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Thursday, 23 April 2026

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

Attention: Diana Sun
Via email: DSPlanningSupport@brisbane.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST

Development Permit for Reconfiguring a Lot (1 into 2)
COUNCIL REF: A006972104
59 Camlet Street, Mt Gravatt East QLD 4122
Lot 564 on RP83332

Dear Diana,

I refer to the Information Request received from Brisbane City Council dated 27 March 2026 in relation to the development application lodged for a Reconfiguring a Lot (1 into 2) at 59 Camlet Street, Mt Gravatt East. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

- **Appendix A** – Amended Concept Engineering Drawings
- **Appendix B** – RFI Item 3 Response

Earthworks

- 1) The proposed development has not provided an assessment against the Filling and excavation code.
 - a. Provide a statement addressing the Filling and excavation code.

Response: We note that an assessment of the development against the Filling and excavation code was provided within **Appendix C** of the original lodgement package. Please refer to this assessment.

We note that we have confirmed with the consulting project engineer that the original assessment remains valid despite the changes represented within this response.

- 2) The submitted Driveway and Bulk Earthworks Layout Plan, Drawing Number 3619-002, Sheet 01 of 01, Revision A, indicates retained fill up to 1.619 metres in height at the external property boundary, presenting outwards. AO2.1 of the Filling and excavation code stipulates that retaining walls at the property boundary are not to exceed 1 metre in height above ground level, with any additional retaining of fill behind the 1 metre-high boundary retaining wall must be set back a minimum of 1 metre and stepped or terraced at a ratio of 1 horizontal unit to 1 vertical unit, with at least 1 metre horizontally between successive retaining walls to allow for planting areas. To comply with PO1 and PO2 of the Filling and excavation code:
 - a. Provide fully dimensioned preliminary concept earthworks plans and sections. Amended plans must demonstrate that the maximum retaining wall height at property boundaries (retaining fill and presenting outwards) is 1 metre, and that any further retaining of fill is stepped or terraced in 1 metre horizontal and 1 metre vertical increments, in accordance with AO2.1 of the Filling and excavation code.

Response: Please refer to **Appendix A**, which contains amended concept engineering drawings with amended retaining wall heights and positioning to conform to the request under item 2 of Council's information request. The retaining wall has been set back 900mm from the rear boundary and is no taller than 1.00m in height at any point.

Stormwater

- 3) The engineering drawings are to be updated to demonstrate compliance with PO2, PO3 and PO11 of the Stormwater Code.
 - a. Provide amended plans showing the following:
 - i. A minimum 225mm diameter upslope stormwater connection pipe, protected by a 0.9 metre-wide drainage easement, shall be provided to service Lot 563 on RP83332 (63 Camlet Street). This connection pipe must extend to the boundary of the upslope site. To enable gravity drainage from this line into the existing 600mm diameter stormwater infrastructure in Camlet Street, it is envisaged that the construction of a new stormwater gully pit and a new manhole will be required, together with a 300mm diameter connecting these structures.
 - ii. To mitigate adverse drainage impacts to the upslope property (concentration or diversion of surface runoff), the fill retaining wall structures along the north – western side of Lots 1 and 2 should be setback by at least 0.9 metres.

Response: A response to this item has been provided by Bravo Consult and attached to this letter as **Appendix B**. Please refer to this appendix for this response.

Driveway Crossovers

- 4) The driveway crossover to proposed Lot 56 is centrally located within its site frontage. This location will prevent the planting of new street trees along the frontage once compliant clearances to the streetlight are accommodated. To comply with PO27 of the Subdivision code and PO2 of the Streetscape hierarchy overlay code:
 - a. Provide amended plans demonstrating:
 - i. A 2.5m wide driveway crossover aligned to towards the south-western boundary of proposed Lot 56.

Response: An indicative crossover has been provided within **Appendix A**, Dwg#3619-002, Rev B, that complies with the relevant Brisbane Standard Drawings. We note that this crossover is indicative only to demonstrate that the proposed frontage can accommodate an additional compliant crossover.

As a result of this conceptual placement, there is also ample room for a street tree to be planted within the verge of Proposed Lot 56 to the Northeast of the indicative crossover. Please the condition the street tree component accordingly.

- 5) The submitted plans indicate that the existing driveway will be removed, while the concept civil engineering report suggests it will be reused. As it is unclear what is proposed, please clarify the intent. In addition to the driveway crossover for Lot 56 requested in item 4 above, it is also necessary to show a suitable location for the driveway crossover for Lot 57 to comply with PO27 of the Subdivision code.
- a. Provide amended plans and additional information indicating whether the existing driveway crossover is to be retained.
 - b. If the existing driveway crossover is to be removed, provide amended plans showing a 2.5m driveway crossover to Lot 57 that complies with the Brisbane Standard Drawings.

Response: We confirm that existing crossover for Proposed Lot 57 is to be retained because of this development and will be utilised by any future land uses as required.

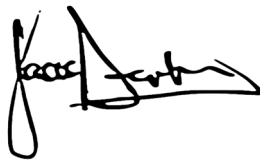
As per section 13.2 of the DA Rules, this letter provides a response to:
a) all of the information requested.

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,



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