



Our Ref: BNE260132

13 July 2026

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

Attention: Stephen Jones, Planning Services North

Dear Sir,

Council Reference:	A007039019
Property Location:	592 Stafford Road, Stafford QLD 4053
Property Descriptions:	Lot 268 on RP69037
Development:	Development Permit for a Reconfiguration of a Lot – 1 into 3 Lot Subdivision
Client:	Dimension Legal Pty Ltd

We refer to Council's Information Request dated 1st of July 2026 made under clause 12.1 of the *Development Assessment Rules* ("DA Rules") and, on behalf of our client, and pursuant to clause 13.2(a), forward the following as a **full** response to **all** requested items.

In support of this response, please find attached:

- Amended Proposal Plans, prepared by DTS Group (refer **Attachment A**);
- Civil Concept Plans, prepared by DRW Consulting Pty Ltd (refer **Attachment B**); and
- Civil engineering response by DRW Consulting Pty Ltd (refer **Attachment C**).

Lawful Point of Discharge

1. *The proposal states that the proposed Lots 1 & 2 will be provided individual connections to stormwater infrastructure connected to Longland Street. However, the proposed earthworks drawings do not indicate the proposed levels of the lots and, therefore, a lawful point of discharge has not been demonstrated.*
- a) *Provide amended engineering drawings, including an RPEQ endorsement, and revised earthworks sections plan that clearly showing a 1% fall of Lots 1 and 2 towards Longland Street. These amendments will result in minor level changes, which must be accurately reflected in the concept earthworks layout plan.*

Response:

Refer to Plans 5810-SK02 and SK03 Rev. PC for the amended Earthworks Layout and sections, endorsed and signed by an RPEQ, showing the proposed lot levels, including a 1% fall for Lots 1 and 2 towards Longland Street.

Sections B and C of the amended Earthworks Plans include the 1% fall towards Longland Street, extracted below. The retaining walls included at the boundary of proposed Lot 2 that range from 54.7m AHD to 54.5m AHD. Likewise, the proposed retaining walls at the boundary of proposed Lot 1 now include a peak of 56.2m which falls to 56.0m AHD at the Longland Street frontage.

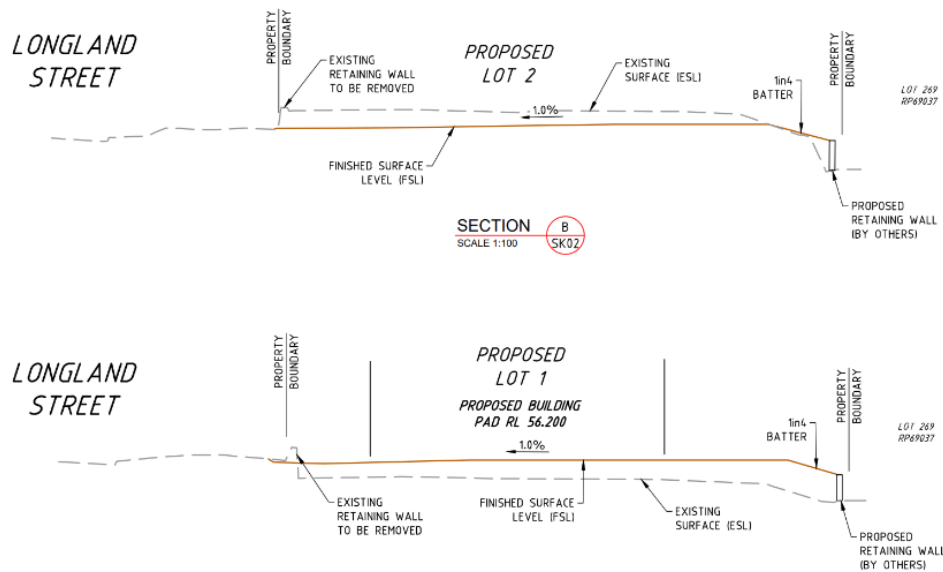


Figure 1 – 1% Fall Sections

Source: DRW Consulting Pty Ltd – Attachment B

Access

2. The existing driveway to proposed Lot 2 is not compliant with current engineering standards and in a state of disrepair. As part of the proposal, this driveway needs to be removed.
 - a) Provide amended engineering and survey plans that mark the existing driveway to Lot 2 as being removed.

Response:

Refer to the amended proposal plan and civil plans (**Attachment A and B**) for the amended layout showing the existing driveway to Lot 2 to be removed.

Retaining Walls

3. The retention of the existing retaining walls between Lot 2 and 3 need to be demonstrated to be compliant with council's engineering planning scheme policies.
 - a. Provide an RPEQ-certified statement confirming that the existing retaining wall between proposed Lots 2 and 3 has been constructed independently of the garage wall and
 - b. Amend the subdivision plan to ensure that the entirety of the retaining wall, including all associated footings, is contained within Lot 2.

Response:

The civil plans have been updated to reflect that no existing retaining walls between lot 2 and 3 are to be retained. New retaining walls are proposed between these lots to facilitate the proposed lot levels. A note has been provided to ensure that the new wall in Lot 2 will be independent to the existing garage wall.

4. The proposed Subdivision Proposal Plan (Drawing A3 Rev A Sheet 1 of 1) does not indicate whether the existing retaining walls will be retained or demolished as part of the development, which is shown on the proposed engineering plans.
 - a) Provide an amended subdivision plan that shows how all structures on the site are proposed to be treated, including retaining walls.

Response:

Refer to Plan 5810-SK02 and SK03 Rev. PC for the amended layout the location of proposed walls and retained walls.

We advise that this Response to Council's Information Request is being made under section 13 of the DA Rules and constitutes a **full response** containing all of the information requested as outlined in clause 13.2(a), ending the Information Request Part (Part 3) pursuant to clause 15.1(b)(i).

The applicant will now proceed to public notification.

Should you require any further information, we would be pleased to assist.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Donald', with a stylized flourish at the end.

Liam Donald

Principal Planner

DTS Group QLD Pty Ltd