

Our ref: STP4300
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Friday, 3 October 2025

Chief Executive Officer
Brisbane City Council
GPO Box 1434,
Brisbane Qld 4001

Attention: Dominic Hudson
Via email: Dominic.Hudson@brisbane.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST

Reconfiguring a Lot (1 into 5)
COUNCIL REF: A006667279
120 Sunset Road, Kenmore QLD 4069
Lot 5 on SP320007

Dear Dominic Hudson,

I refer to the Information Request received from Brisbane City Council dated 22 January 2025, in relation to the development application lodged for Reconfiguring a Lot (1 into 5) at 120 Sunset Road, Kenmore. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

- **Appendix A** – Revised Proposal Plans
- **Appendix B** - Ecology Report
- **Appendix C** – Bushfire Report
- **Appendix D** – Civil Engineering
- **Appendix E** – Arborist Report
- **Appendix F** – Building Areas
- **Appendix G** – Title Search

Easements

1. Provide the documentation for any existing easements, including the associated terms and conditions.

Response: Please find attached as **Appendix G**, the current title search showing the easement encumbrances. These easements are summarised below for reference:

- **Easement A** – SEQ Water Easement
 - **Easement B** – QUU Easement for access to the manhole
 - **Easement C** – BCC Stormwater Easement
2. SEQ trunk water main easement.
 - a. The proposal is impacted by a SEQ trunk water main therefore the written endorsement from the dedicated easement beneficiaries (e.g. SEQ water) is to be

sought.

- i. Provide written correspondence from SEQ Water being the asset owner of the 1640mm diameter water main passing through the East-West axis of the site, to confirm any requirements, restrictions and constraints for works within, or in vicinity to the infrastructure and easement; in accordance with the Subdivision Code PO1, and the Infrastructure Design Code PO1 & PO4.

Response: Negotiations are ongoing with SEQ Water. Given the approvals previously issued to the west of the site, we don't see this as being a "show stopper". We are dealing with the requests raised by SEQ Water and will provide an agreement once received.

Lot Layout and Functionality

3. The proposed development is impacted by an existing easement and water main infrastructure running through the East-West axis of the site, which appear to severely impact the future useable land over the proposed lots.
 - a. Amend the proposed lot layout, to facilitate the development of functional residential allotments which can suitably accommodate a residential dwelling of an appropriate form and achieve.
 - i. Submit revised plans showing a lot layout which creates usable residential lots, which are able to accommodate a residential dwelling of an appropriate form, with consideration to setbacks, and the minimum rectangular area to be clear of easements and underground infrastructure; in accordance with the Subdivision Code PO1 & PO25, and the Infrastructure Design Code PO1 & PO4.
 - ii. The proposed subdivision plan shows existing structures including a swimming pool, shed, retaining walls, fences, driveways, slabs etc. Some of the structures appear to obstruct the creation of a useable area for constructing a house. Amend proposal plan to show all structures to be removed.

Response: Please find attached as **Appendix F**, a building areas analysis for the proposed lots. As demonstrated, each lot has a minimum rectangle area of 9m x 15m to site a future dwelling house in compliance with the relevant assessment benchmarks. It is noted that PO25 from the Subdivision Code is not applicable to the proposed development.

Lot Access

4. The proposed plans do not clearly identify how lawful and safe access will be provided to each lot.
 - a. An indicative driveway location should be identified for each lot, to address the requirements of the Subdivision Code PO3 and the Transport Access Parking and Servicing Planning Scheme Policy.
 - i. Submit revised plans clearly demonstrating how each proposed lot will be provided safe access, including gradients of the proposed driveway access locations, widths, and access easements required; in accordance with the Subdivision Code PO3 and the Transport Access Parking and Servicing Planning Scheme Policy Section 4.
 - ii. Any rear lots are to be provided with a rear lot accessway and driveway; in accordance with the Subdivision Code PO3, and the Transport Access Parking and Servicing Planning Scheme Policy Section 4.12.1.
 - iii. The revised plans are also to show any easements required over the proposed lots; in accordance with the Subdivision Code.

Response: Please find attached as **Appendix D**, future driveways shown on the engineering plans. All easements that are required have been shown in the proposal plans attached as **Appendix A**.

