



*Dedicated to a better Brisbane*

17 April 2026

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PO Box 986  
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**ATTENTION:** Himaansu Kumar  
**Application Reference:** A006914094  
**Address of Site:** 83 DANNENBERG ST CARSELDINE QLD 4034

Dear Himaansu

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and identified that further information is required to fully assess the proposal.

### **Ecological Values**

- 1) The site is mapped within the High Ecological Significance (HES) and High Ecological Significance Strategic (HESS) sub-categories of the Biodiversity areas overlay. An Ecological Assessment Report has been prepared to support the 1 into 3 lot subdivision proposal. The report describes the importance of the site within a broader ecological corridor within the landscape and confirms the presence of endangered Regional Ecosystem RE12.5.2a across roughly 95% of the site. The proposed development will impact upon ~720m<sup>2</sup> of mapped Biodiversity areas. These ecological features and areas of strategic biodiversity value must be protected, conserved and restored. As such, the proposed encroachment into the overlay is not supported, and development footprints must be confined to existing cleared areas of the site (i.e. within the footprint of the current dwelling). In accordance with PO4 and PO9 of the Biodiversity overlay code:
  - a) Provide a revised subdivision plan, restricting development footprints to existing cleared areas on site to maximise the mapped Biodiversity area to be protected and restored.
  - b) Provide a revised Tree Retention Plan in accordance with the revised subdivision layout requested above. The Tree Retention Plan must also illustrate the proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) required during construction of the development.
  - c) Provide a Concept Rehabilitation Plan for the area to be protected as an Environmental Protection Zone. This plan is to be in the form of scaled plans and supporting documentation that includes a description of proposed rehabilitation, including earthworks, methods and objectives.

- d) Provide an Offset Delivery Strategy that confirms the total impact area to be offset (noting changes required to retention of vegetation as indicated above), in accordance with PO9 of the Biodiversity areas overlay code and the Offsets Planning Scheme Policy. This must include a plan identifying the existing Biodiversity areas overlay (HES/HESS), together with the extent of development footprints impacting upon mapped areas (e.g. development areas, roads, building envelopes, service alignments and access for construction works) to determine the area of impact.

### **Bushfire Hazard**

- 2) The site is mapped within a Bushfire Hazard Area in the State's Natural Hazards, Risk and Resilience mapping; however, no assessment against the SPP Assessment Benchmarks for Natural Hazards, Risk and Resilience has been provided. Given an increase in lot density is proposed, it must be demonstrated that the proposal is not subject to an intolerable level of bushfire risk.
  - a) Provide an assessment against the SPP Assessment Benchmarks for Natural Hazards, Risk and Resilience. City Plan's Bushfire Overlay Code can be used as a means of demonstrating compliance with these benchmarks.

### **Access and Manoeuvring**

- 3) The submitted plans propose rear lot access. However, key information is missing to demonstrate that sufficient access, safety, and manoeuvring can be achieved. In accordance with PO3 of the Subdivision code and PO3 and PO9 of the Transport, access, parking and servicing code:
  - a) Provide a RPEQ-certified traffic statement demonstrating compliance with the planning scheme for access or endorsing any proposed performance outcomes for Council's consideration.
  - b) Provide amended plans showing the proposed vehicle crossover and rear access driveway, ensuring the driveway/easement continues along the full length of the rear access way.
  - c) Amended plans demonstrating adequate access easements to provide suitable access to proposed Lot 201, noting that it currently has no practical access.
  - d) An RPEQ-certified swept path analysis for a B85 medium-sized car demonstrating safe manoeuvring, including entry and exit of the proposed rear access vehicle crossover, and taking into account the existing traffic island to determine whether any modification is required.

### **Refuse Collection**

- 4) The proposal currently lacks adequate demonstration of compliant refuse collection arrangements for the rear lots. In accordance with PO4/AO4.1 of the Subdivision code and PO8/AO8.1 and AO8.2 of the Infrastructure design code:
  - a) Provide a detailed traffic assessment to determine if location of the access easement for the rear allotments any future driveway crossover servicing these lots is likely to conflict with the existing traffic island.
  - b) Provide further details on the proposed driveway crossover for the rear allotments, including its location, type and width.
  - a) Demonstrate the rear allotments are provided with sufficient frontage via truncation to accommodate the driveway crossover width inclusive of kerb tapers and

3,600mm for refuse collection points (i.e. 4,200mm crossover inclusive of kerb tapers + 3,600mm = frontage of 7,800mm achieved via truncation)

### **Fire Protection**

- 5) The proposed development will result in a residential lot that, at its furthest point, will be more than 90m from an existing UU hydrant. This does not comply with PO9, PO23 and PO24 of the Infrastructure design code.
  - a) Provide amended plans and sufficient additional information to demonstrate that the proposal can achieve adequate fire protection, including the provision of a fire hydrant on the street frontage, where any point of a possible building envelope is or will be more than 90m from a UU fire hydrant.

### **Streetscape**

- 6) Verge widening is required to achieve a minimum 3.75m wide verge in accordance with PO1 of the Streetscape hierarchy overlay code.
  - a) Provide amended plans, demonstrating a linear land dedication along the frontage to achieve a 3.75m wide verge.

### **Plans**

- 7) Review of the proposed subdivision plan indicates that the eave of the dwelling on Lot 100 encroaches into the proposed access easement. In addition, the lot boundaries for Lot 201 appear incomplete and do not clearly depict the full extent of the proposed new lot. To enable comprehensive assessment:
  - a) Provide confirmation that the access easement will remain free of any building structures, including eaves; and
  - b) Submit revised plans that clearly and accurately illustrate the full extent of the proposed Lot 201 boundaries.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006914094.

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 read 'Luke Hadrick', written in a cursive style.

Luke Hadrick  
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