



Our Ref: 24-125
Your Ref: A006752237

Date: 28 May 2026

Senior Urban Planner
Planning Services South
Development Services
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Joel Wake

Dear Joel,

21 WHITLEY STREET, MT GRAVATT EAST

RESPONSE TO COUNCIL INFORMATION REQUEST – A0067552237

We refer to Council's Information Request dated 5 September 2025 in connection with the above Application and provide our response to the relevant engineering items identified for your consideration and approval. We confirm that all other items raised are being addressed by others.

In conjunction with this response, we confirm that a Change Application is being lodged for the above development to incorporate a Material Change of Use for a Multiple Dwelling (inclusive of 12 SDA units) and Community Facilities (Community Care Centre, Community Use and Health Care Services) as well as Reconfiguring a Lot (4 into 2 lot subdivision) including 1 standard format lot and 1 volumetric lot.

Items 1 to 12

- 1 Land use***
- 2 Needs assessment***
- 3 Specialist Disability Accommodation design***
- 4 & 5 Built form and setbacks***
- 6 Services & street interface***
- 7 Side Boundary Landscape Design***
- 8 Pedestrian entries***
- 9 Subtropical building design***
- 10 Car park screening***
- 11 Streetscape***
- 12 Street trees***

KN Response

We confirm that these items are being addressed by others.

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APPLICATION REF
A006752237

Overland flow

- 13) *The site frontage and Whitley Street are affected by overland flow flooding. An assessment of the overland flow path is required to demonstrate that the development can achieve acceptable flood immunity.*
- a) *Provide an Overland Flow Assessment to address PO1, PO2 and PO7 of the Stormwater code to demonstrate acceptable flood immunity for the development.*

KN Response

We do not consider that there is an overland flow issue that does not comply with the requirements of P01, P02 and P07 of the Stormwater Code.

Following a detailed review of the existing conditions and the proposed development outcomes, we provide the following supporting items for Council's review.

- The Overland Flow Flood Overlay (Cityplan) shows overland flow limited to Road Reserve – therefore the site does not have a mapped overland flow issue - (Appendix A)
- The BCC Floodwise Property Report identified Overland Flow as “Not Applicable” – (Appendix B)
- The BCC Flood Awareness Map identifies Overland Flow as “Likely” and shows an expected overland flow path but has not taken the following considerations into account – (Appendix C)
- The land to the east of the site falls to Wardle St – refer council mapped contours – (Appendix D)
- The Flood Awareness Mapping is apparently based on Council 2002 contours and has not included any consideration of the upstream developments that have been constructed – (Appendices E & F)
 - Overland Flow is shown over the existing building covering most of 15 and 21 Whitley (part of the total site)
 - Overland Flow is shown on the existing development on 7 Whitley St – a completed unit development covering most of the site and which is directed to Whitley St
 - Overland Flow is shown on the existing developments on 3 and 5 Whitley St – a completed unit development covering most of the site and which is directed to Whitley St
 - Overland Flow is shown coming from 14 Wardle St – a completed unit development covering most of the site and which is directed to Wardle St
 - Overland Flow is shown coming from 30 Wardle St – an existing house however this falls to Wardle St
 - The above developments will have all their roof area directed to their frontage road for the 1 in 20 year storm event so any potential overland flow onto the subject site will be minor and potentially intercepted by landscaping and associated ground works
- The south east corner of the site is approximately RL40.5 whereas the footpath level at the SW corner of the subject site is approximately 41.0 so overland flow cannot drain to Whitley Street.

The Civil DA drawings show a swale drain (landscaping) along the southern boundary and along the eastern boundary and connecting to a field inlet. We do not want any minor upstream overland flow being connected to the water quality treatment and consider we could direct this minor flow and the swale flow (landscaping) around the site to either:

- discharge to Whitley St on the north western corner or
- discharge to the downstream property to the north (less than pre development flow)

Stormwater Quality – Stormwater Quality Management Plan

- 14) *The site is a high-risk site from a stormwater quality perspective as it is greater than 2,500m² as per Section B of the Stormwater Code. To demonstrate compliance with AO16 and AO17 of the Code submit the following:*
- a) *Provide an operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 “Permanent Methods of Water Quality Control” of the Infrastructure Design Planning Scheme Policy. The plan is to include pollutant export modelling using MUSIC (≥ Vers 6). A digital copy of the MUSIC modelling .sqz file is to be provided to support the proposed plan. The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.*

KN Response

The MUSIC modelling was previously provided in conjunction with the Development Application, however a copy of this file is attached for Council review as requested.

Items 15 to 18

- 15 Waste Management**
- 16 Fuel Burning or Power Generator**
- 17 Hazard & Risk - Hazardous Goods**
- 18 Infrastructure charges**

KN Response

We confirm that these items are being addressed by others.

