



Dedicated to a better Brisbane

25 May 2026

Harry Roache-Wilson
C/- Steffan Harries
PO Box 6258
FAIRFIELD QLD 4103

ATTENTION: Jack Denham

Application Reference: A007007919
Address of Site: 36 ENRIGHT ST OXLEY QLD 4075

Dear Jack

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.

Dwelling house

- 1) The proposal indicates that the existing dwelling house will be relocated to proposed Lot 21; however, plans showing the existing dwelling house layout and elevations have not been provided. In addition, the building footprint shown on Lot 21 appears different from that shown on Lot 20. The concept civil engineering report also states that the existing dwelling house is to be demolished, creating inconsistency in the submitted material.

To demonstrate compliance with PO1, PO3 and PO4 of the Subdivision code:

- a) Provide information confirming whether the existing dwelling house is to be demolished or relocated.
- b) If the existing dwelling house is to be relocated to Lot 20, provide plans showing the dwelling layout, window locations and elevations, and demonstrate compliance with all acceptable outcomes of the Dwelling house (small lot) code. If compliance cannot be demonstrated, further permits and fees may be required.
- c) Provide plans showing the driveway and parking area, and ensure the proposed driveway maintains a minimum 2m clearance from the existing street tree fronting the site.
- d) Update the concept civil engineering report to demonstrate that all required services will be provided to the relocated dwelling house in accordance with the applicable assessment benchmarks.

Sewer easement

- 2) The proposal indicates that a sewer easement is intended to be established along the eastern boundary of the subject site within Lot 20 to facilitate access to the sewer manhole located at the corner of the site. However, the submitted plans do not depict the proposed easement. To enable a comprehensive assessment of the development, the following is required:
 - a) Provide amended plans and supporting information clearly identifying the location and extent of the proposed sewer easement.

- b) Confirm whether the existing dwelling house is proposed to be relocated and ensure all plans consistently reflect the proposed subdivision layout, including dwelling siting and services. Additionally, 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.

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 A007007919.

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

Yours sincerely

Diana Sun

Diana Sun
Urban Planner
Planning Services South
Phone: 0731785179
Email: Diana.Sun@brisbane.qld.gov.au
Development Services
Brisbane City Council