



Dedicated to a better Brisbane

**City Planning and Economic Development Services
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

brisbane.qld.gov.au

17 July 2026

Bikash Pandey, Rupesh Pathak
C/- Willowtree Planning (Qld) Pty Ltd
Level 9, 243 Edward Street
BRISBANE CITY QLD 4000

ATTENTION: Darcy Thynne

Application Reference: A007048740

Address of Site: 14 KINNEN ST ENOGGERA QLD 4051

Dear Darcy

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.

Site Area

- 1) The planning report and proposal plan identify different site areas for the subject land.
 - a) Please confirm the correct site area of the subject land and, where necessary, provide amended plans and supporting documentation to ensure consistency across all submitted material, as the Planning Report and plans contain conflicting site area figures.

Land Pattern

- 2) Provide further information and justification demonstrating how the proposed development complies with Overall Outcomes 5(c)(i) and 5(c)(ii) of the Low density residential zone code, in particular:
 - (a) Demonstrate how the proposed lot pattern is consistent with and reinforces the existing subdivision pattern and character of the surrounding low-density residential area.
 - (b) Demonstrate how the proposed lot sizes, dimensions and configuration maintain the intended low-density character and do not result in a development outcome that is inconsistent with the prevailing lot pattern of the locality.

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 A007048740.

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

Yours sincerely



Mohammed Aslam
Urban Planner
Planning Services North
Phone: (07) 34037240
Email: mohammed.aslam@brisbane.qld.gov.au
Development Services
Brisbane City Council