



Dedicated to a better Brisbane

08 June 2026

Robert Deane
C/- Saunders Havill Group
9 Thompson St
BOWEN HILLS QLD 4006

ATTENTION: Amber Folker
Application Reference: A007017149
Address of Site: 29 KENT ST RED HILL QLD 4059

Dear Amber

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.

Flooding and Stormwater

1. The proposal involves a Reconfiguration of a Lot from one into two (1 into 2 ROL) and a Material Change of Use (MCU) for a new Dwelling on the proposed Lot 2. The development triggers assessment against the Stormwater code for the Reconfiguration of a Lot component. To enable a comprehensive assessment of the application, submit the following further information:
 - a. An assessment against the Stormwater code;
 - b. A Registered Professional Engineer of Queensland (RPEQ) certified report that assesses the existing and proposed drainage conditions, noting there is an existing minor overland flow path affecting the rear of the site, including:
 - i. Demonstrate that the proposed lot 2 has acceptable flood immunity (Stormwater code PO7);
 - ii. Demonstrate that the development does not directly or indirectly increase flood levels, velocities or hazard (Stormwater code PO1, PO2, PO3, PO10);
 - c. Provide detail of an upslope stormwater connection to service the existing and ultimate development potential of 31 Kent Street and 57 Arthur Terrace.

Rear Lot Services

2. Submit an amended subdivision plan that provides a single chord truncation at the Kent Street frontage for the rear lot access easement to accommodate future services and for the presentation of bins for kerbside collection at Kent Street.

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 A007017149.

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

Yours sincerely



Sultana Alam
Urban Planner
Planning Services House & Homes
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Development Services
Brisbane City Council