

Good Morning

Please find attached ... objection to the proposal A007000493.

Please contact ... if you have any response or queries.

Thankyou

Date: 21/07/2026

TO; Brisbane City Council

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PROPOSED DEVELOPMENT

RECONFIGURING A LOT

LOT 112 RP65228 41 Waroon St Stafford

Reference A007000493

Proposal to split the existing block into two properties.

SUBMISSION TO OBJECT TO THE APPROVAL OF THE PROPOSAL ABOVE

Objector Name:

I have received a letter from Council regarding the above and **I wish to object to this proposal**

Some of the reasons include:

1. Distance from nearest shop is on the cusp of and potentially above 200m
2. An existing Sewerage Main (for residences in the vicinity) runs down which is close to the proposed Lot 2.
3. An Existing stormwater (?) manhole is within the boundary of 41 Waroon St Stafford and Proposed Lot 1 Again this services the local residences.
4. Existing Zoning
5. Interest for other residences on the Crest of hill on Waroon St

CLARIFICATION OF THESE REASONS INCLUDE:

1. Distance from nearest Shops

Existing Zoning Plan

the minimum lot size for the zone is 400 m² except subdivisions may be approved to 300m blocks if the proposed property falls within 200 m radius of shops

Proposed Subdivision distance from shops

The nearest shops are on Minimine St (a small local shopping area with hair dressers, chemist, coffee shop and medical centre)

As the crow flies on google maps the distance from the shops to the property is 187cm.

The existing frontage of 41 Waroon St, is 16.64 m

the proposed Lot One property is 6.05m , taking this distance to shops to 193.05 m ,

the proposed Lot 2 is 10.59 m - taking this to 203 64m

This is also as the crow flies. Actual access entails some deviations and would increase this distance further again.

Therefore Lot 2 of the proposed property is not within the 200 m radius.

And this access pathway to the shops is cut by:

A main rd – webster rd

A minor rd – Berpi St

And is not a particularly easy access path.

2. **Running down the entire length of the western boundary of Waroon St is a large sewerage main which local residences feed into.**

This is directly beside Lot 2 of the proposed lots.

Any excavation works on Lot 2 could impact this sewerage system

QUESTION – WHAT MINIMUM BUILD DISTANCE MUST BE MAINTAINED FROM THIS SEWERAGE LINE??

3. **There is also a current man hole (for stormwater I believe)** on the western lower side of the existing 41 Waroon St Stafford and building work will have an impact on this system again for the local community.
4. **Current zoning is for minimum 400 m2 lots.**
5. **Affect on the developing character of the ridge side of Waroon St.**
Currently all the homes on the ridge side of Waroon St have been built in recent times and are on large allotments. Some of these are quite expensive homes on large block.

If this reconfiguration were to proceed potential problems could include,

- Damage to local residences sewer main on Waroon St
- Damage to local residences storm water on 41 Waroon St
- the remaining properties from Berpi St to Clifford St would be larger blocks or 400 at a minimum and this would aesthetically impact on the character of the ridge side of Waroon St.

Therefore, I wish to object to the proposed reconfiguration of 41 Waroon St Stafford into 2 smaller lots.

Thankyou