Our Ref: P26-051
Your Ref: A007082533

WILKINSON SHAW & ASSOCIATES
consulting engineers

06 Nov 2026

Attn: Katrina Bogoevski
Senior Urban Planner, Planning Services South
Brisbane City Council
GPO Box 1434 Brisbane QLD 4001

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13/11/2026
APPLICATION REF
A007082533

Dear Katrina,

Re: Response to Brisbane City Council's Information Request
50 Bleasby Road, Eight Mile Plains QLD 4113
Council DA Reference: A007082533

We refer to Council's Information Request dated 3 September 2026 in respect of the abovementioned development application, and respond on behalf of the applicant, CK Brisbane Pty Ltd. Set out below are our responses to the Development Engineering items. Each Council item is reproduced in italics, followed by our response. A Stormwater Management Report and conceptual engineering drawings accompany this response.

Stormwater

Item 1 *Insufficient information has been provided to demonstrate the proposed 10 lot subdivision will comply with the Stormwater code. Whilst the planning report states that stormwater infrastructure will be provided and comply with the relevant standards, no site-based stormwater management plan, engineering assessment, drainage strategy, stormwater quality assessment or supporting design information has been provided*

a) Provide a Site Based Stormwater Management plan and RPEQ engineering design to demonstrate:

i) the proposed stormwater infrastructure required for the development;

ii) the management of minor and major stormwater flows from the site; and

iii) how stormwater quality objectives will be achieved for this development.

Response

A Stormwater Management Report (WSA reference P26-051, Revision 1.0) accompanies this response. It is the Site Based Stormwater Management Plan Council requested, and it is approved by Steven Wilkinson, RPEQ 7549. The concept engineering drawings referred to below are in Appendix 1 of the report, the MUSIC modelling is in Appendix 2, the Rational Method calculations are in Appendix 3 and a previous stormwater drainage approval are in Appendix 4.

a)i) Stormwater infrastructure

The site falls towards the Bleasby Road frontage at approximately 6%. The lawful point of discharge is the existing stormwater infrastructure in Bleasby Road. The report tests this against the QUDM lawful point of discharge criteria and finds the development will not alter the site's discharge characteristics in a manner that may substantially damage a third party property. The existing site is already largely impervious (2,550 m², a fraction impervious of 0.63).

The site has a previous approval for 7 lots. Operational works approval A005904375 (approved by Council in January 2022) contained the roofwater design for that approval. It connects roofwater drainage to the existing Ø375 RCP in Bleasby Road through a new manhole (MH8/1), and the roofwater infrastructure shown in Lots

10 to 12 has already been installed under it. The approved drawings show the roofwater drainage extending beyond the installed section. That extension was not approved at the time, and a similar concept will be adopted for this development. Stormwater quality is managed by two bioretention street tree pods (see a)iii)), and detention is not required (see a)ii)).

a)ii) Minor and major stormwater flows

Peak discharges at the Bleasby Road frontage were calculated for the existing and developed cases using the Rational Method, in accordance with the Brisbane City Council Planning Scheme and QUDM 2017 (report section 5.1 and Appendix 3). The fraction impervious rises from 0.63 to 0.83. The time of concentration is unchanged because the standard inlet time of 10 minutes applies to both cases.

AEP	Existing (m^3/s)	Developed (m^3/s)	Change (m^3/s)
10% (minor)	0.147	0.158	0.011
5%	0.177	0.190	0.013
2% (major, no detention)	0.226	0.243	0.017

Peak flow increases by 7.6% across the events assessed. At the 2% AEP the increase is 0.017 m^3/s (17 L/s). An increase of this size will not cause an actionable nuisance to downstream properties, so detention is not required. Results for the full set of events from the 1 EY to the 2% AEP are in Table 8 of the report.

Approval A005904375 allows a peak piped flow of 201 L/s to Bleasby Road. That is above the developed minor storm (10% AEP) peak discharge of 158 L/s.

For a development without detention the major storm is the 2% AEP event. Stormwater from the lots will run towards the Level III cut-off drain provided at the rear of each lot and will be conveyed to Bleasby Road.

a)iii) Stormwater quality

The usual minimum reductions in mean annual load are 80% for total suspended solids, 60% for total phosphorus, 45% for total nitrogen and 90% for gross pollutants.

