The current proposal does not demonstrate the proposed lots will be provided with a Lawful point of discharge (LPD) as required under the Subdivision code and the Stormwater code.

3. Provide engineering drawing/s showing a proposed stormwater management system and any required earthworks/retaining walls to demonstrate the stormwater runoff from

the proposed lots will be conveyed to a LPD being the kerb and channel of Gunner Street (or existing stormwater infrastructure in Gunner Street).

- a. The engineering drawing/s are to be prepared and certified by a RPEQ as required by the Infrastructure design (ID) PSP Chapter 1.
- b. Alternatively, provide a Consent for Lawful Point of discharge form signed by affected downstream property owner/s, and an engineering plan of proposed stormwater drainage through those properties discharging to the kerb and channel of Somerset Road. Please find a copy of the LPD consent/refusal form attached.

Access

The site frontage of proposed Lot 1 is constrained by an existing street tree, and the current proposal does not demonstrate the Lot will be provided with vehicle access to comply with the standards in the Transport, access, parking and servicing (TAPS) PSP as required by the Subdivision code PO3 and the TAPS code PO3.

4. Provide amended drawing/s demonstrating the location of a proposed driveway crossover for Lot 1 and ensure the driveway achieves a minimum 2.0 metre clearance to the existing street tree, and the driveway will not encroach into the frontage of adjoining property.

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 A007067229.

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
Brisbane City Council