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2 June 2026

XGW Family Pty Ltd
C/- Aspect Town Planning Pty Ltd
PO Box 2101
GRACEVILLE EAST QLD 4075

ATTENTION: Zoc Pankaluic
Application Reference: A006876477
Address of Site: 25 PRINCE ST ANNERLEY QLD 4103

Dear Zoc

RE: Further Advice

Thank you for your response to the Council Information Request dated 8 December 2025. The response dated 5 May 2026 has been reviewed further issues remain to be addressed. The proposal as currently presented remains unable to be supported and should be reduced. Insufficient land size is proposed for the rear lot dual occupancy site currently proposed. Adjustments to the front lot could be made by relocating the existing house forward and allowing a more suitable rear lot dimension. Please address the following issues and consider what changes could be made to achieve an outcome that can be supported.

Rear Boundary Setback

- 1) The proposed rear boundary setback has been decreased compared to the plans assessed by Council at the time of initial lodgement of the development application. The proposed Dual occupancy further encroaches into the rear setback distance (2.022m to OMP and 2.811m to wall proposed). The proposed rear boundary setback is not considered to provide for adequate areas of open space and landscaping, does not support the opportunity for adequate landscaping to be established at the rear, and adversely impacts on the amenity and privacy of rear boundary neighbouring properties. Therefore, the proposal does not achieve Performance Outcome PO2 and PO6 of the Dual occupancy code and is not supported in its current form.
 - a) Provide amended plans illustrating a greater rear boundary setback to the entirety of the Dual occupancy, in accordance with PO2 and PO6 of the Dual occupancy code.
 - b) Consideration should be given on illustrating deep planting and landscaping at the rear to ensure adequate space is given for the planting of shade trees and buffer planting.

Building Height

- 2) The current proposed Dual occupancy maintains a building height of 3 storeys and 10.23m and presents an overall form of a three-storey building from the streetscape in the further information provided as part of the information request response. Provide amended plans reducing floor to ceiling heights of the ground level to reduce the overall building height,

noting the current proposed height of the ground floor far exceeds minimum requirements for non-habitable spaces in the NCC.

Rear Lot Access

- 3) The width of the rear lot access easement is normally to be a minimum of 3.5 metres, excluding the truncation, in accordance with the Table 11 in the Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP). However, Council may consider the proposed performance outcome of 2.7 metres in width, subject to a preliminary concept plan being provided, endorsed by a Registered Professional Engineer of Queensland (RPEQ), demonstrating how all the services and utilities required for the rear lot can be installed and maintained.
- 4) Demonstrate that the width of the entrance to the truncation to the rear lot access easement is sufficient to accommodate a minimum 2.5-metre-wide crossover, two minimum 0.6-metre-wide splays and space for kerbside presentation of the four mobile garbage bins associated with the dual occupancy on Lot 1 (3.6 metres). A minimum of 7.3 metres is required between the southern site boundary and the northern tip of the entrance truncation. The existing crossover is required to be upgraded to the current standard with a minimum 2.5-metre-wide crossover and two minimum 0.6 metre wide splays, as a result of the proposed development. A frontage length of 3.6 metres needs to be provided for the four bins from the rear lot, allowing 0.9 metre per bin.
- 5) The swept paths provided conflict with the south-western corner of the existing house on Lot 2. Review the swept paths and amend the site layout as required to ensure there are no conflicts with the existing dwelling house and proposed swept paths.
- 6) The extent of the proposed access easements "A" and "B" are to be extended to entirely cover the full extents of the swept paths.

Stormwater

- 7) Amended plans have not been provided illustrating upslope drainage connections for Lot 110 on RP 37417 and Lot 8 on RP 216971 and Lots 1 to 6 on SP 210891, sized for the ultimate catchment conditions and directed to a lawful point of discharge. It is acknowledged amended plans have not been provided illustrating these connections, however, there is an existing fall of approximately 1.75 metres from front to rear across the upslope properties. The upslope drainage connections are required for the potential future development or redevelopment of the upslope properties to satisfy PO11 of the Stormwater Code and PO4 of the Subdivision code. Please note that while Lot 110 on RP37417 and Lot 8 on RP216971 are connected to a roof water drainage pipe, the existing roofwater diameter is unknown, connections have not been demonstrated, and this system does not comply with Council's current standards for the potential future development or redevelopment of these lots. The upslope drainage connections are to be a minimum 225 mm diameter and secured by a minimum 0.9-metre-wide easement.

Private Open Space

- 8) In addition to the revised rear boundary setback concerns notated in Item 1), it is unclear if the proposal still achieves the required private open space provisions in accordance with AO13.1 (a) of the Dual occupancy code.
 - a) Provide amended plans clearly delineating private open space for the proposed Dual occupancy, noting a minimum area of 35m² and minimum dimension of 3m is to be achieved.

Proposed Plans

- 9) The proposed plans are still insufficient to demonstrate and provide certainty regarding setbacks from respective property boundaries. Provide updated plans, across all levels and floor plans, and elevations illustrating the proposed property boundary on each drawing.

Should you wish to amend the application to resolve these matters, it is recommended that you agree to extend or stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Dane Hoffmann', written in a cursive style.

Dane Hoffmann
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