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

28 October 2026

Zachary Abram Saragossi
C/- Reel Planning Pty Ltd
1/9 Camford Street
MILTON QLD 4064

ATTENTION: Tim O'Leary

Application Reference: A007120681
Address of Site: 59 THOMAS ST AUCHENFLOWER QLD 4066

Dear Tim

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.

1. Verge Width – Streetscape Hierarchy Overlay

The Streetscape Hierarchy Overlay identifies the verges fronting the site as Neighbourhood Street Minor.

In accordance with PO1/AO1 of the Streetscape Hierarchy Overlay Code and the Infrastructure Design Planning Scheme Policy, a minimum 3.75 m wide verge is required.

Provide amended plans which:

a.) demonstrate the provision of a linear land dedication achieving minimum 3.75 m wide verge along the applicable site frontages.

2. Regional Infrastructure Corridors and Substations Overlay

The site is mapped within the Regional Infrastructure Corridors and Substations Overlay – Major subsurface transport infrastructure (Legacy Way) sub-category.

a.) In accordance with AO5/PO5 of the Regional infrastructure corridors and substations overlay code, provide written advice from the asset owner of the Legacy Way tunnel confirming in-principle support for the proposed development.

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.

…/2

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 A007120681.

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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Planning Services North
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Development Services
Brisbane City Council