



SUPPORTING ENGINEERING RESPONSE

INFORMATION REQUEST RESPONSE

DEVELOPMENT APPLICATION A006943687

31 LAGOON CRESCENT, BELLBOWRIE QLD 4070

RECONFIGURING A LOT (1 INTO 2)

1. INTRODUCTION

This report has been prepared in support of the proposed Reconfiguring a Lot (1 into 2) development at 31 Lagoon Crescent, Bellbowrie.

The purpose of this report is to address the engineering matters raised within Brisbane City Council's Information Request dated 23 February 2026 relating to access, crossover arrangements, stormwater management, lawful point of discharge and infrastructure servicing.

This report should be read in conjunction with Drawing Nos. 3661-001 and 3661-002.



2. INFORMATION REQUEST RESPONSE MATRIX

Council Item	Response
1(i) Driveway crossover and rear lot access	Addressed on Drawing 3661-002. Existing crossover and shared access arrangement identified.
1(ii)(a) Access width and geometry	Addressed in Sections 3.1 to 3.3 of this report.
1(ii)(b) Truncation and access easement requirements	Addressed in Section 3.4 of this report and on amended plans.
1(ii)(c) Easement A configuration	Addressed in Section 3.5 of this report and amended plans.
1(iii)(a) Existing pavement compliance	Addressed in Section 3.6 of this report.
1(iii)(b) Pavement condition certification	Addressed in Section 3.7 of this report.
2(i) Lawful point of discharge	Addressed in Section 4 of this report and Drawing 3661-002.
2(ii) Stormwater impacts	Addressed in Section 4.4 of this report.
3(a) Urban Utilities servicing and easement access	Addressed in Section 5 of this report.
4 Rear allotment justification	To be addressed by Town Planning Consultant.
5 Existing garage ancillary structure	To be addressed by Town Planning Consultant.



3. ACCESS AND CROSSOVER

3.1 Existing Access Arrangement

The proposed subdivision retains the existing crossover from Lagoon Crescent and utilises a shared access arrangement to service both proposed lots.

The existing crossover and internal driveway provide practical and efficient access to both proposed lots and avoid the need for additional vehicle crossings to Lagoon Crescent.

The amended plans identify the crossover location, access handle arrangement and access easement servicing Proposed Lot 2.

3.2 Access Width and Geometry

The existing access arrangement has been reviewed having regard to the intent of the Transport, Access, Parking and Servicing Code and associated Planning Scheme Policy requirements.

The existing access configuration provides suitable width, geometry and manoeuvring capability to facilitate residential vehicle access to both proposed lots.

The development remains low density in nature and traffic generation associated with the subdivision is expected to be consistent with typical detached residential development.

3.3 Safety and Efficiency

The proposed subdivision maintains safe and efficient vehicle access to the development and surrounding road network.

The proposed arrangement does not introduce additional access points onto Lagoon Crescent and therefore maintains the existing traffic environment.

Accordingly, the proposal satisfies the intent of PO1, PO3 and PO9 of the Transport, Access, Parking and Servicing Code.

3.4 Truncation Requirement

A minimum 2m x 2m truncation is proposed at the frontage of the access easement serving Proposed Lot 2.



The truncation provides:

- Improved sight lines;
- Space for services and utilities;
- Adequate frontage area for waste collection;
- Improved access functionality for future development.

The truncation arrangement is to be reflected on the final subdivision documentation.

3.5 Easement Configuration

Easement A is proposed to burden Proposed Lot 1 for the benefit of Proposed Lot 2 to facilitate legal vehicle access, services and associated infrastructure.

The easement configuration provides secure and ongoing access rights for the rear allotment and is consistent with the proposed subdivision layout.

3.6 Existing Pavement Compliance

The existing crossover and internal driveway pavement are proposed to be retained.

Based on visual review and the intended residential use of the development, the existing pavement is considered generally consistent with the intent of Council's minimum access requirements for a residential subdivision.

No significant defects or deficiencies have been identified that would prevent continued use of the pavement for access purposes.

3.7 Pavement Condition

Subject to final RPEQ certification, the existing pavement is considered:

- Functional;
- Structurally adequate for the proposed residential use;
- Suitable for continued operation as the primary access arrangement;
- Capable of providing acceptable serviceability with routine maintenance.

No significant engineering constraints have been identified that would necessitate reconstruction of the existing crossover or driveway.



4. STORMWATER MANAGEMENT

4.1 Existing Conditions

The site generally falls toward Lagoon Crescent and has access to Council stormwater infrastructure located within the road reserve.

Future development of both lots is capable of discharging stormwater to Council infrastructure without reliance on adjoining properties.

4.2 Lawful Point of Discharge

The nominated lawful point of discharge for both proposed lots is Lagoon Crescent.

The concept servicing plan identifies kerb adaptor connections to the Council kerb and channel system within Lagoon Crescent.

The proposed arrangement establishes a lawful point of discharge for future development of both allotments.

4.3 Discharge Capacity

The future residential development of each lot will comprise conventional low-density residential catchments.

Any future building approval and detailed drainage design will ensure discharge rates comply with Brisbane City Council requirements, including the maximum discharge criteria applicable to residential development.

The proposed subdivision is capable of complying with the 30L/s discharge limitation nominated by Council where required.

4.4 Impacts on Adjoining Properties

The proposed stormwater strategy directs runoff to Council infrastructure rather than adjoining land.

Accordingly, no adverse impacts on adjoining properties are anticipated and the development satisfies the intent of PO2 and PO3 of the Stormwater Code.



5. WATER AND SEWER SERVICING

5.1 Water Supply

The proposed lots are capable of being serviced by the existing Urban Utilities water network located within Lagoon Crescent.

Separate water services are proposed for each lot as shown on the concept servicing plan.

5.2 Sewer Servicing

The proposed development is capable of being serviced by the existing Urban Utilities sewer infrastructure.

The servicing strategy comprises:

- Reuse of the existing sewer connection for Proposed Lot 1; and
- Provision of a new sewer connection and inspection opening for Proposed Lot 2.

Final servicing arrangements will be undertaken in accordance with Urban Utilities requirements.

5.3 Urban Utilities Easement Access

Existing Urban Utilities sewer infrastructure and associated easements remain accessible following subdivision.

The proposed subdivision layout maintains practical access to the sewer infrastructure for future maintenance and operational purposes.

No engineering constraints have been identified that would prevent Urban Utilities obtaining access to Easement B from within the development site.

The proposed subdivision is therefore capable of complying with the intent of PO9 of the Infrastructure Design Code.



6. CONCLUSION

Based on the assessment undertaken and the accompanying concept servicing plans, the proposed subdivision demonstrates:

- Suitable vehicle access to both proposed lots;
- Appropriate access easement arrangements;
- Provision of a lawful point of discharge;
- No adverse stormwater impacts on adjoining properties;
- Availability of water and sewer services;
- Ongoing access to Urban Utilities infrastructure;
- Compliance with the intent of the relevant engineering provisions of the Brisbane City Plan.

Accordingly, no significant engineering, servicing, access or stormwater constraints have been identified that would prevent the proposed 1 into 2 lot subdivision proceeding.

Prepared for: Jeff and Theresa Campbell

Development Application: A006943687

Site: 31 Lagoon Crescent, Bellbowrie QLD 4070

Prepared by: Bravo Consult Pty Ltd

Subject to final RPEQ review and certification.

Isaac Scot
RPEQ 16797
16/06/2026