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APPLICATION REF
A007120681

5 November 2026

REEL PLANNING
Urban & Rural Strategies

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Erik Christensen

Via email: DSPlanningSupport@brisbane.qld.gov.au

Dear Erik,

RE: RESPONSE TO INFORMATION REQUEST – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT AT 59 THOMAS STREET, AUCHENFLOWER
COUNCIL REF: A007120681

Reference is made to the abovementioned development application and Council's Information Request dated 28 October 2026. In accordance with Section 13.2 of the Development Assessment Rules, we provide a full response to all matters raised, and request that Council proceed with assessment of the application.

In support of this response, the following information is provided:

- Verge Photos (**Appendix A**); and
- Legacy Way Response (**Appendix B**).

Each item from Council's information request letter has been outlined below (in Italics) along with our respective response.

1. Verge Width – Streetscape Hierarchy Overlay

The Streetscape Hierarchy Overlay identifies the verges fronting the site as Neighbourhood Street Minor.

In accordance with PO1/AO1 of the Streetscape Hierarchy Overlay Code and the Infrastructure Design Planning Scheme Policy, a minimum 3.75 m wide verge is required.

Provide amended plans which:

> *a.) demonstrate the provision of a linear land dedication achieving minimum 3.75 m wide verge along the applicable site frontages.*

Response

It is acknowledged that in accordance with *AO1* of the *Streetscape hierarchy overlay code* the minimum verge width for a Neighbourhood Street minor is 3.75m. Where this requirement cannot be met consideration must be given to the relevant performance outcome. *PO1* of the *Streetscape hierarchy overlay code*:

PO1

Development must improve pedestrian movement and amenity *by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.*

The current verge width is proposed to be maintained. The current verge width complies with PO1 of the *Streetscape hierarchy overlay code* for the following reasons:

- The existing verge width supports the continuity of the established streetscape character:
    - Thomas Street and Renie Street are established streets with an established verge width that contributes to their unique character. As can be seen in **Appendix A – Verge Photos**, many properties have established improvements within the wider verge area, including retaining walls, solid fences, hard and soft landscaping and other improvements (including pools and private open space). The establishment of these improvements makes it almost impossible to achieve a wider uniform verge in these streets.
    - Maintaining the existing verge width ensures the established streetscape character is protected. Providing a wider verge for this site would create visual inconsistency and may lead to physical and visual disruption, creating an unsafe pedestrian environment.

- This development ensures the verge remains wide enough to continue supporting high levels of pedestrian movement:
    - The existing eastern verge of Renie Street is highly functional and promotes convenient pedestrian movement to Howard Street to the north. The current verge is wide enough to allow pedestrians to navigate to and from their dwellings or within the wider locality.
    - Currently no dwellings or units rely on Rennie Street for their primary pedestrian access. The proposal will only create two (2) additional lots that rely on Renie Street for pedestrian access. It is not considered that these additional lots will cause undue strain on the pedestrian network.
    - In addition, Renie Street is a cul-de-sac and generally only used by residents or people familiar with the area, which contributes to a limited and sustainable pedestrian environment.
    - By maintaining the current verge width, the proposal will not reduce the established effective pedestrian walking network.

- The existing verge width supports existing established vegetation:
    - The proposal will not impact on any existing vegetation and large street trees on the western side of Renie and along Thomas Street will be maintained.
    - Extensive landscaping has been carried out on the verge of surrounding properties which contributes to the local character.

In addition to the above, not only do surrounding properties feature an identical verge width to that proposed, but recently approved applications for house extensions have made it impossible for a wider uniform verge to be achieved.

It is also noted that there are several approvals for reconfiguring a lot in the locality that have maintained a verge of less than 3.75m to ensure the lot layout is consistent with the prevailing character. These include 58 Thomas Street, Auchenflower and 86 Payne Street, Auchenflower, which both retained an existing verge below 2m in width.

In consideration of the above, maintaining the existing verge width will ensure that convenient pedestrian movement is retained whilst ensuring the local context and character that makes the locality unique is preserved. Maintaining the established verge width will reflect the local community's expectations and support the established pedestrian network.

2. Regional Infrastructure Corridors and Substations Overlay

The site is mapped within the Regional Infrastructure Corridors and Substations Overlay – Major subsurface transport infrastructure (Legacy Way) sub-category.

a.) In accordance with AO5/PO5 of the Regional infrastructure corridors and substations overlay code, provide written advice from the asset owner of the Legacy Way tunnel confirming in-principle support for the proposed development.

Response

Please see **Attachment B – Legacy Way Response** which advises that the proposal will not impact the function of Legacy Way.

Thank you for your attention to this matter. We anticipate that this information is sufficient for your purposes and ask that you proceed with the assessment of this application.

Should you have any queries, please do not hesitate to contact Tim O'Leary on (07) 3217 5771.

Yours sincerely,



Tim O'Leary
Principal Town Planner
REEL PLANNING PTY LTD