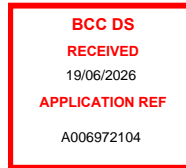


**Our ref:** STP4960  
**Contact:** Jack Denham | [jack@steffanharries.au](mailto:jack@steffanharries.au)  
**Website:** [www.steffanharries.au](http://www.steffanharries.au)  
**Phone:** 07 3317 0042



Friday, 19 June 2026

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



**Attention:** **Diana Sun**  
Via email: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)

## RE: RESPONSE TO FURTHER ADVICE NOTICE

**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 Further Issues notice received from Brisbane City Council dated 10 June 2026 in relation to the development application lodged for a reconfiguration of a lot 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 Plans

### Matter Raised:

#### Stormwater

1. *The proposed 150 mm diameter upslope stormwater connection pipe to serve the upslope property is not supported by Council. Section 7.6.5, paragraph 3 of the Infrastructure design planning scheme policy states: “Where a pipe is used to facilitate an up-slope stormwater connection (now or in future), the minimum pipe size is 225 mm nominal diameter for any development. This stormwater pipe must be connected to a lawful point of discharge.”*

*To comply with PO11 of the Stormwater Code:*

- (a) *Provide amended plans showing a minimum 225 mm diameter upslope stormwater connection pipe (to be encumbered by a 0.9 metre wide drainage easement) to service Lot 563 on RP83332 (63 Camlet Street), now and in the future. The pipe connection must extend fully to the boundary of the upslope site. To facilitate gravity*

*drainage of this line to the 600 mm diameter stormwater infrastructure in Camlet Street, a new stormwater gully pit and a new manhole must be constructed in conjunction with a 300 mm diameter connector pipe between these structures.*

**Note:** An easement (minimum width of 0.9 metre) must be provided over the minimum 225 mm diameter upslope stormwater connection pipe to provide the upslope property owner/s legal rights to access, use and maintain this pipe. Without the easement, the upslope property owner/s will be unable to legally access, use and maintain this pipe.

**Response:**

Please refer to **Appendix A**, the development now conceptually provides for an upstream stormwater connection to Lot 563 on RP83332 via a 225mm diameter connection pipe. Further, a gully pit and 300mm connection pipe is proposed at the front of Lot 57 (Lot 2).

**Matter Raised:**

**Driveway Crossover**

1. *The proposed driveway crossover for Lot 1 is shown as indicative. To secure the location of the driveway crossover and ensure sufficient space for future street tree planting, in accordance with section 3.7.5.3 of the Infrastructure design planning scheme policy, PO27 of the Subdivision code, PO2 of the Streetscape hierarchy overlay code, and BSD-2022, the following is required:*
  - (a) *Provide amended plans showing the removal of the indicative wording for the driveway crossover to Lot 1 and showing the driveway crossover for Lot 1 on the proposed subdivision plan.*

**Response:**

The development now includes a crossover to Camlet Street from proposed Lot 56 (Lot 1). As notated on **Appendix A**, Dwg 3619-002 (Rev. C), the proposed crossover is in a compliant position along the frontage. Further, this location includes accommodation for a future Council street tree within the verge, which has been demonstrated in a compliant location on the same drawing as per:

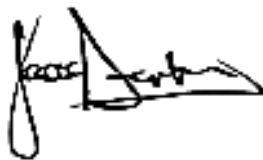
- a. Section 3.7.5.3 of the Infrastructure Design planning scheme policy; and
- b. BSD-2022.

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,



Alexander Steffan | Director  
**Steffan Harries**  
Email: [alex@steffanharries.au](mailto:alex@steffanharries.au)



Jack Denham | Undergraduate Town Planner  
**Steffan Harries**  
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