



Dedicated to a better Brisbane

1 July 2026

Dts Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

ATTENTION: Liam Donald

Application Reference: A007039019
Address of Site: 592 STAFFORD RD STAFFORD QLD 4053

Dear Liam,

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.

Lawful point of discharge

1. The proposal states that the proposed Lots 1 & 2 will be provided individual connections to stormwater infrastructure connected to Longland Street. However, the proposed earthworks drawings do not indicate the proposed levels of the lots and, therefore, a lawful point of discharge has not been demonstrated.
 - a) Provide amended engineering drawings, including an RPEQ endorsement, and revised earthworks sections plan that clearly showing a 1% fall of Lots 1 and 2 towards Longland Street. These amendments will result in minor level changes, which must be accurately reflected in the concept earthworks layout plan.

Access

2. The existing driveway to proposed Lot 2 is not compliant with current engineering standards and in a state of disrepair. As part of the proposal, this driveway needs to be removed.
 - a) Provide amended engineering and survey plans that mark the existing driveway to Lot 2 as being removed.

Note: *There is no requirement to show the new driveway for Lot 2 on the plans.*

Retaining walls

3. The retention of the existing retaining walls between Lot 2 and 3 need to be demonstrated to be compliant with council's engineering planning scheme policies.
 - a) Provide an RPEQ-certified statement confirming that the existing retaining wall between proposed Lots 2 and 3 has been constructed independently of the garage wall and
 - b) Amend the subdivision plan to ensure that the entirety of the retaining wall, including all associated footings, is contained within Lot 2.

4. The proposed Subdivision Proposal Plan (Drawing A3 Rev A Sheet 1 of 1) does not indicate whether the existing retaining walls will be retained or demolished as part of the development, which is shown on the proposed engineering plans.
 - a) Provide an amended subdivision plan that shows how all structures on the site are proposed to be treated, including retaining walls.

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 A007039019.

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

Yours sincerely



Stephen Jones
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Development Services
Brisbane City Council