



Dedicated to a better Brisbane

24 July 2026

Ausbuild Group Pty Ltd
C/- JFP Urban Consultants Pty Ltd
PO Box 3634
SOUTH BRISBANE QLD 4101

ATTENTION: James Collie
Application Reference: A006928472
Address of Site: 92 REDHEAD ST DOOLANDELLA QLD 4077

Dear James

RE: Further advice

Council officers have reviewed the further advice response dated 2 July 2026 and have identified the below further issues to be addressed.

Stormwater

- 1) The proposed duplication of the stormwater line in Rockfield Rd will result in additional ongoing maintenance costs for Council and is not supported. Provide an amended concept stormwater plan showing upgrade of the existing stormwater line to cater for the increased flows. The amended design should also provide inter allotment drainage within the development in order to minimise the number of manholes within Rockfield Road.

Building Envelope Plan

- 2) The proposed building envelope plan maintains a 1m rear setback to rear allotments 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, and 27. Future Dwelling houses located on these allotments will not be within the intended character of the locality, and as such the proposal does not achieve the requirements of PO27 of the subdivision code in its current form, further noting that the development exceeds the 12 Dwellings/ha requirement of Overall Outcome OO 3(f) (ii) of the Doolandella neighbourhood plan code, and if a 6m rear setback cannot practicably be achieved this may present as overdevelopment of the site.
 - a) Provide amended plans illustrating a minimum 6m rear boundary setback for proposed lots as identified above.

Should you wish to amend the application to resolve these matters it is recommended that you agree to extend or stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Dane Hoffmann', written in a cursive style.

Dane Hoffmann
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