Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

16 November 2026

ATTENTION: Cameron Milne

Application Reference: A007135053
Address of Site: 11 SWAN ST SHORNCLIFFE QLD 4017

Dear Cameron

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.

Heritage Overlay – Timber Battens

1) Amendments are required to the proposed demolition and extensions to the heritage place to minimise the extent of development affecting the heritage place and achieve compliance with Performance Outcomes PO1, PO2, PO3 and PO4 of the Heritage Overlay Code.

Submit amended plans with the following changes:

a. The timber battens beneath the existing front verandah facing Swan Street are to be retained in their entirety, including their existing length from the underside of the verandah to natural ground level.

b. The design of the proposed timber battens beneath the existing front verandah facing Yundah Street is to be revised to provide a greater minimum length, with the lower extent of the battens aligning with the datum established by the retained battens along the Swan Street elevation.

Advice – Pool House Siting

2) The proposed two-storey pool house has a significantly reduced setback from the Yundah Street boundary, resulting in a highly visible and dominant built form within the streetscape. While not part of the assessment of this application, concerns are raised regarding the setback to the pool house. The setback should be increased further from the frontage, to maintain a subordinate relationship to the primary dwelling, better respond to the established streetscape and ensure compliance with the Queensland Development Code P1. Concern is also raised regarding the reduced southern side setback and potential amenity and privacy impacts on the adjoining property.

a. Submit a siting variation application to be assessed with the current development application.

b. Amend the proposal to relocate the pool house outside of the frontage setback area and generally behind the core wall of the existing dwelling.

c. Increase the southern side setback to be a minimum 1500mm from the side boundary.

Urban Utilities (UU)

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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 A007135053.

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