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26 June 2026

BCB Solutions No. 108 Pty Ltd, BCB Solutions No. 18 Pty Ltd
C/- Murray Bell Planning Co
Level 10, 167 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Sam Underwood

Application Reference: A006806371
Address of Site: 875 SANDGATE RD CLAYFIELD QLD 4011

Dear Sam

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. Lawful point of discharge

It is noted that proposed Lot 11 will be able to connect into existing stormwater and pit located within the site and discharge to the underground existing drainage line on Eliza St. However, it has not been demonstrated how proposed Lot 10 will achieve a lawful point of discharge required under the Subdivision code and the Stormwater code.

- a. Provide a concept stormwater layout plan demonstrating how proposed Lot 10 will achieve a lawful point of discharge.

2. Crossover location and street tree(s)

As the proposed small lot(s) has a frontage width of less than 10m, the development will need to demonstrate the proposed access or driveway is in a location that minimise impacts to existing street tree(s) and on-street car parking required under AO27.4 of the Subdivision Code. It is noted there are on-street parking along Eliza Street.

Provide amended plans, demonstrating the location of the proposed access or driveway will minimise any impacts to existing on-street car parking and street trees.

- a. Demonstrate the proposed development will not adversely impact on the on-street car parking on Eliza St. Provide RPEQ justification against any performance outcomes sought.
- b. It is noted that an existing street tree is situated along the Eliza Street frontage within the Council verge. The proposed driveway appears to conflict with the existing street tree. Provide an amended site plan accurately depicting the location of the existing street tree(s), with dimensions and distances measuring from proposed driveway edge. Note: The driveway and its splays must be positioned at a minimum distance of 2m from the trunk of a cylindrical street tree, or 5m from the trunk of a buttress street tree.

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 A006806371.

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

Yours sincerely



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Development Services
Brisbane City Council