

B+B Reference: 251739
Council Reference: A006962863

Date: 9 July 2026

Brisbane City Council
Development Services
GPO Box 1434
Brisbane QLD 4001

Via Email: DSPlanningSupport@brisbane.qld.gov.au / Ruka.Kearns@brisbane.qld.gov.au

RE: Response to Council's Information Request 128 Fingal Street, Tarragindi, QLD, 4121

Dear Ruka,

In accordance with section 13.2 of the *Development Assessment Rules*, the Applicant hereby responds to all of Council's Information Request dated 09 April 2026 with respect to the proposed Development Permit for Reconfiguring a Lot (1 into 2 Lots) at 128 Fingal Street, Tarragindi, QLD, 4121.

In response to Council's information request we provide the following attachment:

- Attachment A: Civil Engineering Report prepared by Meliora Consulting Engineers

Please refer to the Applicant's response below and continue with your assessment of the proposal. We now intend to commence public notification.

Response to Information Request items:

1) Stormwater Up-Slope Connection

It is acknowledged Figure 5, and the proposed plans indicate the site slopes from the rear boundary to the street frontage however, the site is impacted by surface runoff from an external upslope catchment, including Lots 132, 131 & 192 on RP 79531 (196 & 194 Weller Road and 135 Lutzow Street). Up-slope connections are therefore required. The three properties must be serviced by a drainage connection that is fully extended to the boundary of the site. As this has not been provided and the Stormwater code has not been addressed, this fails to comply with AO4.2 of the Subdivision code and PO3/AO3.4 & PO11/AO11.1 of the Stormwater code. Provide the following information to demonstrate compliance:

- Engineering plans prepared and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) demonstrating compliance with PO3 and PO11 of the Stormwater code including:*
 - Provision of stormwater drainage for upstream properties, ensuring the drainage infrastructure fully extends to the boundary of the up-slope sites.*
 - Where a pipe connection is proposed, the minimum pipe size is 225mm nominal diameter for any development and must be connected to a lawful point of discharge (LPD). In addition, a swale drain would be required to intercept and divert surface runoff from the rear of the site to Fingal Street.*
 - A minimum 0.9m wide easement that allows for construction and/or maintenance of underground drainage.*

- b) *The development is to design any up-slope stormwater connection(s) for fully developed catchment flows, in accordance with section 7.6.5 of the Infrastructure design planning scheme policy – Chapter 7 stormwater drainage.*

Response: Please refer to the Civil Engineering Report prepared by Meliora Consulting Engineers.

The proposed development requires in-ground pit drainage infrastructure to capture and convey roof water from both lots to the Fingal Street kerb. A 225mm diameter upstream pipe connection is proposed to allow future development of upstream rear neighbouring lots to discharge to the Fingal Street kerb line. Along this line a 900mm wide easement is proposed. The proposed works demonstrate compliance with PO3 and PO11 of the Stormwater code. Refer to the Preliminary Civil Services Layout Plan in Attachment A.

The adjoining properties to the north and east (135, 190, 194, 196, and 202 Fingal Street) grade towards the subject site, resulting in the discharge of roof water and surface sheet flows onto the property. However, only 135 Lutzow and 196 Weller Rd can be provided with upstream connections. Any future connection for 194 Weller Road is required to be via 135 Lutzow or 196 Weller as there is insufficient shared boundary width with the subject property. The proposed 225mm diameter upstream pipe connection will allow future development of upstream rear neighbouring lots to discharge to the Fingal Street kerb line. The sheet flow approaching the cut retaining walls will be caught in the rear retaining wall drainage and be responsibly discharged to Fingal Street kerb line. Any excess flows in major events that over-top of the walls will flow into yard drainage to be built with future dwelling landscaping on both Lot 1 and 2 which includes contouring of the land to direct sheet flows to Fingal Street.

2) Stormwater Up-Slope Connection

Some earthworks are required for lawful point of discharge, to facilitate gravity roof water drainage from both internal, and external catchments to the kerb and channel in Fingal Street.

- a) *Provide amended plans demonstrating lawful point of discharge to Fingal Street.*

Response: Please refer to the Civil Engineering Report prepared by Meliora Consulting Engineers. The existing stormwater catchment over the site currently discharges to the kerb line on Fingal Street, which is the site's existing Lawful Point of Discharge. The earthworks proposed do not change stormwater discharge characteristics over the site and are expected to convey minor (10% AEP) and major (2% AEP) storm events after development. As such, a new Lawful Point of Discharge is not required and the existing discharge point to the Fingal Street kerb line is to be maintained.



Summary

We trust the information provided is sufficient for Council to proceed to approve the development application following public notification. If you have any further questions on the information provided, please reach out to the underwriter or Jacqueline Tait on 07 5631 8000.

Kind regards,

A handwritten signature in dark blue ink, appearing to read 'Louisa Klemmt', positioned above a horizontal dotted line.

Louisa Klemmt

Town Planner

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