A standard on-site bioretention basin cannot be provided. The existing stormwater outlet is shallow and any piped connection must avoid the sewer in the verge. The report therefore proposes a performance modelling solution: two bioretention street tree pods treating runoff from the existing road reserve, to offset the pollutants generated by the development. The site was previously approved for 7 lots (A005904375), so the treatment is assessed against the additional load from the three extra lots (600 m^2 of additional roof and 30 m^2 of additional impervious ground), with the minimum reductions above applied to that additional load. The pods were modelled in MUSIC using the Water by Design MUSIC Modelling Guidelines and the Bioretention Technical Design Guidelines. The results are below (report Table 7).

Pollutant	Additional load (kg/yr)	Load removed (kg/yr)	Removed as % of additional load	Minimum reduction
Total suspended solids	30.8	85	275%	80%
Total phosphorus	0.143	0.186	130%	60%
Total nitrogen	1.74	0.91	52%	45%
Gross pollutants	16.9	87	515%	90%

The treatment train removes more than the minimum reduction for every pollutant. For total nitrogen it removes 52% of the additional load against the 45% minimum.

Earthworks

Item 2 *Provide an earthworks plan with cross-sections showing the existing and proposed levels of the proposed lots, shared access driveway and proposed pedestrian pathway, including any retaining walls, batters, cut and fill required to facilitate the development. It is unclear what the levels between the proposed lots and the existing shared access driveway and pedestrian pathway is to ensure level transitions to facilitate complaint lot access and pedestrian connectivity.*

Response

A conceptual earthworks plan (P26-051-DA-C01.01) and conceptual earthworks sections (P26-051-DA-C01.02) accompany this response and are in Appendix 1 of the Stormwater Management Report. The drawings are conceptual. They are marked Preliminary Issue and are not for construction, and detailed earthworks design is a matter for operational works and can be conditioned accordingly.

The plan shows natural surface and bulk earthworks contours with levels, the areas of cut and fill across Lots 10 to 19, the existing retaining walls to be removed, the existing retaining wall to be kept, minor retaining at the western boundary with wall heights noted, and the batters. The levels and contours show how the lots grade to the access easement, the existing driveway and the existing pedestrian pathway. At development application stage that is the information needed to demonstrate level transitions and connectivity between the driveway and the lots.

Sections A to E run from the rear boundary across each lot to the access easement and the existing prioritised pedestrian pathway. Section A finishes at the edge of the existing concrete driveway. Section F runs along the lots to Bleasby Road. Sections B to E show the lots graded at 1% over the 3.7 m adjoining the easement boundary and the edge of the existing pedestrian pathway, and Section A shows the same 1% grade to the edge of the existing driveway. The existing pathway and driveway are not altered. At the rear boundary the sections show a 1V in 4H batter, 0.6 m wide at the top and 0.6 m wide at the toe, against the existing retaining wall (sections B to E).

Summary of changes and supporting documentation

Council asked for a summary of changes to performance outcomes and plans, and the supporting documentation, resulting from this response.

Item	Change to performance outcomes and plans	Supporting documentation
1 a) i)	New. Roofwater drainage and lawful point of discharge at Bleasby Road documented, building on approval A005904375.	Stormwater Management Report P26-051 Rev 1.0, sections 2 and 3; drawing P26-051-DA-C01.01; approved drawings P19-187-OW-C00.03 and C03.01 (A005904375)
1 a) ii)	New. Peak flows assessed for minor and major storms; detention not required; major storm flows to the Level III cut-off drain and Bleasby Road.	Stormwater Management Report section 5 and Appendix 3 (Rational Method calculations)
1 a) iii)	New. Performance modelling solution for water quality: two bioretention street tree pods in place of an on-site basin, assessed against the additional load from the three extra lots.	Stormwater Management Report section 4 and Appendix 2 (MUSIC); MUSIC files P26051 and P26051 extra lots impervious area
2	New. Conceptual earthworks plan and sections prepared.	Drawings P26-051-DA-C01.01 and P26-051-DA-C01.02, Rev P1

Regards,

KWilkinson

Kym Wilkinson
Principal Civil Engineer