Our Ref: BE240537-RFI-01
Enquiries to: Dale McInnes

28 May 2026

Brisbane City Council
C/- Urban Strategies
PO Box 3368,
South Brisbane Qld 4101

Attention: Josh Daley

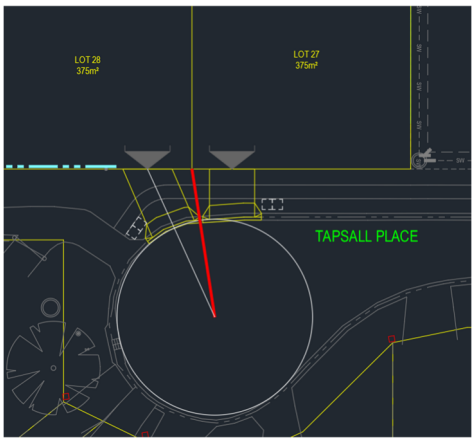
Dear Josh,

Re: Lot 38, 100 Delathin Rd Algester QLD 4115
Information Request Response (Ref: A006988151)

We refer to the Council of the Brisbane City Council Information Response dated 24th April 2026 regarding the above project. Please find below responses addressing items 1 to 5 of the issues raised. Items 5 and 6 are being addressed by other consultants associated to the project.

Submission

Item	Information Requested	Response
Engineering and Refuse		
1	Provide details of the proposed easement and confirm that it will not interfere with the stormwater infrastructure or access to the lot.	A 1.5m wide stormwater easement centrally placed over the proposed allotment drainage system in favor of all upstream allotment owners of Lot 21 – 25, 27 and 28. Refer 'Concept Finished Grading and Drainage Layout Plan C3110 [REV B]' for further details. Furthermore, the appointed electrical consultant to the development was contacted and email correspondence has been provided confirming Energex have no concerns with a stormwater pipe running through a PMT exclusion zone. Refer attached supporting email from Omexom.

2	Provide amended engineering plans that demonstrate compliant standard residential driveways for Lots 24 and 25, while also allowing sufficient frontage space for the presentation of 2 mobile garbage bins (MGBs) for curbside refuse collection per lot.	A 4.0m wide Standard concrete residential driveway crossovers are proposed for Lots 24 and 25 and have been shown on the associated civil plans including areas to support 2 MGB per lot. Refer 'Concept Finished Grading and Drainage Layout Plan C3110 [REV B]' for further details.
3	Provide amended plans that demonstrate compliant standard residential driveways and sufficient area for bin presentation for 2 MGBs for Lot 28. Noting the Transport, access, parking and servicing code restricts driveway encroachment onto neighboring frontage.	The driveway location for Lots 28 has been aligned perpendicular/central to the cul-de-sac bulb of Tapsall Place and is positioned accordingly and to normal practice. Due alignment of the kerb and channel of the cul-de-sac changing direction and not remaining parallel to the property boundary, the encroachment needs to be considered with respect to the side boundary to the center of the cul-de-sac as shown below in red.  A 4.0m wide Standard concrete residential driveway crossovers is proposed for Lots 28 and 27 and have been shown on the associated civil plans including areas to support 2 MGB per lot. Refer 'Concept Finished Grading and Drainage Layout Plan C3110 [REV B]' for further details.
4	Confirm on amended plans the future driveway locations for lots 27 and 28 do not conflict with the existing pedestrian access from Tapsall Place through to Delathin Road.	Driveway crossovers for Lot 27 and 28 have been shown on the associated civil plans which show no conflict to the existing pedestrian access from Tapsall Place through to Delathin Road and including areas to support 2 MGB per lot. Refer 'Concept Finished Grading and Drainage Layout Plan C3110 [REV B]' for further details.
Overland Flow		
5	Provide confirmation from an RPEQ engineer that overland flow from Tapsall Street will not adversely impact these lots.	The approved CSMP indicates during a 1% AEP storm event and assuming the in-ground

