



*Dedicated to a better Brisbane*

11 May 2026

Waroon View Pty Ltd  
C/- Urbicus Pty Ltd  
110 Kennedy Terrace  
PADDINGTON QLD 4064

**ATTENTION: Mark Kierpal**

**Application Reference:** A007000493  
**Address of Site:** 41 WAROON ST STAFFORD QLD 4053

Dear Mark,

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial assessment of the above application and has identified that further information is required to fully assess the proposal.

### **Earthworks**

1. The existing site appears to have a slope of approximately 1:6 along the longest axis and it appears there are existing retaining walls along the north and east site boundaries, as well as through the centre of the site. Retaining walls through the middle of the site will need to be removed and there is concern that the existing walls on the boundaries may not be of suitable construction to be retained through this development and as part of future houses. It is also unclear whether suitable transitions from the verge can be achieved or whether the sites grade will result in useable lots as per PO2 of the Subdivision code, without earthworks first being completed as part of the subdivision.

Provide civil engineering drawings of proposed earthworks and retaining walls (as required) for the development, and ensure the following items are addressed:

- a) Demonstrate that the proposed subdivision results in the creation of useable lots as per PO2 of the Subdivision code, noting that AO2.2 prescribes that a lot's long axis features a slope not greater than 1 in 15.
- b) Ensure the earthworks drawings show the interface of the development and adjoining land at site boundaries and nominate existing/proposed levels, including levels on adjoining land.
- c) The concept earthworks drawing/s including cross-sections are to show levels at the top and bottom of retaining walls and that the walls (including associated drainage) will be wholly contained within the site's property boundaries. If greater than 1m in height above ground level at property boundaries, retaining walls are to be stepped/terraced at a ratio of 1:1.
- d) Demonstrate the existing retaining walls along the northern and eastern boundaries are of suitable construction/structural integrity to be retained, that they will be protected as part of the earthworks and there will be no impacts to adjoining properties.
- e) Ensure the access points and transition from the verge to the proposed lots provide grades suitable for vehicle access as per BSD-2025.

### **Corner truncation**

2. Demonstrate on the amended drawings, provision of a 6.0 metre by 6.0 metre by 3 chord truncation at the corner of Warron and Berpi Streets in order to maintain the safety and efficiency of the external movement network in accordance with the design standards in the Infrastructure Design PSP and as required by the Subdivision Code PO4. *Note: the central boundary should be repositioned as needed to ensure both lots remain 300m<sup>2</sup>+*.

### **Access crossovers**

3. Demonstrate on the amended drawings that the proposed Lot 2 crossover achieves a minimum 1.0 metre clearance to the outer edge of the existing power pole in the Waroon Street verge, and a minimum 2.0 metre clearance to the existing street tree.
4. Demonstrate the location of the proposed Lot 1 driveway crossover, which is to be located on the Berpi Street frontage a minimum 10 metres from the intersection of Warron and Berpi Streets. The existing crossover appears to be damaged and its design does not meet modern standards, so it is to be replaced.

### **Lawful point of discharge**

5. Demonstrate the location of proposed stormwater verge crossings and kerb outlets to provide a lawful point of discharge (LPD) for the proposed Lots. The stormwater lines and outlets must be located to achieve a minimum clearance of 2.0 metres to the existing street tree, and a minimum 300mm from proposed Lot 2 driveway crossover as per BSD-8114.

### **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.

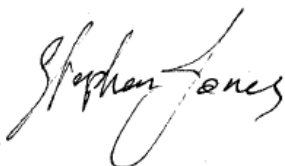
### **Responding to this request**

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 A007000493.

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

Yours sincerely



Stephen Jones  
Urban Planner  
Planning Services North  
Phone: 07 3403 0407  
Email: [Stephen.Jones@brisbane.qld.gov.au](mailto:Stephen.Jones@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council