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FW: Additional Submission – Hydrology & Erosion Concerns – A006923355

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From  
Date  
To  
Cc

SECURITY LABEL: OFFICIAL

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**From:**  
**Sent:** Saturday, 25 April 2026 4:51 PM  
**To:** dalodgement <dalodgement@brisbane.qld.gov.au>  
**Cc:** DA RECORDS  
<DA\_RECORDS@brisbane.qld.gov.au>  
**Subject:** Additional Submission – Hydrology & Erosion Concerns – A006923355

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*This email originates from outside of Brisbane City Council.*

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Dear Sir/Madam,

Following our recent submission, we have now reviewed the applicant's Stormwater Management Plan and Erosion Hazard Assessment. These reports further increase our concerns we raised in previous submission.

### **Hydrology Concerns**

Based on this report, we wish to raise additional concerns:

- The applicant confirms the presence of a mapped waterway and overland flow path at the rear of the site
- The proposal will increase stormwater runoff for all storm events
- The development proposes to discharge directly into the waterway corridor adjoining our property

Despite this, the report concludes that no detailed hydraulic analysis is required. This represents a significant gap in the assessment, as it does not demonstrate that the proposed increase in runoff can be accommodated without adverse impacts to downstream properties.

Given our direct experience of significant overland flow through this corridor (supported by submitted video evidence), we are concerned that:

- the capacity and behaviour of the waterway has not been adequately assessed
- downstream impacts to adjoining properties (including our own) have not been considered
- reliance on assumed gully capacity does not reflect real-world conditions

This is particularly concerning given the site's mapped overland flow path, the presence of a defined gully, and the increased impervious area proposed.

## **Erosion Concerns**

We note that the site has been classified as a **medium erosion risk**, further reinforcing the need for detailed assessment and robust mitigation.

In our view, the current application does not demonstrate that:

- stormwater discharge will not worsen downstream conditions
- erosion and sediment impacts can be adequately controlled
- the existing vegetation buffer, which plays a critical stabilising role, will be retained and protected

## **Request to council**

We respectfully request that Council require:

- detailed hydraulic modelling of the waterway and downstream impacts
- assessment of cumulative flows from upstream catchments
- clear and enforceable vegetation protection measures

Warm Regards