SUBDIVISIONS
BRISBANE
TOWN PLANNING

8 Bloodwood Close, Mooloolah Valley.
Craig@subdivisionsbrisbane.com.au
Subdivisionsbrisbane.com.au

Our Ref: JS1006

16th October 2026

Brisbane City Council
Att: Dominic Hudson
GPO Box 1434
Brisbane Q 4001

By email: dsplanningsupport@brisbane.qld.gov.au

Dear Dominic ,

Re: Reconfiguration of a Lot (2 into 2 Lots)
Material Change of Use – Dwelling House and Dwelling Unit
54 Birdwood Terrace, Auchenflower 4066
Council's Reference A007059347

BCC DS
RECEIVED
20/10/2026
APPLICATION REF
A007059347

Reference is made to Council's information request dated 19th August 2016.

Please refer to the attached amended plans and documents;

- Proposal Plans prepared by OH Architecture
- Traffic Plans by Rytenskild Traffic Engineering
- Earthworks Plan by Civilworks Engineers

The following points respond to Council's information request.

Point 1 – With regard to Council's request, consideration was given to the subdivision layout to reduce earthworks and slope impacts. After this consideration, it was concluded that the proposed pattern of subdivision was considered the most suitable pattern. We note that the previous approval for the boundary realignment considers this issue and also concluded that the pattern proposed is the most suitable alignment pattern.

To better understand the slope and earthworks impacts, the plans have been amended to show the existing retaining walls on the common boundary with the adjacent western property. As can be seen in the extract from the plans below, there are existing large retaining walls on the common boundary between the subject site and 56 Birdwood Terrace.

This existing wall is substantially higher than the existing ground levels and in comparable positions to the walls proposed by the subject development. It is considered that this information is important for Council to more deeply understand the impacts of the proposed walls

The architect has closely reviewed the plans and proposed level changes to reduce impacts. There is limited capacity to substantially change ground levels to what has been proposed.

Given the height and the position of the existing walls, it is considered that the development respects and aligns with the adjacent property. The changes to ground levels are considered to ensure minimal impacts on the adjacent lot.

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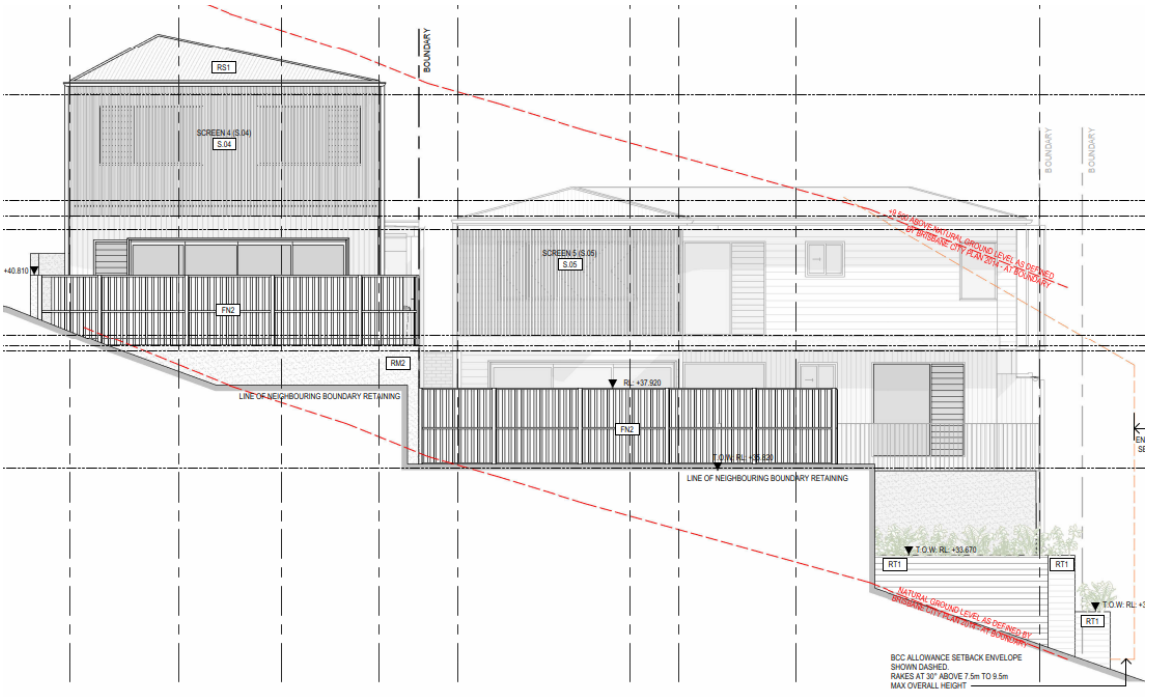
Given that the retaining walls are to the rear of the site, the new walls will not be highly visible to the street. A visually attractive streetscape can be achieved.

It is acknowledged that Council has requested reduced internal retaining walls. Whilst a small variation has been achieved, the development has been improved by providing an opening to this wall to reduce the visual impacts.



Existing retaining walls shown



Existing retaining walls

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Point 2 – Please refer to the amended earthworks plan by Civilworks Engineers that reflect the changes to ground levels.

Point 3 – The proposed setbacks to the dwelling unit have not changed as they are compliant with the acceptable outcome.

The setbacks to the dwelling house have changed to provide an additional 0.5m setback to the western boundary. This has enabled sufficient space for a landscape strip to soften the visual bulk to the adjacent neighbour and improve the interface between the two properties. Whilst we acknowledge that setbacks are measure to the pole, the actual building is significantly further back from this side boundary. As such, it is considered that the proposed setbacks between the dwelling house and the adjacent lot to the west are sufficient to provide suitable privacy and amenity.

Whilst Council did not request assessment, we have engaged a traffic engineer to complete access assessment which has been completed to show that the dwellings have suitable vehicle access.

As a reminder, this application is a staged application as the owner intends to complete the subdivision first and then follow up with the independent establishment of the dwelling house and dwelling unit. Please ensure the conditions of approval, the approval packages reflect this desire.

It is considered all the information requested has been provided however, if the assessment manager considers only part of the information requested has been provided, in accordance with Section 13.2 DA rules as per the *Planning Act 2016* we hereby request the assessment manager to proceed with the assessment of the application.

Yours faithfully



……..
Craig Christie BEP
Principle