

21 May 2026

Our Ref: CW25208

Stephen Jones
Urban Planner
Brisbane City Council
PO Box 1434
Brisbane City, QLD, 4001

Dear Stephen,

165 TROUTS ROAD, STAFFORD HEIGHTS QLD 4053
A006964253 - RESPONSE TO INFORMATION REQUEST

In response to the information requests dated the 18th March 2026, please see attached the updated concept services sketch plan, together with the following response:

Access and earthworks

1. The development proposes separate access for each of the new lots to Trouts Road, which is classified as a major road, through areas where a significant difference in levels exists between the existing verge and existing unchanged lot level whilst no earthworks are proposed.

Given this, the proposed access arrangements are not currently supported due to being unsafe, the potential to impact on function of the road network and the inability to access a usable building pad.

- a) Provide amended plans and further documentation in accordance with PO1 and PO3 of the Subdivision Code, PO7 of the Road Hierarchy Overlay Code and PO3 and PO9 of the Transport, Access, Parking, and Servicing Code that includes:
 - iv. The earthworks required within each lot to provide suitable access from any crossovers to the building pad. Ensure maximum grades of access do not exceed those shown on Brisbane Standard Drawing BSD-2024/2025 and provide all details / sections of earthworks to facilitate these accesses. Existing surface is to remain as is within the verge.

Please find attached the Earthworks drawings demonstrating how the works are proposed to accommodate the new crossover for the three proposed lots in accordance with BCC Standard Drawings BSD-2024. The verge profile will be retained as close to existing conditions as possible, with minor transitional grades proposed along the site frontage. Items a) i., ii. and iii. of this Information Request will be separately addressed by the traffic consultant.

Conclusion

We trust that this response adequately addresses your Request for Information, and that the information provided will enable you to approve this application at your earliest convenience.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

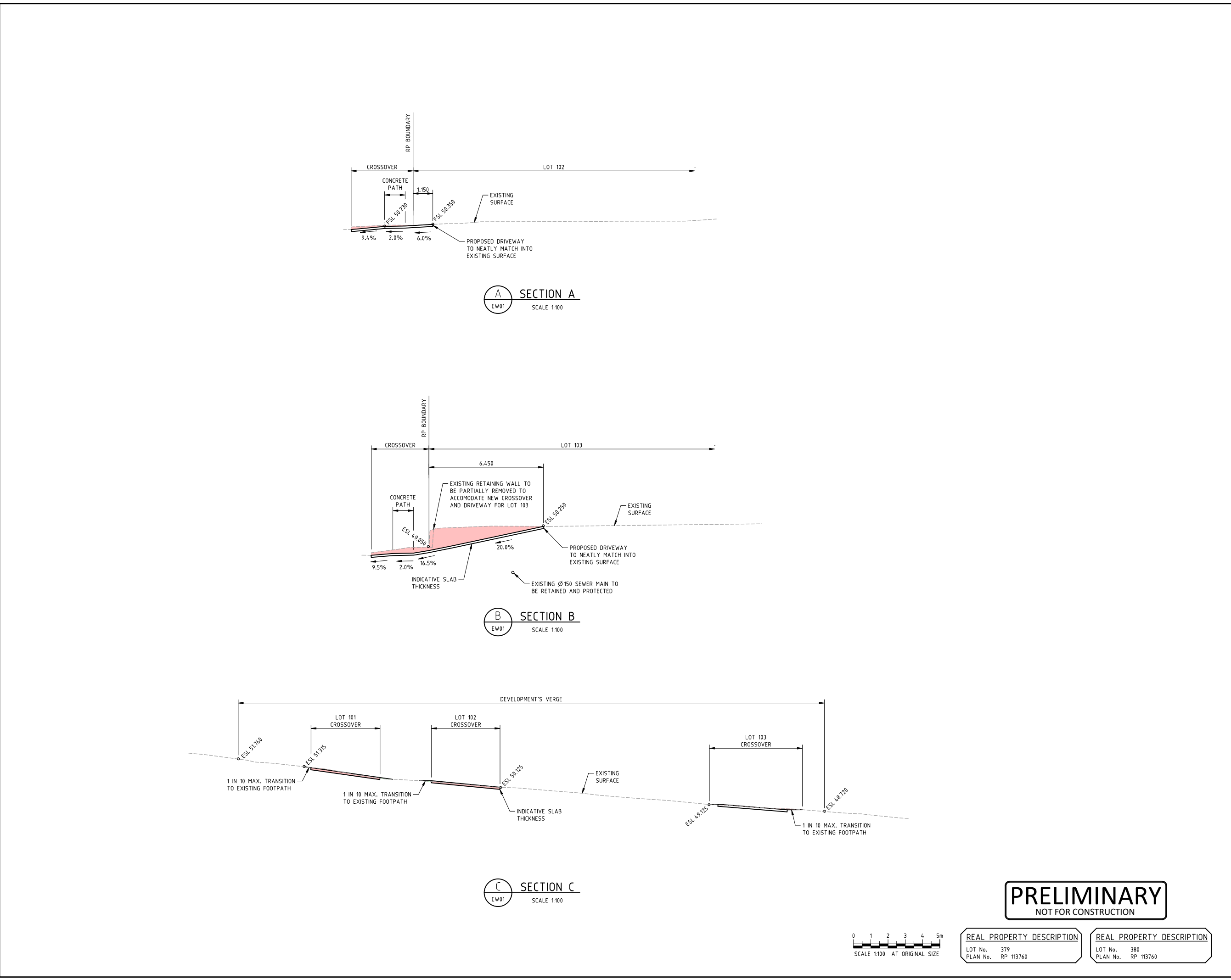
CIVIL WORKS ENGINEERS



Caio Mecca
Civil Engineer



Roger Andrade - RPEQ 7675
Principal Civil Engineer



DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1		
ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	21.05.26

LEGEND

- AREA OF CUT
- AREA OF FILL
- EXISTING SURFACE LEVEL
- FINISHED SURFACE LEVEL

ASSOCIATED CONSULTANT

PROJECT
165 TROUTS ROAD
STAFFORD HEIGHTS

CLIENT
BEAVEN GROUP
PTY LTD

TITLE
CONCEPT EARTHWORKS
SECTIONS

CIVILWORKS
ENGINEERS

Property Development Solutions

U3, 1311 Ipswich Road, Rocklea QLD 4107
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

Designed CM	Drawn CM	Date 21.05.26
Approved		Scale AS SHOWN
Drawing No. CW24151-SK02		Rev. A



PRELIMINARY NOT FOR CONSTRUCTION	
REAL PROPERTY DESCRIPTION LOT No. 379 PLAN No. RP 113760	REAL PROPERTY DESCRIPTION LOT No. 380 PLAN No. RP 113760