



**City Planning and Economic Development Services
Development Services**

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18 March 2026

Beaven Group Pty Ltd
C/- Consult Planning Pty Ltd
PO Box 807
NEW FARM QLD 4005

ATTENTION: Aaron Sweet

Application Reference: A006964253

Address of Site: 165 TROUTS RD STAFFORD HEIGHTS QLD 4053

Dear Aaron,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an assessment of the above application and has identified that further information is required to fully assess the proposal.

Access and earthworks

1. The development proposes separate access for each of the new lots to Trouts Road, which is classified as a major road, through areas where a significant difference in levels exists between the existing verge and existing unchanged lot level whilst no earthworks are proposed.

Given this, the proposed access arrangements are not currently supported due to being unsafe, the potential to impact on function of the road network and the inability to access a usable building pad.

- a) Provide amended plans and further documentation in accordance with PO1 and PO3 of the Subdivision Code, PO7 of the Road Hierarchy Overlay Code and PO3 and PO9 of the Transport, Access, Parking, and Servicing Code that includes:
 - i. An RPEQ certified Traffic Statement where performance outcomes are proposed for access related items fully detailing proposed solutions for Council's consideration.
 - ii. Shared access arrangements for lots 101 and 102 including reciprocal access easements to limit creation of new access points to the major road.
 - iii. Provision of acceptable pedestrian sight splays in accordance with Section 4.5(8) and Figure C of the TAPS PSP. This is critical where obstructions (retaining wall) may impair driver sight lines.
 - iv. The earthworks required within each lot to provide suitable access from any crossovers to the building pad. Ensure maximum grades of access do not exceed those shown on Brisbane Standard Drawing BSD-2024/2025 and provide all details / sections of earthworks to facilitate these accesses. Existing surface is to remain as is within the verge.

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 A006964253.

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, reading 'Stephen Jones'. The signature is written in a cursive style with a large, looping 'S' and 'J'.

Stephen Jones
Urban Planner
Planning Services North
Phone: 07 3403 0407
Email: Stephen.Jones@brisbane.qld.gov.au
Development Services
Brisbane City Council