		stormwater is 100% blocked, a conservative 0.47m3/s will flow down Tapsall Place is expected. To prevent overland flow entering Lots 27 and 28, the verge works from the back of the existing kerb and channel to the property boundary adjacent to cul-de-sac and adjacent to lots 27 and 28 have been graded to fall at 2% grade towards Tapsall Place. Three (3) key sections have been taken at across Tapsall Street and a 'Channel Capacity Calculation' performed using the conservative 1% AEP storm event flows. Section 1 is positioned at the side boundary of Lots 11 and 27 and indicate the depth of flow will be approx. 92mm and is contained within the Tapsall Street carriageway (assuming in-ground drainage is blocked). Section 2 is positioned slightly down from the side boundary of Lots 28 and 27 and indicate the depth of flow will be approx. 106mm and is contained within the Tapsall Street carriageway (assuming in-ground drainage is blocked). Section 3 is positioned behind the backstone of the sag gully pit and indicate the depth of flow will be approx. 98mm flowing over the verge towards the existing basin (assuming in-ground drainage is blocked). Furthermore, the existing gully pit located at the sag point in Tapsall Street has a surface level of RL51.03 at the backstone and Lot 28 has a frontage surface level of approximately RL 51.5 which exceeds will have 372mm freeboard (51.50 – (51.03+0.098) = 0.372m). Refer 'Concept Finished Grading and Drainage Layout Plan C3110 [REV B]' for section locations and refer to Channel Capacity Calculations attached.

Please find this Formal Response along with associated revised engineering drawings and other relevant information to be complete and to be lodged electronically with Council for their approval.

Revised / updated engineering drawings referenced in this IR Response are as follows:

BE240537-DA-C3101 [B] – Concept Finished Grading and Drainage Layout Plan

Additional documentation of relevance, for Council's information, are as follows:

BE240537 – Open Channel Design Calculation – Section 1
BE240537 – Open Channel Design Calculation – Section 2
BE240537 – Open Channel Design Calculation – Section 3

Email – Omexom – Energex Advice

If additional information is needed or you require clarification on any of the issues addressed, please do not hesitate to contact me on (07) 3606 0201.

Yours faithfully

DALE MCINNES
Senior Civil Engineer
RPEQ 31479

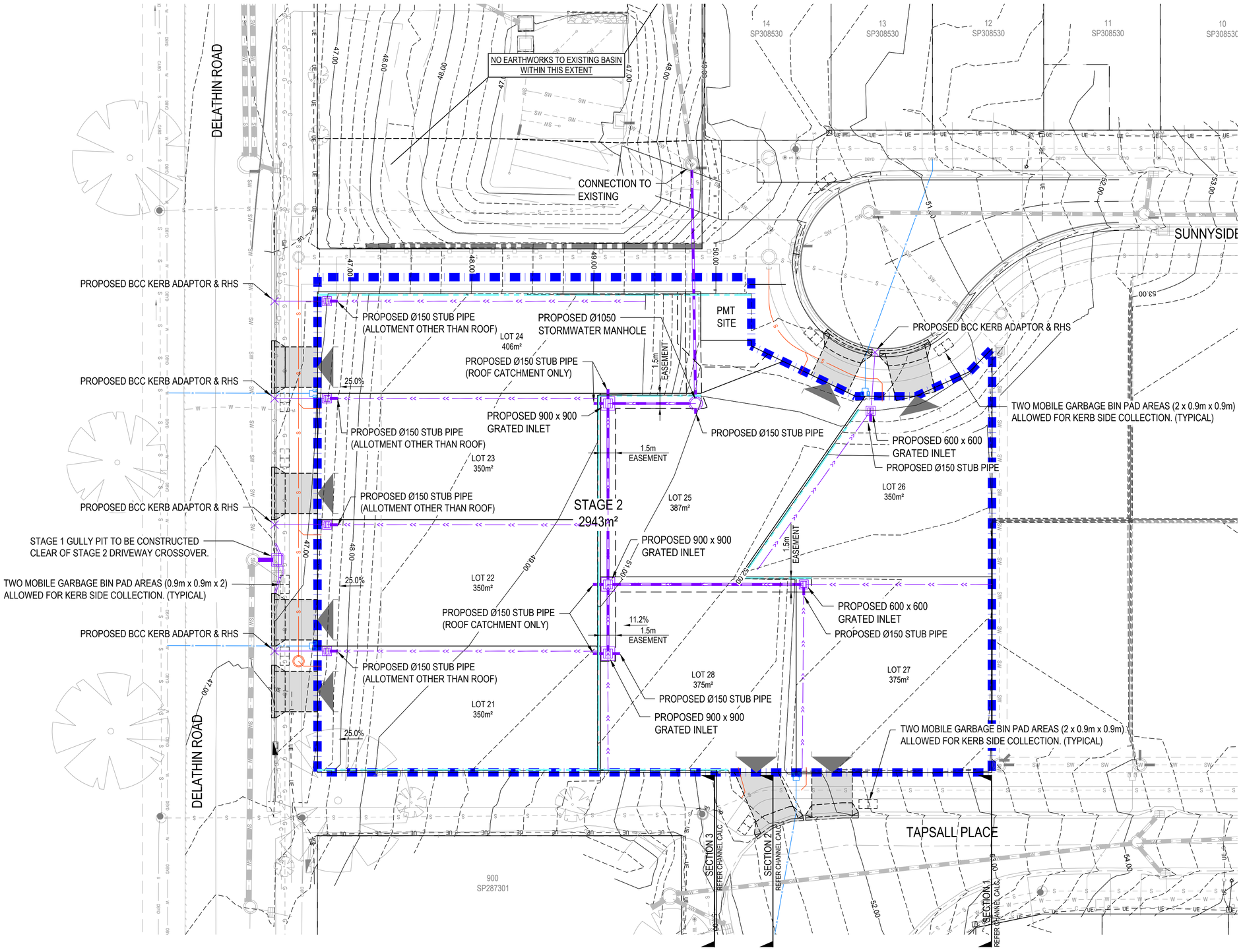
cc: Delathin Investments – Attention: Barry Teeling and Stephen Anderson

