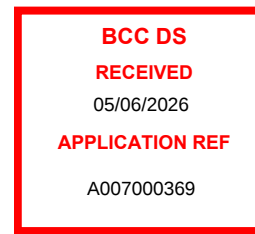


12 Glenlea Street
Development Services
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001
By email: DSPlanningSupport@brisbane.qld.gov.au



Attention: Kaitlyn Sheppard, Urban Planner

Application Reference: A007000369

Site: 14 Bradnor Street, Carina QLD 4152 (Lot 49 on RP108872)

Proposal: Reconfiguring a Lot (1 into 2 lots) and associated Operational Work

Dear Ms Sheppard,

RE: Response to Information Request - Reconfiguring a Lot, 14 Bradnor Street, Carina

This letter responds to Council's Information Request dated 12 May 2026 for the above application. The Information Request raised four matters under the Development Assessment Rules. Each is addressed in turn below, and a summary table is provided at the end of this letter setting out the changes to the relevant outcomes, the amended plans and the supporting documentation, in accordance with Council's request.

In this response, references to a **Performance Outcome (PO)** mean the planning objective that development must achieve under the relevant code, and references to an **Acceptable Outcome (AO)** mean a prescribed means of satisfying that objective. The Streetscape Hierarchy Overlay Code provisions cited by Council are: PO1, requiring verges of a width appropriate to accommodate subtropical street tree planting and pedestrian movement, with AO1 achieving this through a linear land dedication to the minimum verge width (3.75m for a Neighbourhood street minor); and PO2, requiring verges that establish a high-quality subtropical streetscape, with AO2.1 requiring existing street trees to be retained and protected.

1. Filling and Excavation

An RPEQ-certified engineering drawing set has been prepared for the earthworks and retaining structures. The retaining wall system is a concrete sleeper wall on hot-dip galvanised steel posts, incorporating geotextile filter fabric, free-draining granular fill and a 100mm slotted subsoil drain discharging through the wall face, reaching a maximum height of approximately 1.4m at the rear corner of the Site. Subsoil drainage is directed to the lawful point of discharge at the kerb and channel in Bradnor Street, and dimensioned sections with setbacks to all associated structures, footings, foundations and subsoil drainage are provided. All retaining structures are wholly contained within the Site, and no filling is proposed below the 1% AEP flood level.

2. Street Tree

The driveway crossover serving Lot 2 has been relocated clear of the existing street tree to provide a minimum 2m clearance between the trunk and the new driveway flare in accordance with BSD-2022. The street tree is retained and protected, consistent with Performance Outcome PO2 of the Streetscape Hierarchy Overlay Code (verges that establish a high-quality subtropical streetscape) and its Acceptable Outcome AO2.1 (existing street trees retained and protected).

3. Verge

The Bradnor Street frontage is mapped as a Neighbourhood street (minor) sub-category, requiring a minimum 3.75m verge under Performance Outcome PO1 of the Streetscape Hierarchy Overlay Code (verges of a width appropriate to accommodate subtropical street tree planting and pedestrian movement), achieved under its Acceptable Outcome AO1 by way of a linear land dedication. The revised Subdivision Plan identifies the nominal face of kerb for the full Bradnor Street frontage and provides a linear land dedication along the full frontage to achieve the required 3.75m verge width, measured from the nominal face of kerb (invert), with the dedication width confirmed by survey on the amended plan.

4. Urban Utilities

The applicant has contacted Urban Utilities directly regarding the proposed water and sewer connections. These matters are progressed separately with Urban Utilities and do not form part of Council's assessment.

Summary

RFI Item	Council Requirement	Response and Change Made	Relevant Outcome	Supporting Document	Status
1	Filling and excavation: full RPEQ-signed engineering drawing set, to scale and fully dimensioned, with plan and sections, demonstrating subsoil drainage to all retaining walls and connection to the lawful point of discharge, and dimensioned retaining wall sections with setbacks to associated structures, footings, foundations and subsoil drainage.	An engineering drawing set has been prepared addressing the retaining structures and earthworks. The retaining wall system has been refined to a concrete sleeper wall on hot-dip galvanised steel posts, with geotextile-wrapped free-draining granular fill and a 100mm slotted subsoil drain discharging through the wall face. All retaining structures, including footings and subsoil drainage, are wholly contained within the Site. Subsoil drainage is directed to the lawful point of discharge at the kerb and channel in Bradnor Street. Dimensioned sections and setbacks are provided on the revised detail.	Filling and Excavation Code PO2, PO5; Subdivision Code AO2	Retaining Wall Details (Drawing TP.02, Rev B); RPEQ-certified engineering drawing set	ACHIEVABLE
2	Street tree: retain and protect the existing frontage street tree (Natural Assets Local Law). Relocate the Lot 2 driveway to provide a minimum 2m clearance between the street tree	The proposed driveway crossover serving Lot 2 has been relocated clear of the existing street tree to provide the required clearance to the trunk in accordance with BSD-2022. The street tree is retained and protected.	Streetscape Hierarchy Overlay Code PO2 (high-quality subtropical streetscape) and AO2.1 (existing street trees retained and protected)	Subdivision Plan (Drawing TP.01, Rev B)	COMPLIES

	trunk and the new driveway flare per BSD-2022.				
3	Verge: Bradnor Street is a Neighbourhood street (minor) requiring a minimum 3.75m verge. Identify the face of kerb along the full frontage and provide a 3.75m verge width land dedication for the full frontage length.	The revised plan identifies the nominal face of kerb along the full Bradnor Street frontage and provides a linear land dedication along the full frontage to achieve the required 3.75m verge width, measured from the nominal face of kerb (invert). The dedication width is confirmed by survey on the amended plan.	Streetscape Hierarchy Overlay Code PO1 (verge width for street tree planting and pedestrian movement) and AO1 (linear land dedication)	Subdivision Plan (Drawing TP.01, Rev B)	COMPLIES
4	Urban Utilities: Council does not assess water and sewer. Contact Urban Utilities to confirm whether a separate application is required.	The applicant has engaged Urban Utilities directly regarding the proposed water and sewer connections to the resultant lots. Water and sewer matters are progressed separately with Urban Utilities and do not form part of Council's assessment.	Not applicable (assessed by Urban Utilities)	Correspondence with Urban Utilities	ADDRESSED

The amended plans and supporting documentation accompanying this letter address each of the matters raised in Council's Information Request. We trust this response enables Council to complete its assessment of the application.

