

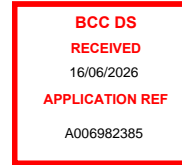
Our Ref: 25215-L01-Information Request Response Letter

5 June 2026

Brisbane City Council
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RE: INFORMATION REQUEST
A006982385
15 VILLA ST, ANNERLEY QLD 4103

This letter intends to address the information request regarding the Development Application submission for 15 Villa St, Annerley QLD 4103 issued by Brisbane City Council with reference A006982385 dated 15th April 2026.

Please see items and responses listed below for your reference.

Stormwater

2. The proposal has not demonstrated the capacity of the stormwater pipe proposed as the lawful point of discharge for the development. The lawful point of discharge is to be in accordance with 7.6.1 of the Stormwater drainage IDPSP. Areas have been mentioned in the report for existing and proposed catchments but there is no catchment plan provided to assess them.

a) Provide an assessment of the capacity of the existing stormwater drainage pipe that is proposed to be connected into.

b) Demonstrate with hydraulic engineering calculations that this pipe has the capacity to accommodate the water flows from the proposed development, taking into account the properties that are already connected. Refer to the Infrastructure Design Planning Scheme Policy, Chapter 7, Section 7.6.1 for guidance.

A utility map report provided for the site by Provac Australia Pty Ltd dated 25th May 2026 suggests that the existing roofwater line is not on site. Please see attached report by Provac for reference.

Due to this report's findings and the topography on site, it is proposed that stormwater runoff from the proposed development will be directed towards two lawful points of discharge. Please refer to Section 5B of the updated Stormwater Management Plan for more details (document reference 25401-ENG-D).

c) Provide a catchment plan of the existing and proposed catchment areas as a part of the engineering report and stormwater management plan.

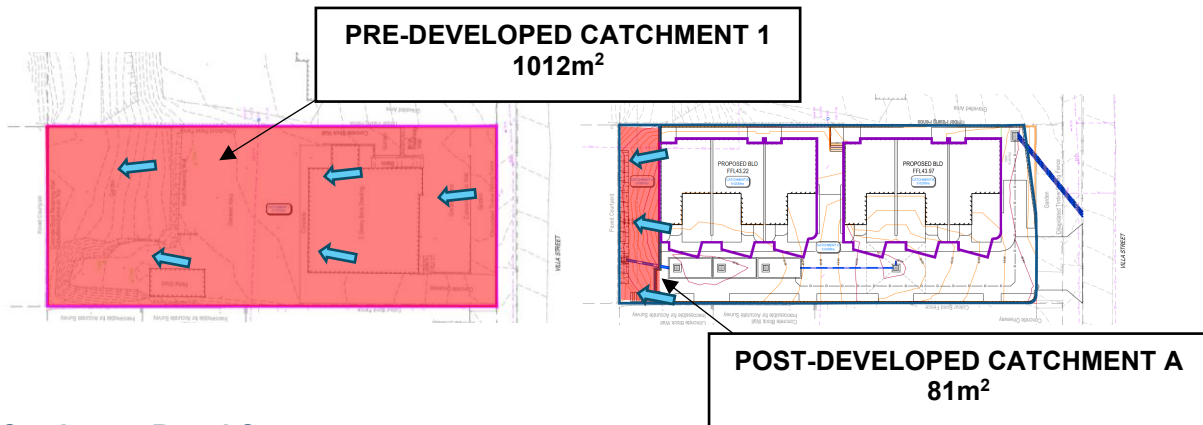
Please refer to the Pre-developed and Post-developed Catchment layout plans (P400-A and P401-A) included in Appendix A of the updated Stormwater Management Plan for more details (document reference 25401-ENG-D).

d) The catchment area developed coefficient of runoff has been indicated as 0.77 while the undeveloped coefficient of runoff is shown as 0.90. Please review and amend all the runoff coefficients as required in the engineering report and stormwater management plan.

Please refer to Section 5 of the updated Stormwater Management Plan for more details (document reference 25401-ENG-D). Due to the topography and existing records on site, it is proposed that stormwater runoff from the proposed development will be directed towards two lawful points of discharge.

