



7 September 2026

Dykman Consulting Pty Ltd
Issued via email

Attention: Scott Dykman

Dear Scott

RE: 53 Evelyn Road Wynnum West QLD 4178 (A006900130) – BRISBANE CITY COUNCIL REQUEST FOR INFORMATION (RFI) DATED 02 July 2026 – FLOOD ENGINEERING RESPONSE

Engeny were engaged to prepare a response to item 2b of the Brisbane City Council (BCC) RFI dated 02 July 2026 for the current Material Change of Use (MCU) at 53 Evelyn Road Wynnum West (ref A006900130). This letter provides the engineering responses to the relevant item and includes references to the supporting information.

The latest flood assessment and reporting to support the Further Advice response is detailed in Engeny's *53 Evelyn Road, Wynnum West Stormwater Management Plan and Flood Impact Assessment (Engeny, September 2026) (Ref.BBNE01349_0015-REP-001-2)*, hereby referred to as the Flood Report. This Flood Report is an update to the previous revision to provide the additional information requested by Council, with updated catchment mapping and peak flow validation to address this Request for Information.

Table 1 provides responses to the relevant items of the Request for Information. We trust that this response satisfactorily addresses all the requirements of the information request.

Author
RS

Reviewer
KM

Project Manager
RS

Project Director
KM

TABLE 1 INFORMATION REQUEST RESPONSES

No	Description	Response
2	Flood modelling demonstrates that stormwater is entering the subject from Evelyn Road as well as from 65 Evelyn Road for the 2, 5, 10, 20, 50- and 100-year events. These flows impact the site and neighbouring property from the road reserve. The proposed lot arrangement showing private lots contained within the drainage easement (which will manage flows from the road reserve and flooding) is not supported as this will result in direct water from the roadway traversing private properties and further can lead to fences and structures obstructing flows through the easement / flowpath. Provide amended plans addressing the following: b) Updated catchment plans accurately detailing upstream, external catchments flowing towards the site from each direction. Catchment area tables must show area measurements to accurately estimate the volumes of flows through the site to ensure no adverse impacts and non-worsening of flooding to the site and neighbouring properties.	Refer to Section 3.2 and Appendix F of the <i>53 Evelyn Road, Wynnum West Stormwater Management Plan and Flood Impact Assessment (Engeny, September 2026)</i> report for catchment mapping, including areas and flow direction. Peak flow validation is provided in Section 3.2.3. Additionally, Appendix D presents flood impact mapping, which demonstrates non-worsening of flooding to the site and neighbouring properties.

Regards,



Kelsey Mundt

Principal Engineer & Discipline Leader – Flooding and Stormwater QLD

Author
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Reviewer
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Project Manager
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Project Director
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