



Dedicated to a better Brisbane

23 February 2026

Theresa Majella Campbell
C/- Smb Business Holdings Pty Ltd
1 Wakefield St
ALBION QLD 4010

ATTENTION: Zack Soper

Application Reference: A006943687
Address of Site: 31 LAGOON CRES BELLBOWRIE QLD 4070

Dear Zack

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 for further processing of this application. Please provide the following information:

1. Access/Crossover

The current proposal does not include supporting engineering plans or technical input. Engineering details are required to address key access, servicing, and stormwater matters associated with the development.

The proposed subdivision must demonstrate compliant access to each lot in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP) and PO3 of the Subdivision code. While the intent to retain the existing access is acknowledged, additional information is necessary to confirm compliance with the TAPS PSP 1.

- i. Provide amended plans showing the location and dimensions of the driveway crossover, and internal access to the rear of proposed lot 2.
- ii. Provide a response prepared and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) demonstrating the design of vehicle access to the site will maintain the safety and efficiency of the development and its surrounds as per PO1, PO3 & PO9 of the Transport, Access, Parking and Servicing Code (TAPS Code).
 - a. Demonstrate the existing access has sufficient width and geometry to provide suitable access to the proposed Lots.
 - b. Demonstrate the rear Lot access easement will be provided with a truncation (minimum 2m x 2m) at the front boundary of proposed Lot 1 to provide for access sightlines, services and utilities, and to provide sufficient kerbside allocation for the mobile garbage bins (clear of the driveway) of a future dwelling on proposed Lot 2.

- c. Nominate on amended drawings whether the proposed Easement A will be located over proposed Lot 1 in favour of proposed Lot 2, or over Lot 2 in favour of Lot 1.
- iii. To consider retention of the existing internal and external access, provide:
 - a. Certification from the Registered Professional Engineer of Queensland (RPEQ) that the existing access pavement complies with the standards of a minimum Local road standard or equivalent Type A surface material (including associated drainage) as required by Council's TAPS PSP and Council Standard Drawings.
 - b. Additionally, the RPEQ is to certify the condition of the existing pavement is functional, structurally sound, and will require minimal maintenance over its design life.

2. Lawful point of discharge

The site currently grades from east to west and south to north, directing stormwater toward adjoining properties. The proposal does not yet demonstrate that all proposed lots have a compliant Lawful Point of Discharge, to comply with PO2 and PO3 of the Stormwater code.

- i. The site currently grades from east to west and south to north, directing stormwater toward adjoining properties. The proposal does not yet demonstrate that all proposed lots have a compliant Lawful Point of Discharge, in accordance with PO2 and PO3 of the Stormwater code.
 - a. Discharge to Lagoon Crescent Kerb and Channel - If this is the nominated lawful point of discharge, then demonstrate that discharge is limited to 30 L/s, as required by the Infrastructure Design (ID) PSP – Chapter 7: Stormwater Drainage.
 - b. Alternatively, provide plans of stormwater drainage connecting to the existing stormwater infrastructure in Lagoon Crescent.
- ii. Demonstrate the proposed stormwater management system of the proposed Lots does not adversely impact adjoining premises as per PO2 of the Stormwater Code.

3. Services

- a. Provide advice from Urban Utilities (UU) to demonstrate that access to easement B (sewer) can be obtained from the development site and the development can comply with PO9 of the Infrastructure design code.

4. Rear Allotment

- a. The proposed Lot 2 is a rear allotment. Provide further details how the proposed development complies with Purpose 5 of the Moggill-Bellbowrie neighbourhood plan code and PO3 of the Subdivision code in that development retains the open semi-rural character of this precinct by ensuring lot sizes are at least 800m² and rear lots are not created.

5. Retention of Garage

- a. Provide clarification on the intent to retain the existing garage on proposed Lot 2 including details of how this structure remains ancillary to a Dwelling house (Class 1a building).

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 A006943687.

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