Catchment A

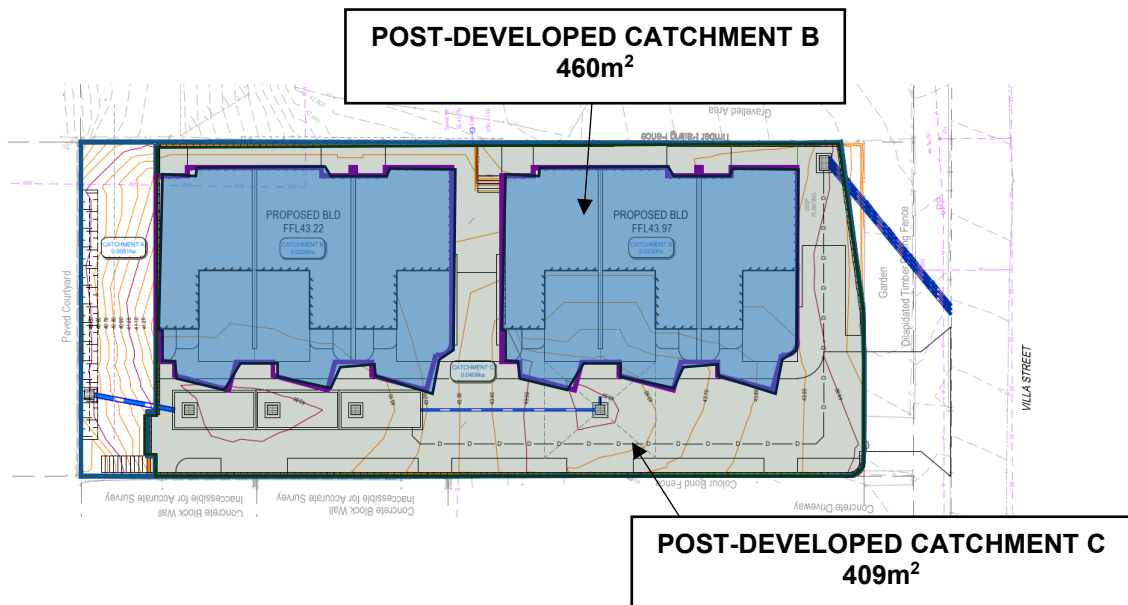
The proposed deep planting area at the rear of the site will be discharged in a similar manner as the existing stormwater flows - towards the rear as a sheet flow less than pre-developed flows to ensure no worsening is caused at the rear proper.



Catchment B and C

The proposed roof, pavement, and landscape areas (excluding the deep planting rear of the site) from the development will be discharged towards a detention tank that will mitigate flows prior discharge. These developed flows are proposed to be pump out from the detention tank and discharge towards Villa Street via kerb and channel at less than 30L/s. The proposed pump design solution is in accordance with Brisbane City Council Planning Scheme Section 7.6.6.2 Pump and storage design.

Refer to Appendix A, P401- A for the post-development catchment layout plan.



3. The proposed Multiple dwelling is covering the roofwater structure which is not acceptable. The line will need to be relocated out of the footprint of the proposed buildings in accordance with PO12 of the stormwater code.

a) Relocate the on-site roofwater line to outside of the footprint of the proposed Multiple dwelling.

A utility map report provided for the site by Provac Australia Pty Ltd dated 25th May 2026 suggests that the existing roofwater line is not on site. Please see attached report by Provac for reference.

4. The proposal to install a one cubic metre detention tank is not credible to mitigate flows from the proposed development which creates an almost fully impervious area over the site. The low flow outlet structure from the tank is 0.2 metre high by 0.85 metre wide. The base of the tank is 5.68 square metres. Table 5.7 states that the Q100 level is 0.16 metre which is less than the height of the low flow outlet mentioned above.

a) The design is to be reviewed and amended as required. Provide engineering drawings of the proposed tank and the outlet structure, and the overflow arrangement from the tank if it is blocked. An updated table is required which provides the stage/storage/discharge from the proposed tank.

b) A RPEQ Engineer is required to confirm the pipe network is fit for purpose by carrying out inspections and reporting accordingly.

The development flows will be discharged towards a detention tank that will mitigate flows prior discharge. These developed flows are proposed to be pump out from the detention tank and discharge towards Villa Street via kerb and channel no more than 30L/s at Q10 storm event for the development.

The proposed pump design solution is in accordance with Brisbane City Council Planning Scheme Section 7.6.6.2 Pump and storage design which indicates about 43.70kL of pump storage (approximately 9,500L of storage per 100m² of roof area) for the proposed development.

The proposed 43.70kL of tank storage has well enough capacity to mitigate flows no more than 30L/s at Q10 storm event for the development. The proposed pump system will allow the mitigated flows to be discharged towards Villa Street via kerb and channel. A soakage trench is also proposed as part of the emergency overflow for the pump out system. The proposed trench is design in accordance with Brisbane City Council Planning Scheme Section 7.6.8 Soakage Systems. It should be noted that a total of 950m² is considered for the post-developed scenario in comparison to the total site area of 1012m². This is in consideration of the land dedication provided along the frontage of the site for the future road widening of Villa Street. Refer to Appendix A, P300-C for the preliminary services layout plan showing the stormwater intent for the development. catchment layout plan.

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

Prepared by:



Angel Shaw

Civil Engineer

Encl.

Reviewed by:



Andrew van Tonder (RPEQ 16132)

Managing Director

- vTCE Engineering Report and Stormwater Management Plan ref 25401-ENG-D dated 05 June 2026
- vTCE 25401 updated Civil Set dated 05 June 2026
- Utility map report by Provac Australia Pty Ltd dated 25 May 2026