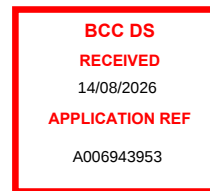


Our ref: STP4828
Contact: Mike Harries | mike@steffanharries.au
Website: www.steffanharries.au
Phone: 07 3317 0042



Friday, 14 August 2026

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

Attention: Chris Dixon
Via email: chris.m.dixon@brisbane.qld.gov.au

RE: RESPONSE TO FURTHER ISSUES

Multiple Dwelling (34 Units)
COUNCIL REF: A006943953
61 Landis Street, McDowall QLD 4053
Lot 31 on RP810085

Dear Chris Dixon,

I refer to the Further Issues received from Brisbane City Council dated 13 August 2026 in relation to the development application lodged for a Multiple Dwelling (34 Units) at 61 Landis Street, McDowall. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

Appendix A – Revised Flood Report
Appendix B – Revised Civil Engineering Plans

Matter Raised:

Earthworks

1. The proposed retaining walls at the eastern boundary have changed, these walls previously were proposed in the order to 0.489m to a maximum of 1.34m in height and that was acceptable. Now the design has changed and incorporates walls with height variation from 1.22m to 2.122 m at the eastern boundary.
 - (a) Provide amended plans to reduce the walls at the eastern boundary to comply with PO1/PO2 of the Filling and excavation code or provide written consent/ agreement from adjoining landowner to the east accepting the height of the wall near the eastern boundary.

Response:

See attached as **Appendix B**, a revised set of Civil Engineering Plans. As requested, the wall height along the eastern boundary has been reduced to have a maximum height of 1.306m.

Matter Raised:

Plan details

2. Some of the submitted plans in the Flooding and Stormwater response letter are unclear or contain unreadable text. For example, plans on pages 46 and 47 cannot be read, and the top of Earthworks Layout and Notes Drawing no. 3574-002 Rev C has been cut off.

(a) Submit an amended Flooding and Stormwater response letter with all plans clearly visible and readable.

Response:

Please find attached as **Appendix A**, a revised flood report with all changes included and queried information.

Matter Raised:**Plan details**

3. Section 1 is missing from the plans (sections 2, 3 and 4 included), and there are no markers on the site or floor plans to show where the sections have been taken from.

(a) Provide amended plans including all required details for the sections.

Response:

These will be provided under a separate cover.

Matter Raised:**Plan details**

4. The elevations and individual unit drawings do not include critical dimensions such as floor levels and maximum height of the roof.

(a) Provide amended plans showing all relevant dimensions of the proposed buildings.

Response:

These will be provided under a separate cover.

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,



Mike Harries | Director

Steffan Harries

Email: mike@steffanharries.au