



*Dedicated to a better Brisbane*

1 June 2026

Levande Pty Ltd  
C/- Urbis Ltd  
Level 32, 300 George Street  
BRISBANE CITY QLD 4000

**ATTENTION: Natalia Grodek**

**Application Reference:** A006935123  
**Address of Site:** 57 ANDREW ST BALMORAL QLD 4171

Dear Natalia,

**RE:** Further advice

A review of the information provided in response to Council's further advice letter has been carried out, although most of the items raised have been resolved, further information is required to address the stormwater and flooding issues.

***Stormwater Drainage***

1. The Conceptual Stormwater Management Plan (Revision 01, Burchills Engineering Solutions, February 2026) indicates that stormwater runoff from the site and upstream catchment is to be discharged to an existing 900mm diameter pipe (LPD A) under Lytton Road; however, no inlet or headwall structure has been identified or proposed, and the receiving system has not been adequately assessed and the development appears to be encroaching further into the existing channel.
  - a) Provide hydraulic calculations to determine the extent of required drainage augmentation works, including construction or upgrade of inlet/headwall structures, to minimise afflux and adverse flooding impacts to adjacent properties. Amend the design drawings accordingly to demonstrate compliance with PO1 and PO3 of the Stormwater Code.

***Flooding***

2. The proposed free-standing levee wall solution, as documented in the Technical Memorandum (Burchills Engineering Solutions, 28 April 2026), is not supported. The design does not demonstrate an acceptable or integrated flood mitigation outcome relative to the drainage channel and adjoining development.
  - a) Provide cross-sections demonstrating a compliant berm/embankment arrangement between the drainage channel (within the easement) and the proposed buildings, with pedestrian and landscaped areas located at the top of the berm. Amend the design drawings accordingly to demonstrate an appropriate and functional flood protection outcome.

### **Streetscape interface**

3. The amendment to the Lytton Road frontage is acknowledged and the removal of the retained landscape component is supported. However, as part of the amendment in the design, the proposed fence along Lytton Road has been shown as > 2m tall. Fencing at this height is not supported and does not support the desired streetscape outcomes sought by council.
  - a) Amend the Lytton Road boundary fence to be maximum of 1.5m tall.

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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