



*Dedicated to a better Brisbane*

22 April 2026

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PO Box 6258  
FAIRFIELD QLD 4103

**ATTENTION: Ana Yala**

**Application Reference:** A006983470  
**Address of Site:** 84 PLIMSOLL ST GREENSLOPES QLD 4120

Dear Ana

**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.

**Flooding**

1. Proposed Lot 2 has a RL of 31.6m AHD, which is approximately 1.6 m higher than the ground levels along its interface with Lot 1 where the driveway is proposed. As a result, practical vehicular access to Lot 2 is not achievable until near the northern boundary of Lot 2, where the level difference reduces to less than 1.0 m.
  - a. Provide an earthworks plan signed by an RPEQ which demonstrates the amount of filling and details of the retaining walls proposed to be used to facilitate the creation of Lot 2 at the nominated levels; and show how driveway access to the flood-free building pad on Lot 2 can be achieved at the proposed driveway levels, including confirmation that grades, transitions and wall interfaces are feasible and compliant.
2. The Flood overlay code Assessment Report prepared by Storm Water Consulting contains a number of modelling assumptions and omissions that may affect flood behaviour and flood planning levels across the site and which require further consideration:
  - a. While the catchment draining to the upslope boundary is shown as approximately 4.3 ha, the flood model does not appear to include flows arriving at the site frontage along Plimsoll Street. This additional contributing catchment and associated flows may influence flood mitigation measures and the determination of flood planning levels on site and is required to be incorporated into the modelling.
  - b. The existing dwelling at 59 Plimsoll Street presents a substantial obstruction to overland flow, with the existing driveway forming the only significant permeable flow path. This obstruction is to be represented in the flood model to accurately reflect existing conditions and downstream impacts.
  - c. A flood immunity scenario incorporating ARR climate change provisions for the year 2100 (RCP 4.5) is required to be modelled. This is required to demonstrate that the proposed lots will achieve suitable flood immunity in accordance with contemporary engineering practice and Council expectations.

3. The proposed development will be required to provide easements in favour of Council for overland flow purposes over the flood-affected portions of Lot 1 and Lot 2. This is required as any future earthworks on either lot may result in flood impacts beyond those identified in the submitted report and not all future building works are regulated by the Flood overlay code.
  - a. To simplify the easement arrangement on Lot 1, it is recommended that flooding easements be provided along the northern, eastern and western boundaries only, excluding the area beneath the existing dwelling, generally in accordance with the marked up plan attached.

### **Stormwater**

4. In order to facilitate a minor stormwater condition, provide a stormwater drainage plan signed by an RPEQ demonstrating that both Lot 1 and Lot 2 discharge to the kerb and channel in Plimsoll Street and no stormwater connections are made to the existing 450 mm diameter pipe that traverses the site. The stormwater plan should also show a 1.5 m wide easement centred over the existing 450 mm diameter pipe.

### **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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006983470.

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

Yours sincerely



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