

27 March 2026
Document Ref.: C25039AL001
Contact: Michael Bresil



Brisbane City Council
c/- BPlanned & Surveyed Pty Ltd
19/25 Samuel Street
CAMP HILL QLD 4152

Attention: Daniel Zilli

PROPOSED RESIDENTIAL SUBDIVISION - 149 BENHIAM STREET, CALAMVALE QLD 4116 DEVELOPMENT APPLICATION INFORMATION REQUEST RESPONSES — BCC REF A006914564

We have reviewed the information request received from Brisbane City Council dated 23 January 2026 in response to the above development application. The following responses are offered to facilitate further assessment and approval of the application by Council.

Stormwater and Flood Management

- 3. The retention of the existing creek within an easement does not meet PO18 of the Flood overlay code as the flood is unsafe (high hazard flood conditions) and will be subject to nuisance, scour and regular flooding. In order to address PO18 of the Flood overlay code, the following is recommended.*

It is also noted that the development requires stormwater water quality treatment in accordance with Section B of the Stormwater code. The use of WSUD street trees is not supported as the site directly discharges into a waterway corridor. A water quality offset area consisting of a non-trunk waterway rehabilitated and dedicated to Council would be supported to address compliance with the Stormwater code.

a) Dedicate the waterway corridor to Council as non-trunk land for stormwater quality purposes and to create a lot unencumbered by high hazard flooding. Refer to Sketch attached to the Information Request.

Response:

Acceptable Outcome 18.3 allows for the development to protect the conveyance of flood hazard area by providing an easement over the 1% AEP flood extent for waterway flooding and 2% AEP overland flow flooding. It is the applicant's preference to retain the land within an easement, and the proposed drainage easement will offer the same level of protection as dedicating the land.

All building pads, new lots and roads will have flood immunity in accordance with the other acceptable outcomes to satisfy the requirements of PO18.

4. *The site-based stormwater management plan has not addressed how major flows on Lots 1 to 9 and the new local road will be managed through the neighbouring site at 169 Benhiam St in accordance with PO1 and PO3 of the Stormwater code.*

a) Submit an amended site-based stormwater management plan showing that the major flow can be converted into the waterway area without impacting the levels for the lots approved as part of the development approval over 169 Benhiam Street. The report is to include stormwater calculations for weir flow across verge in that road sag.

Response:

The development cannot proceed without a formal road connection through the adjacent land at 169 Benhiam Street. This extension will also provide drainage extension to convey flows from the site to the waterway within 169 Benhiam Street.

Major flows from the site will be conveyed overland via the road reserve and overtop the verge to drain towards the waterway and away from any proposed residential lot.

The stormwater management plan has been updated and provides additional details on the proposed stormwater management strategy including a weir flow calculation for overland flow as requested. Please find the enclosed Stormwater Management Plan for more details.

6. *Provide a quantitative analysis via hydrological model of the existing and post development flows to demonstrate stormwater detention is not necessary, with regard to the wider catchment to support the statement in the SBSMP regarding timing of flows managing the increased flows.*

Response:

The stormwater management plan has been updated to detail the hydrological model of the existing and post-development flows to demonstrate stormwater detention is not necessary.

Servicing

9. *Submit a RPEQ endorsed swept path analysis demonstrating the RCV as specified on BSD 3004 can safely and efficiently service the development and utilise the turnaround facility to comply with PO18 of the Transport, access, parking and servicing code.*

Response:

The concept civil engineering servicing layout plan has been updated to show the turning template for a 10.3m refuse collection vehicle.

Earthworks

10. Further information is required to demonstrate the proposed retaining walls are designed in accordance with the Filling and excavation code.

a) Provide sections of the higher than 1.0m retaining walls and include the RL levels of the crown and bottom of the wall.

b) Provide amended plans showing the horizontal separation with the property boundary and the associated drainage.

NOTE: The wall is to have a min horizontal clearance with the existing property boundary of 200mm/ 300mm (this is to ensure no encroaching of structures on the neighbour property and provide drainage alternative for the existing wall.)

Response:

The earthwork plans have been updated to show a typical section of the retaining wall in relation to all adjoining property boundaries. It is noted that the retaining wall will be wholly contained within the lot.

We trust that this additional information will facilitate assessment and approval of the development application by Council. No civil engineering constraints remain that, in our opinion, should preclude approval of the development with reasonable and relevant conditions.

Please do not hesitate to contact the undersigned if you wish to discuss or clarify any aspects of this correspondence.

Yours faithfully
For and on behalf of
Hurley Consulting Engineers Pty Ltd



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DIRECTOR
PRINCIPAL CIVIL ENGINEER

Encl.: Civil Engineering Services and Stormwater Management Plan