We trust that the above response addresses the civil engineering items to sufficient detail however should you require any further details, please do not hesitate to contact the writer.

Yours faithfully
KARAMISHEFF NAGEL PTY LTD

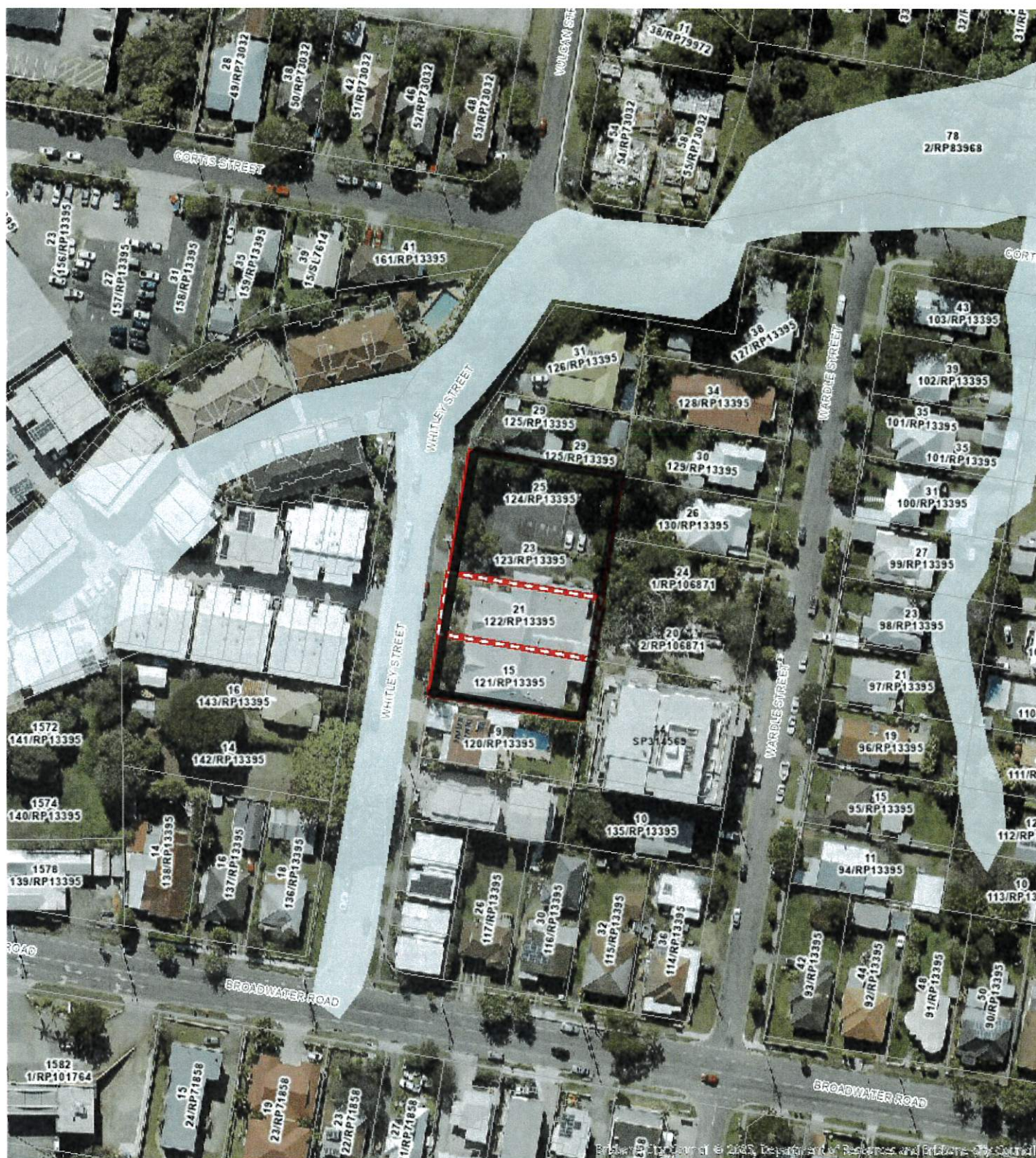


G.B. Nagel
RPEQ 2009

encl.