Lawful Point of Discharge

5. It is noted that the entirety of the site falls away from the road, towards the south-western corner of the site. A concept stormwater drainage plan has not been submitted to demonstrate that each proposed lot will achieve a lawful point of discharge.
 - a. Submit a concept stormwater drainage plan to demonstrate that each proposed lot will achieve a lawful point of discharge.
 - b. While the Town Planning Report prepared by Steffan Harries provides comment that the “discharge will be achieved through the manhole in the South-Western Corner”, it is noted that in the proposed subdivision layout, only the Proposed Lot 1 is able to access / connect into this manhole. Therefore, the proposed lots 2, 3, 4, and 5 do not appear to have been provided with a lawful point of discharge.
 - c. Further to the above, stormwater plans and/or a stormwater management letter signed
 - d. by an RPEQ have not been provided to assess the capacity of the existing downslope infrastructure, to confirm that the existing stormwater pipe system has sufficient capacity to accommodate the additional discharge generated by the proposed development; in accordance with the Stormwater Code PO1 & PO3.
 - i. Submit revised plans showing a subdivision layout which provides a lawful point of discharge for all proposed lots; in accordance with the Stormwater Code PO1 & PO3, and the Infrastructure Design Planning Scheme Policy Chapter 7 Stormwater.
 - ii. Submit a concept stormwater drainage plan, and/or stormwater management plan / letter (both signed by an RPEQ), providing calculations to confirm that the downslope stormwater network has sufficient capacity to accommodate the addition discharge generated by the development; in accordance with the Subdivision Code PO1 & PO3.

Response: Please find attached as **Appendix D**, Concept Civil Engineering designs for the proposed development. These plans demonstrate the proposed stormwater solution for the site.

Flooding

6. The subject site is impacted by the Brisbane River Flood Overlay, and the Floodwise Property Report nominates that the 1% AEP Flood Level is 12.6m AHD. Whilst it is acknowledged that the majority of the mapped flood overlay areas are contained within Lot 1; the Brisbane River Flood Overlay does impact the south-western corner of the proposed Lot 4.
 - a. A Flood Report prepared / signed by an RPEQ is required in the situation that a newly created lot (which will accommodate a new dwelling) is proposed within the Brisbane River Flood Overlay mapping, and if areas within the Flood Overlay are proposed to be filled; to confirm that the minimum flood immunity level is achieved, and that the proposed earthworks will not impact upstream, downstream, or adjacent areas / properties.
 - i. Submit a Flood Report prepared / signed by an RPEQ, to confirm that the minimum flood immunity level is achieved for newly created lots, and that any proposed earthworks will not impact upstream, downstream, or adjacent areas / properties; in accordance with the Flood Overlay Code PO17 & PO18.

Response: The proposed development only includes a small section of Proposal Lot 4 in the flood overlay. The development is compliant with AO17.1 to AO17.3 and AO18.1 to

AO18.3. Please find relevant sections below. Given this assessment is no required against PO17 & PO18.

Flood Overlay Code Assessment

<p>AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area.</p>	<p>Compliant The proposed lots will comply with Table 8.2.11.3.I.</p>
<p>AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which:</p> <ol style="list-style-type: none"> provides trafficable vehicular egress for evacuation during a defined flood event; optimises hazard-free movement away from sources of flood hazard within the development. <p>Note—Further advice on road and lot layout is contained in the Flood planning scheme policy.</p>	<p>Not Applicable Road area in front of new proposed lot well above 2% AEP + 300mm.</p>
<p>AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the residential flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.</p>	<p>Not Applicable The subject site has a 1% AEP of 12.6m AHD.</p>
<p>AO18.1 Development involving reconfiguring a lot ensures:</p> <ol style="list-style-type: none"> all lots comply with the flood planning levels in Table 8.2.11.3.J; <p>a new road complies with the flood planning levels in Table 8.2.11.3.F.</p>	<p>Compliant All proposed lots are higher than the 2% AEP + 300mm requirement of 9.8m AHD.</p>
<p>AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development:</p> <ol style="list-style-type: none"> complies with Table 8.2.11.3.K; or has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. <p>Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.</p>	<p>Not Applicable The proposal only includes five (5) lots.</p>
<p>AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the:</p>	<p>Not Applicable Subject site is not mapped within either overland flow or creek/waterway flooding.</p>

a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	
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Earthworks

7. Conceptual Earthworks Plans have not been submitted to demonstrate how the proposed residential allotments will be delivered with suitable lot levels and grades, while maintaining a suitable interface to neighbouring properties, and Council road corridor areas.
 - a. Submit Conceptual Earthworks Plans showing existing levels, and proposed levels, including any retaining walls, to demonstrate how earthworks will be carried out to deliver the proposed subdivision; in accordance with the Subdivision Code PO2, and the Filling and Excavation Code PO1 & PO2.

