



Dedicated to a better Brisbane

12 May 2026

Chalf Pty Ltd

ATTENTION: Adam Lockhart

Application Reference: A006998123
Address of Site: 44 BOYD ST BOWEN HILLS QLD 4006

Dear Adam

RE: Information request in accordance with the Development Assessment Rules

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

Earthworks – Subdivision Code

- 1) The information provided with the application states that no bulk earthworks are proposed. However, the dwelling plans indicate excavation of approximately 1.95m along the southern boundary, which does not comply with AO2.1 of the Subdivision code.
 - a) Provide conceptual earthwork plan(s), including sections and levels, demonstrating the extent of cut and fill, and which is to demonstrate that the works will not adversely impact the drainage regime of the adjoining properties, particularly the southern lot.
 - b) Where excavation is proposed at or near the boundary, provide written consent from the adjoining landowner.

Earthworks – Filling and Excavation Code

- 2) Insufficient information has been provided to demonstrate compliance with the stormwater and subsoil drainage requirements, as required by AO1(b), AO2.1 and AO5 of the Filling and excavation code.
 - a) Provide details of the proposed drainage solution, including subsoil drainage and connection to a lawful point of discharge, ensuring no adverse impacts on adjoining properties.
 - b) Demonstrate that all surface and subsoil drainage is directed to a lawful point of discharge in accordance with Section 7.6.7 of SC6.16 (Infrastructure Design Planning Scheme Policy – Stormwater Drainage), including treatment at retaining structures where applicable.

Transport, Access, Parking and Servicing (TAPS)

- 3) The information provided as part of the application does not include a longitudinal section of the proposed driveway access to the new dwelling on proposed Lot 2 and currently not adequately demonstrate compliance with the TAPS Planning Scheme Policy.
 - a) Provide a longitudinal section of the proposed driveway access, including levels and gradients, from the property boundary to the garage. The section is to incorporate the existing footpath levels and gradients along Dunlop Street.
 - b) Demonstrate that the proposed access arrangement is achievable and complies with the gradient and design requirements of the TAPS Planning Scheme Policy (BSD-2022).

Erosion Hazard Form

- 4) An Erosion and Hazard Assessment Form is required to be lodged with any development application that will result in soil disturbing activity.
 - a) Complete and submit an erosion hazard assessment form. Please refer to the following link for access: <https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/after-approval/erosion-and-sediment-control-esc>

Infrastructure

- 5) The proposed reconfiguration does not demonstrate that existing infrastructure is wholly contained within the lot it will serve. The submitted plans indicate that the existing sewer infrastructure (including private house drainage) servicing the dwelling on proposed Lot 1 is located within proposed Lot 2.
 - a) Provide amended plans demonstrating how each lot will be provided with independent connections to essential services (including water and sewer), ensuring that all infrastructure is contained within the lot it serves. Any required extension or relocation of sewer infrastructure is to be undertaken in accordance with relevant service authority requirements.
 - b) Provide an amended schematic services plan, showing the proposed servicing arrangements for each lot, including separate connections to infrastructure (e.g. water and sewer), in accordance with PO6 of the Subdivision Code and PO9 of the Infrastructure Design Code.

Verge Works

- 6) The Streetscape hierarchy overlay mapping identifies the verges as Locality Street and Infrastructure design planning scheme policy. Table 5.3.14.2.3.1A states that the existing verge width must be retained. Due to the grades in the verge any retaining wall must be located on the Dunlop St boundary and allow for 1 in 50 crossfalls to the kerb.
 - a) Provide an earthworks plan, demonstrating compliant verge grades with 1 in 50 crossfalls and longitudinal grades, following road grades.

Traditional building character

- 7) The proposed upper-level balcony of the new dwelling has an approximate depth of 800mm addressing the street, and insufficient information has been provided to demonstrate that the balcony will achieve a habitable dimension or present as a projecting component. Further, the proposal does not include a pitched roof form. It is currently considered that the dwelling does not provide the required traditional building character elements that are reflective of and complementary to the traditional building character within the street, as required by AO7/PO7 of the Traditional building character (design) overlay code.

While it is noted that the proposed roof pitch has been designed to reduce impacts to the visual amenity of the pre-1946 dwelling house, to be relocated to Lot 1, the proposed new dwelling also does not include eaves that are of similar proportions to eaves on pre-1946 dwelling houses within the streetscape.

Provide amended plans for the dwelling house on proposed Lot 2 as follows:

- a) Demonstrate an upper-level balcony with a minimum depth of 1.3m, that is capable of functioning as a habitable outdoor space, and with a front setback of no less than 1.5m, to achieve a projecting form consistent with the established character of pre-1946 dwellings within the streetscape.
- b) Include roof eaves that are of similar proportions to eaves of pre-1946 dwelling houses within the streetscape.

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 A006998123.

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

Yours sincerely



Jada Lyons
Urban Planner
Planning Services House & Homes
Phone: (07) 3178 2246
Email: Jada.Lyons@brisbane.qld.gov.au
Development Services
Brisbane City Council