Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

03 November 2026

MIRA2601 Pty Ltd ATF MIRA2601 Trust
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jordan Holman

Application Reference: A007129284
Address of Site: 38 MORETON ST NEW FARM QLD 4005

Dear Jordan,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application and has identified that further information is required to fully assess the proposal and demonstrate achievement of the relevant outcomes *City Plan 2014*.

Heritage impacts

1) The proposed rear addition alters the original asymmetrical hipped roof form of the Local heritage place and is considered to diminish the aesthetic significance of the dwelling as one of a group of four identical asymmetrical residences, as identified under Criterion E of the Statement of Significance in Council's heritage citation. The proposal is therefore not considered to achieve performance outcomes PO1, PO2, PO3 and PO4 of the Heritage overlay code.

To address this:

a) Provide amended plans showing the proposed rear addition redesigned to remain below the rear eave line of the original building and retain the original asymmetrical hipped roof form, thereby maintaining the built form and aesthetic significance of the Local heritage place.

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 A007129284.

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

Yours sincerely,



Flora Wehl
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Development Services
Brisbane City Council