Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

18 November 2026

Platanus Solutions Pty Ltd
C/- Sustainable Planning Pty Ltd
PO Box 716
SPRING HILL QLD 4004

ATTENTION: Ian Adams

Application Reference: A007135571
Address of Site: 29 BROADHURST ST KELVIN GROVE QLD 4059

Dear Ian,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application and has identified that further information is required to fully assess the proposal and demonstrate achievement of the relevant outcomes *City Plan 2014*.

Traditional building character

1) Given the location of the dwelling, the proposed porch entry and lower-level brick walls are expected to be visible from the street. The masonry elements do not reflect traditional lightweight materials and detailing, and the porch does not incorporate a traditional roof form which are not considered to achieve PO5 and PO7 of the Traditional building character (design) overlay code.

Provide amended plans showing:

a) A traditional pitched roof form, such as a hip or gable roof, to the proposed entry porch;

b) Lightweight posts in place of the proposed rendered masonry columns, consistent with traditional building character and detailing

c) Rendered concrete or materials consistent with traditional building character to the lower level.

Driveway Crossover

2) Demonstrate compliance with the relevant condition and approved plans of the subdivision approval relating to the vehicle crossover.

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 A007135571.

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

Yours sincerely,



Flora Wehl
Urban Planner
Planning Services House & Homes
Phone: 07 3403 0415
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Development Services
Brisbane City Council