



Dedicated to a better Brisbane

17 August 2026

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C/- Mayhill Planning & Architecture Pty Ltd
2/72 Merivale Street
SOUTH BRISBANE QLD 4101

ATTENTION: Michael Lowe
Application Reference: A007068329
Address of Site: 24 CONTAY ST HOLLAND PARK QLD 4121

Dear Michael

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.

Stormwater

- 1) The submitted application material has not demonstrated that a lawful point of discharge (LPD) can be accommodated for each lot. More specifically, proposed Lot 2 falls away from both street frontages and may have difficulty in achieving a gravity LPD. It should be noted that charged stormwater systems are not supported.
 - a) Provide a Consent for Lawful Point of discharge form (CC10835/2) signed by the affected downstream property owner/s of Lot 44 on RP44087, referring to an engineering plan of proposed stormwater drainage through the downstream property/s ultimately discharging to a LPD in Cavillon Street. Please find a copy of the LPD consent/refusal form (CC10835/2) attached.
 - i) If the adjoining neighbour refuses consent for a stormwater pipe, provide concept earthworks plans and any required easements to achieve a lawful point of discharge for each proposed lot.

Driveway Access

- 2) The proposed driveway crossover for Lot 1 is within 20m of an intersection with a major road whilst the frontage on Contay Street is insufficient to achieve the required spacing from the Major Road intersection (TAPS PSP Table 5). In order to demonstrate compliance with PO1 and PO3 of the Transport, access, parking and servicing code and PO3 of the Subdivision code:
 - a) Provide endorsement of a Performance Outcome (PO) in an RPEQ statement (traffic engineer) for the access for proposed Lot 1 due to the proximity to an intersection with a major road.

Corner truncation

- 3) The submitted plan of subdivision identifies a 3-chord corner truncation. Please provide amended plans clarifying the dimension of the truncation i.e. non-trunk 6m x 3 chord truncation.

Road Dedication

- 4) The submitted plan of subdivision identifies 7m² of land dedication along the Contay Street frontage. However, the land dedication does not appear to achieve the intended verge width of 3.75m. Please provide amended plans illustrating a non-trunk verge widening to achieve a 3.75m verge along the Contay Street frontage from the existing kerb and channel.

Footpath

- 5) Please provide amended plans showing the provision of a non-trunk 1.2m wide footpath along the Contay Street frontage.

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 A007068329.

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

Yours sincerely



Nicholas Cudicio
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Development Services
Brisbane City Council