Note: It appears that earthworks and re-levelling will be required to provide suitable access to all created lots.

Response: Please find attached as **Appendix D**, conceptual earthworks plans.

Water and Sewer

8. A concept services plan has not been provided to demonstrate how each proposed lot will be serviced by water and sewer.
 - a. As mentioned previously, the entire site falls to the south-western corner, away from the road. It is noted that an existing sewer manhole is located at this location, however; a Services Advice Note from Urban Utilities (UU) has not been provided to confirm that the proposed development is supported by UU, and that the existing infrastructure has sufficient capacity to accommodate the proposed development.
 - i. Submit a Services Advice Note from Urban Utilities to confirm that the proposed development, and the concept services plan is supported by UU; in accordance with the Infrastructure Design Code PO9 & PO10.

Response: Please find attached as **Appendix D**, conceptual Water and Sewer plans.

Biodiversity

9. The proposed development is located within the High ecological significance strategic (HESS) sub-category of the Biodiversity areas overlay, triggering Section C of the Biodiversity areas overlay code. Section C requires the retention, protection and enhancement of ecological values within mapped areas. Additionally, PO9 of the code requires that any significant residual impacts to values within mapped areas are offset. There is existing vegetation on site and located within the Biodiversity areas overlay. No information has been provided pertaining to what values exist, what will be removed and how any impacts will be mitigated against.
 - a. To support this development application, provide the following information:
 - i. Provide an offset impact area prepared by a qualified ecologist calculated in accordance with City Plan's Offset Planning Scheme Policy.

Response: Please find attached as **Appendix B**, an ecological assessment prepared for the development. This provides the requested Offset Impact Area requested.

Bushfire

10. The proposed development site is located within Council's Bushfire overlay, triggering the Bushfire overlay code.
 - a. To support this development application, provide the following information:
 - i. A site-specific bushfire hazard assessment in accordance with the Bushfire Planning Scheme Policy or other approved methodology. The bushfire hazard assessment must take include any rehabilitation areas that are proposed within the site, taking into account the vegetation at full maturity.

Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide (bushfire reporting) available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low' (or vegetation meets the criteria for 'low-threat vegetation' as determination under AS 3959 – 2018 Construction of buildings in bushfire-prone areas) no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

Response: Please find attached as **Appendix C**, a Bushfire Report for the proposed development. This report demonstrates that the site is considered BAL-Low.

Significant Vegetation

11. Trees within the site are protected by NALL (Significant Native Vegetation and Significant Urban Vegetation categories). Trees identified on the proposed Reconfiguration Plan as Trees #9, #11 and #23 appear to meet one or more criteria of Significant Vegetation as described in Section 2 of the Vegetation planning scheme policy. The trees contribute to local ecological and landscape character values, and due to their location near the site frontage, and their visual prominence due to Sunset Rd following the topography of the ridgeline, their retention is required. A revised lot layout that retains and responds to the site's topography and Significant Vegetation is required to comply with PO2 of the Subdivision code.
 - a. Revise the proposed lot layout and access easements to ensure the healthy retention of Trees #9, #11, and #23 as identified on the proposed Reconfiguration Plan.

Note: An Earthworks plan is also required that shows earthworks to be fully contained outside the TPZ of trees to be retained.

- b. Provide an Arboricultural Impact Assessment (AIA) including a Tree Survey with accompanying Tree Schedule prepared by an AQF min Level 5 Arborist to demonstrate the revised lot layout achieves the healthy retention of Trees #9, #11 and #23. The AIA must include:
 - i. Tree locations accurately indicated on a plan overlaid with the revised proposal, tree specifications and dimensions (ie, DBH, TPZ, SRZ, Canopy diameter, height) and assessment notes (ie, tree health, condition);
 - ii. An assessment of potential development impacts and recommendations to ensure tree health, structural integrity and longevity;
 - iii. Clear photographs as supporting evidence of report findings (eg, existing tree health, form, condition).

Response: Please find attached as **Appendix E**, an arborist report for the proposed development addressing the information requested. Where possible, the development has retained native vegetation.

As per section 13.2 of the DA Rules, this letter provides a response to:

- a) all of the information requested.

Should Council have any outstanding issues associated with the information provided within this report, we formally request that Council informs us prior to making a decision.

Kind regards,



Reconfiguring a Lot (1 into 5)
120 Sunset Road, Kenmore QLD 4069
Lot 5 on SP320007

A handwritten signature in black ink, appearing to read "M Harries".

Mike Harries | Director

Steffan Harries

Email: mike@steffanharries.au