



Our ref: STP4959
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Monday, 27 July 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434,
Brisbane QLD 4001

Attention: Joanna Stavrianos
Via email: Joanna.Stavrianos@brisbane.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST

Reconfiguring a Lot (1 into 2)
COUNCIL REF: [A006983470](#)
84 Plimsoll Street, Greenslopes QLD 4120
Lot 71 on RP13210

Dear Joanna Stavrianos,

I refer to the Information Request received from Brisbane City Council dated 22 April 2026 in relation to the development application lodged for a Reconfiguring a Lot (1 into 2) at 84 Plimsoll Street, Greenslopes. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

1. **Appendix A - Stormwater Consulting Report**

Matter Raised:

Flooding

1. Proposed Lot 2 has a RL of 31.6m AHD, which is approximately 1.6 m higher than the ground levels along its interface with Lot 1 where the driveway is proposed. As a result, practical vehicular access to Lot 2 is not achievable until near the northern boundary of Lot 2, where the level difference reduces to less than 1.0 m.
 - a. Provide an earthworks plan signed by an RPEQ which demonstrates the amount of filling and details of the retaining walls proposed to be used to facilitate the creation of Lot 2 at the nominated levels; and show how driveway access to the flood-free building pad on Lot 2 can be achieved at the proposed driveway levels, including confirmation that grades, transitions and wall interfaces are feasible and compliant.

Response:

The flood immunity and trafficability components of this matter are addressed by the updated Flood Report (**Appendix A**) prepared by Storm Water Consulting.

Matter Raised:

Flooding

2. The Flood overlay code Assessment Report prepared by Storm Water Consulting contains a number of modelling assumptions and omissions that may affect flood behaviour and flood planning levels across the site and which require further consideration:
 - a. While the catchment draining to the upslope boundary is shown as approximately 4.3 ha, the flood model does not appear to include flows arriving at the site frontage along Plimsoll Street. This additional contributing catchment and associated flows may influence flood mitigation measures and the determination of flood planning levels on site and is required to be incorporated into the modelling.
 - b. The existing dwelling at 59 Plimsoll Street presents a substantial obstruction to overland flow, with the existing driveway forming the only significant permeable flow path. This obstruction is to be represented in the flood model to accurately reflect existing conditions and downstream impacts.
 - c. A flood immunity scenario incorporating ARR climate change provisions for the year 2100 (RCP 4.5) is required to be modelled. This is required to demonstrate that the proposed lots will achieve suitable flood immunity in accordance with contemporary engineering practice and Council expectations.

Response:

Each of the three modelling matters raised has been directly addressed by the updated Flood Report (**Appendix A**) prepared by Storm Water Consulting.

The updated modelling, incorporating the frontage catchment and the 59 Plimsoll Street obstruction, confirms these outcomes are met, with the updated flood level impact plot (**Figure 11, Appendix A**) demonstrating no adverse impact to neighbouring properties in the 2% AEP overland flow event.

Matter Raised:

Flooding

3. The proposed development will be required to provide easements in favour of Council for overland flow purposes over the flood-affected portions of Lot 1 and Lot 2. This is required as any future earthworks on either lot may result in flood impacts beyond those identified in the submitted report and not all future building works are regulated by the Flood overlay code.
 - a. To simplify the easement arrangement on Lot 1, it is recommended that flooding easements be provided along the northern, eastern and western boundaries only, excluding the area beneath the existing dwelling, generally in accordance with the marked up plan attached.

Response:

This matter is addressed in the updated Flood Overlay Code Report (**Appendix A**) prepared by Storm Water Consulting. The report locates the required easement over the 2% AEP overland flow inundation area on Lot 1 and Lot 2, generally in accordance with Council's marked-up plan, and expressly excludes the area beneath the existing dwelling on Lot 1 (**refer Figure 12, Appendix A** of that report).

Matter Raised:**Stormwater**

4. In order to facilitate a minor stormwater condition, provide a stormwater drainage plan signed by an RPEQ demonstrating that both Lot 1 and Lot 2 discharge to the kerb and channel in Plimsoll Street and no stormwater connections are made to the existing 450 mm diameter pipe that traverses the site. The stormwater plan should also show a 1.5 m wide easement centred over the existing 450 mm diameter pipe.

Response:

The kerb and channel discharge to the kerb and channel can be readily and easily achieved for both allotments. Providing a RPEQ report at this preliminary stage would be unnecessary, therefore we request that Council condition the provision of this RPEQ-certified stormwater drainage plan and registration of the 1.5m easement at the operational works and/or plan sealing stage respectively.

As per section 13.2 of the DA Rules, this letter provides a response to:

1. all of the information requested;

Should Council have any outstanding issues associated with the information provided within this report, we formally request that Council informs us prior to making a decision.

Kind regards,



Anaestasia Yala | Student Town Planner

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