LEGEND

- EXISTING SURFACE CONTOURS
- FINISHED SURFACE CONTOURS
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING SEWER
- EXISTING SEWER RISING MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING COMMS
- EXISTING GAS
- EXISTING ROAD CONTROL LINE
- EXISTING KERB
- FUTURE STORMWATER
- FUTURE WATER
- FUTURE SEWER
- PROPOSED LOT BOUNDARY
- PROPOSED KERB
- OVERLAND SWALE DRAIN
- PROPOSED STORMWATER
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED WATER CONNECTION
- PROPOSED SEWER
- PROPOSED SLEEPER RETAINING WALL
- DEVELOPMENT SITE BOUNDARY

PROPOSED DRIVEWAY CROSSOVER LOCATION (4.0m WIDE RESIDENTIAL DRIVEWAY WIDTH U.N.O.)

TWO MOBILE GARBAGE BIN PAD AREAS (0.9m x 0.9m x 2) ALLOWED FOR KERB SIDE COLLECTION.



CONCEPT FINISHED GRADING AND DRAINAGE LAYOUT PLAN

NOTE
This is an uncontrolled document issued for information purposes only, unless the checked sections are signed or completed. Figured dimensions take precedence over scale. Do not scale reduced size drawings. Verify dimensions prior to commencing any on-site or off-site works or fabrication.

VER.	DESCRIPTION	DATE
B	REFISED TO ADRESS RFI	28-05-26
A	ORIGINAL ISSUE FOR DA APPROVAL	15-03-2026

BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
IPSWICH | MORETON BAY
PHONE: +61 7 5509 6400
FAX: +61 7 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT :
DELATHIN UNIT TRUST P/L

DRAWING TITLE :
CONCEPT FINISHED GRADING AND DRAINAGE LAYOUT PLAN

PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
AT
100 DELATHIN ROAD, ALGESTER

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1) :
2 0 2 4 6 8 10m
1 : 200 (FULL SIZE)

DEVEL. APPLIC. No. : A006756488	DATE : 15-03-2026
PROJECT LEADER : ROBERTO DI FABIO	DESIGNER : H.L.
DRAFTSPERSON : H.L.	CHECKED : DALE MCINNES

APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

PROJECT No.:	DRAWING No. :	VERSION:
BE240537-DA	C3101	B

Open Channel Design Calculations

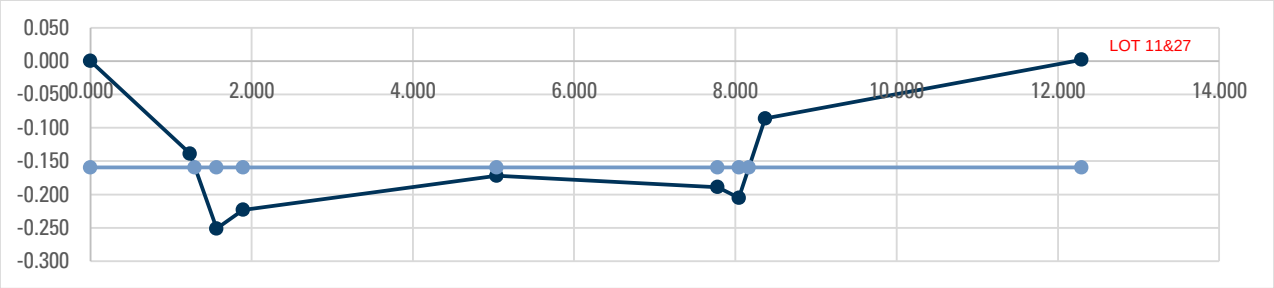
Form Ver: v3.5

Project Name 100 Delathin Road Algester

Client: Delathin Road
Job No: 240537
Date: 28/05/2026
Created By: DAM
Details: Location: Tapsall Street (Adj Lot 11 and 27)

SECTION 1

Channel Profile



Mannings Value (Global or Individual) N =	Individual

Table 1: Data input

Point	Width	Slope (S) Depth (D)	Value	X-Coord	Y-Coord	Section Slope	Wet Cross sectional Area	Wetted Perimeter	Mannings
1	0.00	D	0.00	0.000	0.000	0%			0.000
2	**1.236**	**D**	**-0.139**	1.236	-0.139	11%	0.000	0	0.035
3	**0.330**	**D**	**-0.112**	1.566	-0.251	34%	0.012	0.285	0.013
4	**0.326**	**D**	**0.028**	1.892	-0.223	9%	0.025	0.327	0.013
5	**3.148**	**D**	**0.051**	5.040	-0.172	2%	0.120	3.148	0.015
6	**2.739**	**D**	**-0.017**	7.779	-0.189	1%	0.058	2.739	0.015
7	**0.264**	**D**	**-0.016**	8.043	-0.205	6%	0.010	0.264	0.013
8	**0.327**	**D**	**0.119**	8.370	-0.086	36%	0.003	0.134	0.013
9	**3.922**	**D**	**0.088**	12.292	0.002	2%	0.000	0	0.035

			Flow or Depth		
Slope =	7.00%	Dropdown >	Flow	0.470	m³/s

Table2: Calculations

Depth (y)	Area	Wetted Perimeter	Hydraulic Raduis	Velocity Capacity	Channel top width	Peak Flow	d.v	Froude No.
y = (m)	A = (m2)	WP = (m)	(m)	V = (m/s)	T = (m)	Q = (m3/s)	0.40	Fr
0.092	0.229	6.898	0.033	2.058	6.873	0.471	0.189	3.601

Record

Delete

Table 3: Records

Depth (y)	Area	Wetted Perimeter	Hydraulic Raduis	Velocity Capacity	Channel top width	Peak Flow	d.v	Froude No.

Open Channel Design Calculations

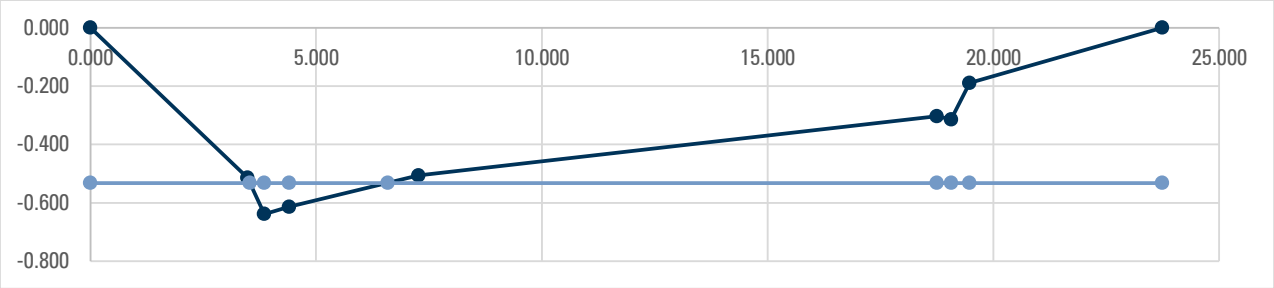
Form Ver: v3.5

Project Name 100 Delathin Road Algester

Client: Delathin Road
Job No: 240537
Date: 28/05/2026
Created By: DAM
Details: Location: Tapsall Street (Adj Lot 27 and 28)