- Appendix A – BCC Cityplan Flood Overlay - Overland Flow
- Appendix B – BCC Floodwise Property Report
- Appendix C – BCC Flood Awareness Mapping
- Appendix D – BCC Community Mapping – Contours & Bimap
- Appendix E – Nearmap – October 2009
- Appendix F – Nearmap – March 2026

Appendix A – BCC Cityplan Flood Overlay - Overland Flow



Appendix B – BCC Floodwise Property Report

FloodWise Property Report

21 WHITLEY ST, MOUNT GRAVATT EAST 4122
Multiple Lots (refer to Appendices)



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in Brisbane City Plan 2014, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) web page. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

 **Combined** 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014. Read more about [Brisbane City Plan 2014](#).



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Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at brisbane.qld.gov.au/beprepared
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about [planning and building](#) in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	38.8	C
Maximum ground level	41.0	C
Indicative existing floor level	40.3	C

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in [Council's planning scheme](#).

Flood planning areas (FPA)		
River	Creek / waterway	Overland flow
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review [Council's Flood Planning Provisions](#).

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's [planning scheme](#).

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Property development flags

Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site.

For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. [Find more information here.](#)

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (excluding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes include:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdains any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

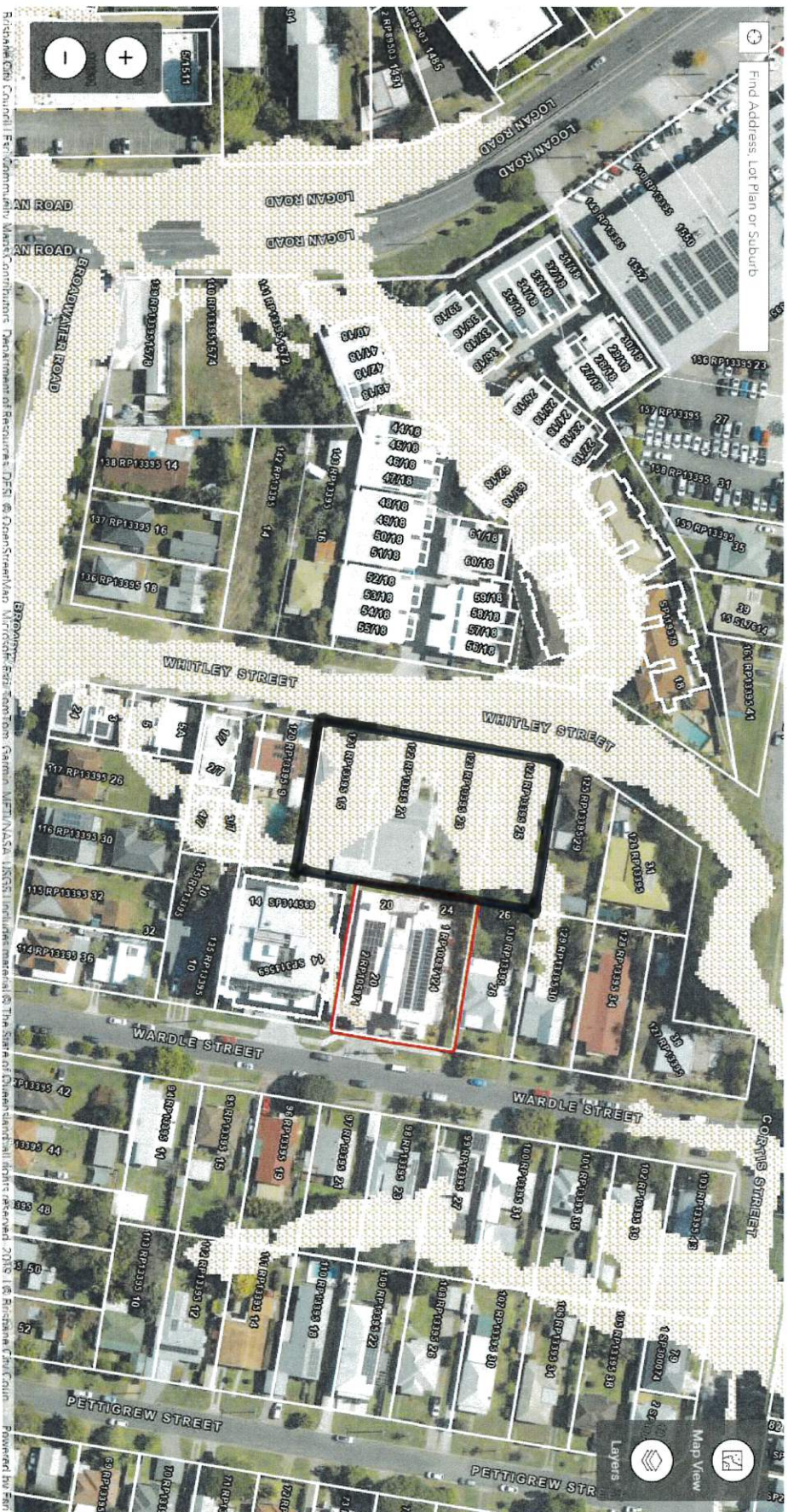
For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.

