Our Reference: 24223
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24 April 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

58 Rogers Parade, Everton Park
Council Reference: A006875508

Dear Sir/Madam

This letter shall be submitted to Brisbane City Council in response to the submission dated 14/02/2026 by Vitality Town Planning.

HCE Engineers have summarised the key items raised, and provided a response where relevant to engineering items. Refer to amended engineering drawings prepared by HCE Engineers.

## Stormwater

### Request

*The concept stormwater design indicates the driveway has a one way crossfall towards the boundary of Sanctum Villas.*

*We are concerned that surface water from the proposed lots or driveway could flow over the kerb and impact Sanctum Villas in a storm event of if there is prolonged rainfall.*

*Stormwater gully pits are shown in the centre of the driveway, but due to the one-way crossfall of the driveway, no surface water from the proposed lots or driveway would enter the stormwater pits or the underground stormwater pipe shown in the centre of the driveway. Only the proposed kerb is directing surface water along the driveway and no modelling has been provided to demonstrate that the kerb would be adequate to direct stormwater away from Sanctum Villas.*

### Response

Proposed stormwater infrastructure within the driveway was incorrectly shown in the centre, and has been amended to be adjacent to the proposed kerb.

Peak flows during the 1% AEP storm event will not exceed 75mm in flow depth within the driveway, and are unlikely to overtop the proposed kerb. Accordingly, nuisance flow over the northern boundary of the subject site and towards Sanctum Villas will be reduced from existing conditions.

### Request

*The proposed design shows a passing bay located directly on the boundary and no cross section has been provided through the parking bay. We are concerned that parking bay also has a one-way crossfall towards the boundary of Sanctum Villas. We are concerned that stormwater could pool in the parking bay, flow over the kerb, resulting in concentrated stormwater flows into Lot 7 on SP199061*

### Response

The proposed kerb continues along this location, directing surface flow to the north. As above, major flow will be contained within the new driveway and nuisance flow over the northern boundary of the subject site and towards Sanctum Villas will be reduced from existing conditions.

### Request

*We are concerned that the concept stormwater design does not show how stormwater from the proposed driveway is being collected at the end of the driveway past proposed Lot 5. We are concerned that due to the one-way crossfall of the driveway towards the boundary with Sanctum Villas, this stormwater would be concentrated at the end of the driveway and would flow into Lot 28 on SP199061 and flood this property.*

### Response

Flows will be collected and piped to a new headwall as shown on concept design drawings. Major flow, in excess of piped flow capacity, will pass into proposed lot 6, prior to being conveyed within the subject site towards the existing waterway. Flows are managed generally as per existing conditions, as outlined in the Stormwater Management Plan

### Request

*We are concerned that the surface water flowing along the driveway towards the street could flow down the verge and into the driveway of Lot 1 on SP165751 and flood the garage as the surface water is not being directed towards the kerb and there are gradient issues with the existing verge.*

### Response

Lots 1 and 2 have proposed individual stormwater drainage to the proposed kerb and channel along Rogers Parade West. Flows from the driveway are collected and piped directly to discharge to Rogers Parade West via new stormwater. Standard verge profile will be constructed along Rogers Parade West to direct surface flows to the road.

While the backfall on the driveway from the existing Unit may be causing some existing drainage issues, the proposed development will reduce the surface flow in verge in this location, and directly discharge more flow to the existing road.

This can be reviewed and managed as part of the detailed design for the project.

Regards,
HCE Engineers