SECTION 2

Channel Profile



Mannings Value (Global or Individual) N =	Individual

Table 1: Data input

Point	Width	Slope (S) Depth (D)	Value	X-Coord	Y-Coord	Section Slope	Wet Cross sectional Area	Wetted Perimeter	Mannings
1	0.00	D	0.00	0.000	0.000	0%			0.000
2	**3.479**	**D**	**-0.514**	3.479	-0.514	15%	0.000	0	0.035
3	**0.373**	**D**	**-0.124**	3.852	-0.638	33%	0.017	0.337	0.013
4	**0.548**	**D**	**0.024**	4.400	-0.614	4%	0.052	0.549	0.013
5	**2.864**	**D**	**0.108**	7.264	-0.506	4%	0.090	2.185	0.015
6	**11.486**	**D**	**0.203**	18.750	-0.303	2%	0.000	0	0.015
7	**0.315**	**D**	**-0.011**	19.065	-0.314	3%	0.000	0	0.013
8	**0.408**	**D**	**0.125**	19.473	-0.189	31%	0.000	0	0.013
9	**4.265**	**D**	**0.189**	23.738	0.000	4%	0.000	0	0.035

			Flow or Depth		
Slope =	7.50%	Dropdown >	Flow	0.470	m³/s

Table2: Calculations

Depth (y)	Area	Wetted Perimeter	Hydraulic Raduis	Velocity Capacity	Channel top width	Peak Flow	d.v	Froude No.
y = (m)	A = (m2)	WP = (m)	(m)	V = (m/s)	T = (m)	Q = (m3/s)	0.40	Fr
0.106	0.159	3.070	0.052	2.964	3.051	0.470	0.315	4.151

Record

Delete

Table 3: Records

Depth (y)	Area	Wetted Perimeter	Hydraulic Raduis	Velocity Capacity	Channel top width	Peak Flow	d.v	Froude No.

Open Channel Design Calculations

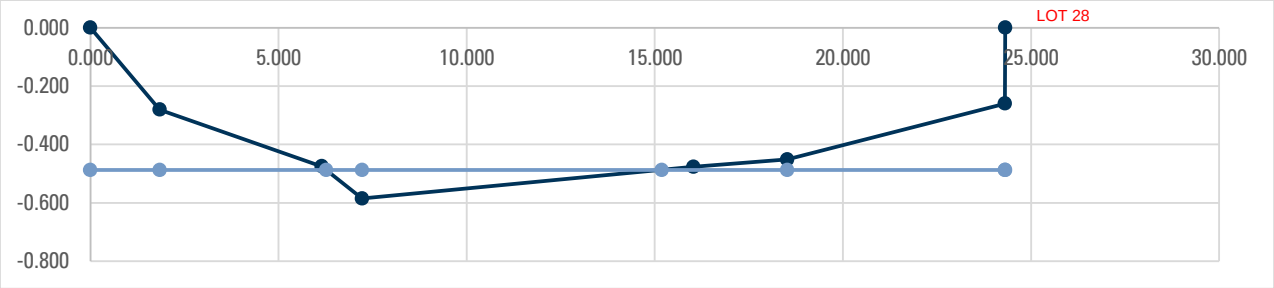
Form Ver: v3.5

Project Name 100 Delathin Road Algester

Client: Delathin Road
Job No: 240537
Date: 28/05/2026
Created By: DAM
Details: Location: Tapsall Street (Adj Sag Gully Pit)

SECTION 3

Channel Profile



Mannings Value (Global or Individual) N =	Individual

Table 1: Data input

Point	Width	Slope (S) Depth (D)	Value	X-Coord	Y-Coord	Section Slope	Wet Cross sectional Area	Wetted Perimeter	Mannings
1	0.00	D	0.00	0.000	0.000	0%			0.000
2	**1.842**	**D**	**-0.281**	1.842	-0.281	15%	0.000	0	0.035
3	**4.306**	**D**	**-0.194**	6.148	-0.475	5%	0.000	0	0.035
4	**1.076**	**D**	**-0.110**	7.224	-0.585	10%	0.047	0.961	0.035
5	**8.803**	**D**	**0.108**	16.027	-0.477	1%	0.389	7.964	0.035
6	**2.494**	**D**	**0.026**	18.521	-0.451	1%	0.000	0	0.013
7	**5.786**	**D**	**0.191**	24.307	-0.260	3%	0.000	0	0.035
8	**0.010**	**D**	**0.260**	24.317	0.000	2600%	0.000	0	0.011

