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**City Planning and Economic Development Services
Development Services**

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7 August 2026

Joseph Evans, Madeline Howard
C/- Madeline Howard
118 Fuller Street
LUTWYCHE QLD 4030

ATTENTION: Joseph Evans

Application Reference: A007057874
Address of Site: 46 DANIELLS ST CARINA QLD 4152

Dear Joseph

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.

Proposed Lot size(s)

While it is acknowledged that the justification provided with this application outlines a walking distance of 250m from the nearest centre and that the proposed lot configuration can achieve the minimum rectangular dimensions, average lot width and average frontage requirements outlined under Table 9.4.10.3 of the Subdivision Code, the application has not satisfactorily demonstrated how the proposed lots, which are below the minimum area of 400sqm meet the purpose and relevant performance outcomes of the Subdivision code. In particular, limited information has been provided with regards to the existing nearby infrastructure, services and facilities needed by a future Dwelling house as required under 9.4.10.2 Purpose 2b.iii of the Subdivision code. Further, Council's assessment indicates that the safe and reasonable walking distance between the subject site and the nearest centre is approximately 430m.

1. Provide further information demonstrating the site's proximity to nearby infrastructure, services and facilities that may support future dwelling house, having regard to the relevant provisions of the Subdivision code.

Earthworks

It is acknowledged that the materials supplied with this proposal demonstrates that the earthworks and retaining structures is in response to the existing topography to create useable lots, however, the proposed development does not address the existing non-standard verge slope as required under PO4 of the Infrastructure design code. The existing verge is required to be upgraded to comply with the road corridor design and streetscape locality advice standards within the Infrastructure design Planning scheme policy (PSP) stated under AO4 allowing suitable driveway grades, verge profile to provide for refuse bin collection points and ensure safe access for pedestrians as required under PO4 of the Infrastructure design (ID) code.

2. Provide engineering drawing/s, prepared by a RPEQ as required by the ID PSP Chapter 1, of proposed earthworks and retaining walls for the development, and ensure the following items are addressed:
 - a) Demonstrate the majority of the verge along the frontage of the site will have maximum grades across the verge generally as per Council standard drawing BSD-2024.
 - i. It is noted that the lowered verge will need transitioning to verges on either side of the site frontage, and batter slopes to existing verges should not exceed 1:10.
 - ii. Amended drawing/s are to indicate depths of existing services in the verge and nominate lowering of service/s if required.
 - iii. The grades of the driveways from the carriageway, across the verge, and to the proposed building pads of the Lots are to be shown on the amended drawing/s and comply with BSD-2024.
 - iv. Consider providing the access driveways as 'Grid crossings and Invert modifications' as per BSD-2023 to assist in grade transitions across the verge and into the Lots.
3. Whilst it is acknowledged that the currently proposed retaining walls presenting to the site frontage may be considered consistent with existing retaining walls, as part of lowering the verge demonstrate proposed retaining walls presenting to the sites front boundary will need to be a maximum 1.0 metre in height, offset, or stepped at 1m vertical to 1m horizontal units as required to comply with the Filling and excavation code.
 - a) Ensure the concept earthworks drawing/s include cross-sections at appropriate locations along all site boundaries to show the interface with adjoining land.
 - b) The drawing/s are to show levels at the top and bottom of retaining walls and that the walls (including associated drainage) will be wholly contained within the sites property boundaries.
 - c) Demonstrate the location of proposed mobile garbage bin collection points with suitable grades along the verge.

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 A007057874.

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

Yours sincerely



Steve Zhou
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Development Services
Brisbane City Council