



Our Ref: 25298-L01-Information Request Response Letter

13 July 2026

Brisbane City Council
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RE: INFORMATION REQUEST
A006971515
125 RACECOURSE RD, ASCOT QLD 4007

This letter intends to address the information request regarding the Development Application submission for 123 & 125 Racecourse Rd, Ascot QLD 4007 issued by Brisbane City Council with reference A006971515 dated 14th April 2026. Please see items and responses listed below for your reference.

Lawful point of discharge (LPD)

6) The kerb and channel has been nominated as the LPD for the development, however, this is not considered to be an adequate solution. Submit revised conceptual engineering plans showing the site discharges into a new stormwater gully pit on the Racecourse Road frontage of the site, which is connected into the existing stormwater gully further south along Racecourse Road; in accordance with PO3 of the Stormwater code.

The proposed development is within two lots - Lot 2 RP33692 and Lot 3 RP33692. The existing site roof water flows for Lot 2 and Lot 3 discharges towards the kerb and channel in front of the site along Racecourse Rd, while the surface water for the rest of the site flows over the boundary as sheet flow.

It is proposed that stormwater runoff from the proposed development will be discharged in a similar way to the existing stormwater flows. Section E of the updated Stormwater Management Plan details the rational method calculations for pre- and post-development. Updated civil plans P400 and P401 also show the pre-development and post-development catchment layout plans and details. The roof water of the proposed development will be discharged towards the kerb and channel at no more than 30L/s for Lot 2 and no more than 30L/s for Lot 3. The surface water for the rest of the site flows over the boundary as sheet flow at less than pre-existing flows. Hence, it is anticipated that the proposed development will not cause adverse impacts or actionable nuisance to surrounding properties.

Please do not hesitate to contact the undersigned should you require any further information.

Prepared by:

Angel Shaw

Civil Engineer

Reviewed by:

Andrew van Tonder (RPEQ 16132)

Managing Director

Encl.

- Engineering Report and Stormwater Management Plan ref vTCE-25298-ENG-D dated 13 July 2026
- vTCE 25298 updated Civil Set dated 13 July 2026