



*Dedicated to a better Brisbane*

30 June 2026

Errol Capital Investments Pty Ltd  
C/- Ultimate Planning Solutions  
4/113 Scarborough Street  
SOUTHPORT QLD 4215

**ATTENTION:** Chris Selten  
**Application Reference:** A007042357  
**Address of Site:** 38 KITCHENER ST WYNNUM QLD 4178

Dear Chris

**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.

- 1) The application material indicates that the existing dwelling is to be retained on proposed Lot 2 and is to have a setback of 900mm. However, the plan does not specify if the 900mm western side setback will be to the wall, eave or other feature of the dwelling. Furthermore, the ROL plan has not clearly identified the different aspects of built form (walls, eaves, pathways, breezeblock wall) which are within close proximity to the common boundary, or specified which components are to be retained/demolished.

Submit amended application material which clearly identifies the following:

- a) Setback of the proposed common boundary to both the eave and the wall of the existing dwelling which is to be retained. As the existing dwelling is of high-set construction, the minimum side setback to the wall should be approximately 1.5m.
- b) Clearly label built form improvements such that they can be differentiated from one another (i.e. walls, eaves, pathways, breezeblock wall).
- c) Identify which improvements are to be retained or demolished.

**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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007042357.

Please phone me on the 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 read 'Nicholas'.

Nicholas Cudicio  
Urban Planner  
Planning Services South  
Phone: 34030404  
Email: [Nicholas.Cudicio@brisbane.qld.gov.au](mailto:Nicholas.Cudicio@brisbane.qld.gov.au)  
Development Services  
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