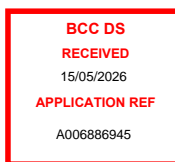


Our ref: 12805  
Council ref: A006886945



**Saunders  
Havill**

PATHWAYS TO SUCCESS

Saunders Havill Group Pty Ltd  
ABN 24 144 972 949

15 May 2026

City Planning and Economic Development Services  
Development Services  
Brisbane Square, 266 George Street, Brisbane Qld 4000  
**GPO Box 1434 BRISBANE QLD 4001**

Via email: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)

Dear Ryan,

**RE: RESPONSE TO FURTHER ADVICE FOR DEVELOPMENT FOR RECONFIGURATION OF A LOT (STAGED SUBDIVISION) UNDER SECTION 35 OF THE DEVELOPMENT ASSESSMENT RULES OVER 92 EUGENIA STREET & 26A DEODAR STREET, INALA QUEENSLAND 4077 FORMALLY KNOWN AS LOT 53 ON CP8890097 & LOT 31 ON RP852409**

We act on behalf of SEQ Development 11 Pty Ltd, (*the Applicant*) in relation to a Development Application lodged with Brisbane City Council under the *Planning Act 2016 (the Planning Act)* over the above land originally seeking:

Development Permit for a Staged Subdivision

- Stage 1 – Management Subdivision (2 into 2 lots)
- Stage 2 – Reconfiguration of a Lot (2 into 28 Lots) and Bioretention Basin

On 7 May 2026 we received correspondence from Brisbane City Council that was taken to be Further Advice. We now provide a response to all matters raised in the Further Advice.

In support of our response, we provide the following attachments:

- Attachment A** Engineering Further Advice Response prepared by HCE Engineers; and  
**Attachment B** Site Based Stormwater Management Plan prepared by HCE Engineers.



## Response to Further Advice

A response to matters raised in Council's Further Advice is provided below.

---

### **Stormwater Basin**

- 1) The proposed bioretention basin lot (Lot 800) is not designed in accordance with all relevant Council standards. The proposal plans and engineering drawings included in the Stormwater Management Plan Revision 2 (HCE Engineers, April 2026) are to be updated to increase the area of Lot 800 to satisfactorily resolve amenity and safety issues at the external boundary interface of the future Council lot. Specifically:
  - a) The basin edge treatment is to comply with the requirements in Section 7.5.7 of the Infrastructure design planning scheme policy and Council's checklist for Water Quality Basins; and
  - b) The safety barrier fencing at the top of retaining wall is to be located within Council land (when it is a Council asset), being separate to any standard fence, and setback at least 1.2m from any lot boundary (including Deodar Street) to ensure that the fence can be accessed and maintained from the top of the wall.

#### **Response:**

a)-b) Please see **Attachment A** – Engineering Response to Further Advice prepared by HCE Engineers and the Revised Stormwater Management Plan prepared by HCE Engineers in **Attachment B** which addresses Brisbane City Council's further advice comments.

## Summary

We offer this as a response to all of the information requested in Council's Further Advice. We ask that Council continue with their assessment of the application.

Should any clarification be required, please contact me on 0407 145 391 or email at michaelrush@saundershavill.com.

Yours sincerely

**Saunders Havill Group**



Michael Rush  
**Senior Town Planner**