			Flow or Depth		
Slope =	8.00%	Dropdown >	Flow	0.470	m³/s

Table2: Calculations

Depth (y)	Area	Wetted Perimeter	Hydraulic Raduis	Velocity Capacity	Channel top width	Peak Flow	d.v	Froude No.
y = (m)	A = (m2)	WP = (m)	(m)	V = (m/s)	T = (m)	Q = (m3/s)	0.40	Fr
0.098	0.436	8.925	0.049	1.079	8.919	0.470	0.105	1.559

Record

Delete

Table 3: Records

Depth (y)	Area	Wetted Perimeter	Hydraulic Raduis	Velocity Capacity	Channel top width	Peak Flow	d.v	Froude No.

Dale McInnes

From: Roberto Di Fabio
Sent: Wednesday, 27 May 2026 6:49 PM
To: Dale McInnes
Subject: FW: [#BE240537] Project Status - 100 Delathin Rd Algester {P.0887489.D.01}

Roberto Di Fabio
Senior Civil Engineer & Project Manager
P 07 3606 0201 | **M** 0431 836 945 | **Teams** Call / Chat
E roberto.difabio@burchills.com.au

Gold Coast | Brisbane | Toowoomba | Sunshine Coast | Ipswich | Roma | Bangalow | Fraser Coast | Moreton Bay

Should you wish to provide any feedback on our performance please click here

From: DABARE Nimeshi <nimeshi.dabare@omexom.com>
Sent: Tuesday, 12 May 2026 6:56 AM
To: Roberto Di Fabio <roberto.difabio@burchills.com.au>
Cc: John Anderson <jjaland@yahoo.com>; Stephen Anderson <sjandos001@gmail.com>; SHINE Luke <luke.shine@omexom.com.au>; ODS Projects <projects.ods@omexom.com>; SEETO Michael <michael.seeto@omexom.com>; Dale McInnes <dale.mcinnes@burchills.com.au>
Subject: RE: [#BE240537] Project Status - 100 Delathin Rd Algester {P.0887489.D.01}

Hi Roberto,

Energex confirmed that they have no objection for the proposed storm water pipe in the PMT dwelling exclusion zone.

Thank you,

Nimeshi DABARE
Electrical Engineer
Omexom Distribution QLD
W3, 39 Silica St, Carole Park QLD 4300
Tel: +61 7 3036 8975
Email: nimeshi.dabare@omexom.com

From: Roberto Di Fabio <roberto.difabio@burchills.com.au>
Sent: Monday, 11 May 2026 12:13 PM
To: DABARE Nimeshi <nimeshi.dabare@omexom.com>
Cc: John Anderson <jjaland@yahoo.com>; Stephen Anderson <sjandos001@gmail.com>; SHINE Luke <luke.shine@omexom.com.au>; ODS Projects <projects.ods@omexom.com>; SEETO Michael <michael.seeto@omexom.com>; Dale McInnes <dale.mcinnes@burchills.com.au>
Subject: RE: [#BE240537] Project Status - 100 Delathin Rd Algester {P.0887489.D.01}

Thanks Nimeshi.

We are intending to lodge the DA RFI this week back to BCC so it would be good to have a response regarding the Stormwater Dwelling Exclusion Zone Easement for this. I suspect there wouldn't be an issue.

Look forward to the discussion on Friday with your Construction Manager, on-site.

Kind Regards,

Roberto Di Fabio
Senior Civil Engineer & Project Manager
P 07 3606 0201 | **M** 0431 836 945 | **Teams** Call / Chat
E roberto.difabio@burchills.com.au

Gold Coast | Brisbane | Toowoomba | Sunshine Coast | Ipswich | Roma | Bangalow | Fraser Coast | Moreton Bay

Should you wish to provide any feedback on our performance please click here

From: DABARE Nimeshi <nimeshi.dabare@omexom.com>
Sent: Friday, 8 May 2026 11:50 AM
To: Roberto Di Fabio <roberto.difabio@burchills.com.au>
Cc: John Anderson <jjaland@yahoo.com>; Stephen Anderson <sjandos001@gmail.com>; SHINE Luke <luke.shine@omexom.com.au>; ODS Projects <projects.ods@omexom.com>; SEETO Michael <michael.seeto@omexom.com>
Subject: RE: [#BE240537] Project Status - 100 Delathin Rd Algester {P.0887489.D.01}