MURRAY BELL PLANNING CO.

Date: 20 August 2026
Ref: A007011266

Attn: Erik Christensen

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via Email (DSPlanningSupport@brisbane.qld.gov.au)

Dear Erik,

RE: RESPONSE TO INFORMATION REQUEST
8 BUTLER STREET, ASCOT QLD 4007

In accordance with s13.2 of the Development Assessment Rules, a full response to the Information Request that was issued by the Brisbane City Council (the **Council**) on 22 May 2026 is provided below:

Item 1 – Access and Earthworks
Council noted that there is a significant level difference between the existing surface of the verge in Butler Street and the existing surface of proposed Lot 1 due to the existing retaining wall. Earthworks will be required to provide suitable access to Lot 1 from a crossover due to this level difference.

a) Provide RPEQ certified amended plans and amended subdivision plan in accordance with PO1 and PO3 of the Subdivision Code and PO3 of the Transport, Access, Parking, and Servicing (TAPS) code that show:

i. A suitable driveway crossover for both lots. Crossovers must be located at a minimum distance of 2.0m from the trunk of the existing street trees.

Response:
As requested, Naxos Engineers have prepared RPEQ certified civil engineering drawings (refer **Attachment 1 – Civil Engineering Plans**) in accordance with PO1 and PO3 of the Subdivision Code, PO3 of the Transport, Access, Parking, and Servicing (TAPS) Code and the Stormwater Code.

Driveway crossover locations have been nominated and contain suitable gradients. Both lots are provided with suitable vehicular access, with each proposed crossover located a minimum of 2m from the trunk of existing street trees. This ensures that vehicular access can be achieved to both lots whilst maintaining suitable separation from existing street vegetation.

ii. The earthworks required within Lot 1 to provide suitable access from the crossover to the building pad including provision for a single vehicle to queue within the property in accordance with Section 4.8(12) of the TAPS Planning Scheme Policy (PSP). 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 this access.

Response:
As requested, Naxos Engineers have prepared civil engineering drawings (refer **Attachment 1 – Civil Engineering Plans**) illustrating bulk earthworks for both proposed residential lots. The concrete crossover in front of proposed Lot 1 does not exceed the maximum gradients stipulated in BSD-2024. The pad level of the carport has been strategically lowered to reduce gradient between the edge of the carriageway and front property boundary.

A double width carport is proposed within Lot 1 which is capable of accommodating two vehicle parking spaces wholly within this lot. Given the residential nature of the development and the provision of two on-site parking spaces, vehicle queuing within Lot 1 is not required.

iii. Ensure amended plans comply with the requirements of the Filling and Excavation Code.

Response:

The accompanying civil engineering drawings (refer **Attachment 1 – Civil Engineering Plans**) accord with the outcomes of the Filling and Excavation Code.

This letter and the associated attachments constitute a full response to Council's Information Request and hence, the Public Notification period will now commence.

Should you have any questions or wish to discuss, please do not hesitate to contact the undersigned on 0429 910 639.

Sincerely,

Andre Lowe
B. Urb. Reg. Plan.

Encl.

Attachment 1 – Civil Engineering Plans
Attachment 2 – Code Compliance