

27 August 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Via Email: DSPlanningSupport@brisbane.qld.gov.au

ATTN: Chris Dixon

Dear Chris,

RE: OTHER CHANGE (IMPACT ASSESSABLE FOR MULTIPLE DWELLINGS) UPON LAND AT 20 WALSH STREET, MILTON (COUNCIL REFERENCE A007016928)

We write in relation to the abovementioned application and Council's Further Information Request dated 07 August 2026. We respond to the matters raised as follows:

1. Bulk and scale

A revised RPEQ signed Stormwater Management Plan has been provided. While the report has been revised to detail/demonstrate the relocation of the stormwater section under the basement (north-east boundary) is achievable, the proposal has not provided details of the manhole locations, details of the clearances to the basement wall on the northern boundary and western boundary alignment or shown the extent of the underground drainage easement on the plans.

- a) Provide a engineering concept plan showing these details, demonstrating the stormwater infrastructure is protected/accessible. The plan will need to be prepared by a certified by a RPEQ with clear dimension/details shown.*

In response to this item, an updated Site Based Stormwater Management Plan has been prepared by TTW and is provided as Attachment 1. The updated plan provides the requested engineering concept details, including the proposed stormwater infrastructure and associated clearances.

In regard to the easement details, it is unclear whether Council is seeking details of the existing as-constructed stormwater infrastructure or the proposed stormwater extension. The available as-constructed information for the existing stormwater infrastructure has been provided, together with the previously approved information relating to the stormwater infrastructure (refer to Attachment 2 and Attachment 3). It is noted that volumetric easement details are typically confirmed following construction, based on the as-constructed infrastructure, and are subsequently registered as part of plan sealing. Accordingly, it is considered appropriate for any requirement for the registration of a volumetric easement to be addressed through a condition of approval at plan sealing, rather than requiring this information to be resolved prior to determination of the application.

2. Stormwater Quality

Council's Infrastructure Services team will be undertaking drainage works within Walsh Street road reserve in the near future and are in the process of completing the drainage design. Depending on timing of the development's construction, these drainage works may impact the site's proposed water and sewer connections in Walsh Street or the site's proposed gas, water and sewer connection may prejudice the drainage design. It is noted a high level concept services plan has been provided within the site-based stormwater management report outlining the sewer and water connection points to Walsh St will be coordinated at detailed design stage, noting Urban Utilities consent will be required at this stage.

- b) *Noting the above potential clash with Council's future drainage works, provide a copy of the site detailed service connection plan/s for Walsh St to better inform Council's design. Also if known please advise on the expected/estimated start/completion of the development works.*

We note that the proposed service connection locations are currently conceptual and subject to refinement at the detailed design stage. This is considered standard practice at the development application stage for a project of this nature, particularly given construction is not anticipated to commence until mid-to-late next year. To assist Council in progressing its drainage design and in response to Item 2, a copy of the preliminary Gas, Water, Stormwater and Sewer connection plans have been provided (see attached).

The preliminary plans identify the proposed connection arrangements to Walsh Street and are intended to assist Council in considering the potential interface with its proposed drainage works. The final service connection locations and detailed design will be subject to further coordination with Council and the relevant service authorities, including Urban Utilities, prior to construction. Our development team will continue to coordinate with Council as the proposed Walsh Street drainage works progress to ensure that the respective infrastructure designs can be appropriately integrated and any potential conflicts are resolved.

In terms of anticipated timing, construction of the development is currently expected to commence in mid-to-late 2027, subject to the timing of the development approval, detailed design, building approval and associated pre-construction requirements.

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We have now fully responded to Council Information Request in accordance with section 13.2 of the Development Assessment Rules under the Planning Act 2016 and request that Council proceed with the assessment of the application.

Should you wish to discuss the matter further, please do not hesitate to contact our office.

Yours faithfully

TOWN PLANNING ALLIANCE PTY LTD



Zoe Richards
TOWN PLANNER