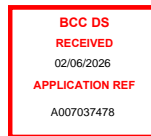


2 July 2026



City Planning and Economic Development Services
Development Services
GPO Box 1434
Brisbane QLD 4001

Dear Stephen,

RE: FULL RESPONSE TO INFORMATION REQUEST – A007037478 – RECONFIGURING A LOT (1 INTO 2 SUBDIVISION)

We refer to Council’s Information Request of 25 June 2026 requesting further information to support the abovementioned development application. Please find below a complete response to the items raised.

Below and attached to this representation is a full response to the matters raised by Council. Please refer to the attached documentation:

- **Attachment 1** – Civil Engineering Response prepared by Morgan Consulting Engineers.

This is a full response to Council’s Information Request which now concludes Part 3 of the DA Rules.

Information Request

Vehicular Access

1. *It is noted the existing Dwelling House will be retained, and a new crossover is proposed for Lot 8 from Ferguson Road. The proposed access to Lot 8 can be supported and is to be located as far as practical from the Pfingst Road intersection.*
 - a. *For Lot 8, provide a 2.5 metre wide Single Dwelling Type permanent driveway crossover to the Ferguson Road frontage (located as far away from the intersection as possible) of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.*
 - i. *The vehicle crossover (including the wings and apron) must be constructed with the following clearance: 1.0m from the edge of the power/light pole as per BSD-2022*

Response: Please refer **Attachment 1** – Civil Engineering Response prepared by Morgan Consulting Engineers. The proposal has incorporated a 2.5m Single Dwelling Type permanent crossover to Lot 8 which has been located as far away from the intersection as possible. Furthermore, the crossover (incl. splays) are setback over 1m from the edge of the power pole.

In accordance with **Attachment 1**, the client is agreeable for Council to reasonably condition this as part of the Decision Notice.



- b. *Due to the topography, provide a Longitudinal section of the Lot 8 crossover demonstrating the grades of access driveway complies with the grades shown on BSD-2024, in accordance with section 4.3 of the TAPS planning scheme policy.*

Response: Please refer **Attachment 1** – Civil Engineering Response prepared by Morgan Consulting Engineers. The longitudinal section of the crossover for Lot 8 confirms compliance grades as per BSD-2024.

In accordance with **Attachment 1**, the client is agreeable for Council to reasonably condition this as part of the Decision Notice.

CONCLUSION

This is a full response to Council's Information Request which now concludes Part 3 of the DA Rules. Thank you for reviewing this material. Should you require anything further, please do not hesitate to contact the undersigned on 0448 855 274 or email jesse.g@i-p.au

Regards,



Jesse Govender
Associate Director