Appendices

Lot Details
Lot 123 on RP13395, Lot 121 on RP13395, Lot 124 on RP13395, Lot 122 on RP13395

Appendix C – BCC Flood Awareness Mapping



Flooding Overview

24 WARDLE ST, MOUNT GRAVATT EAST 4122

River flooding	Unlikely
Creek flooding	Unlikely
Storm tide flooding	Unlikely
Overland flow	Likely

Use buttons on map for more flood detail.

Technical FloodWise Property Report

Allow 20 seconds to generate the report

This Flood Awareness Map

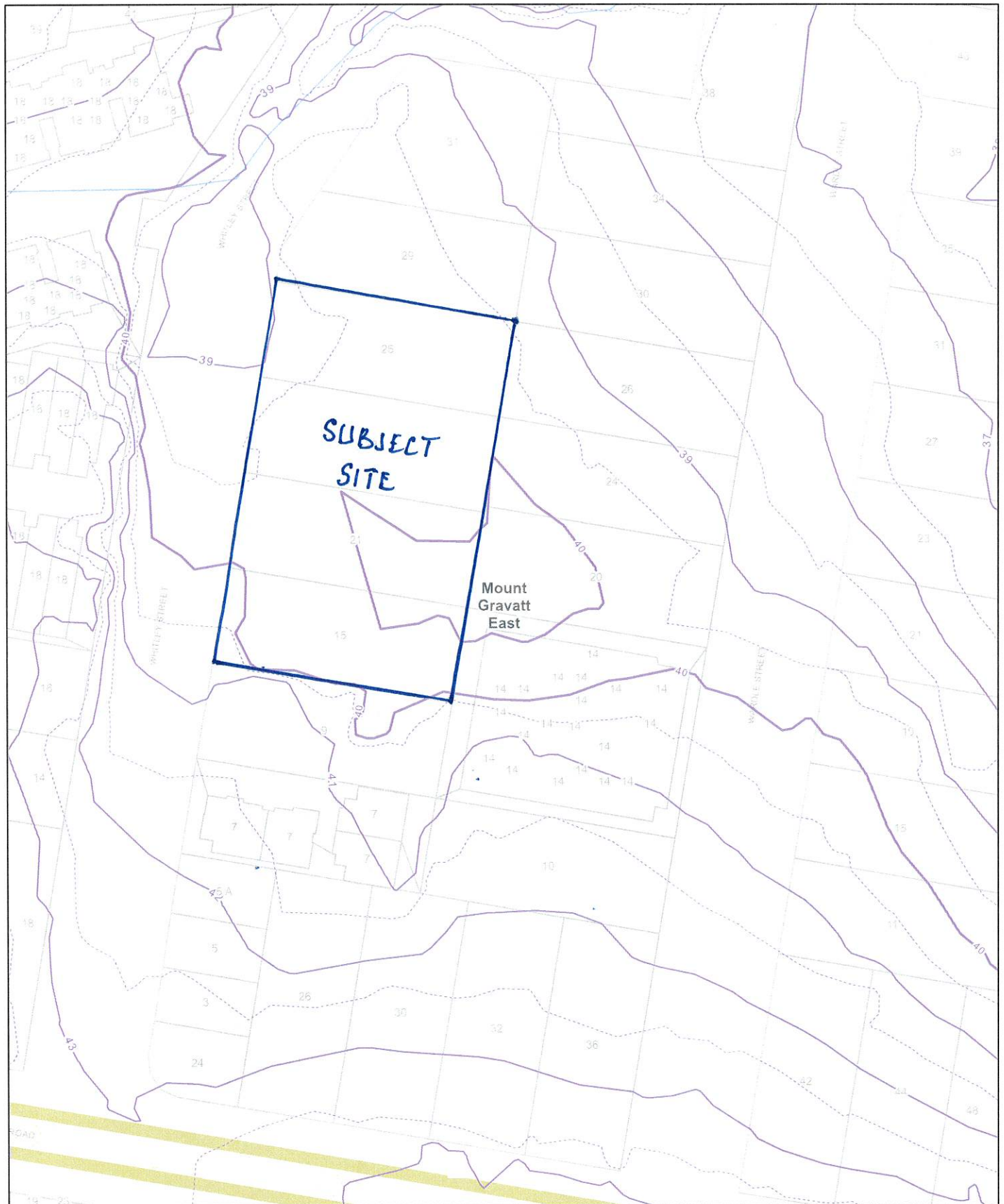
- is for general awareness about flooding
- includes rare and very rare flood events
- is sourced from the latest flood studies and models endorsed by Council.

FloodWise Property Report

- provides flood planning information
- uses the adopted flood planning information in City Plan which guides how land in Brisbane is used and developed for the future.

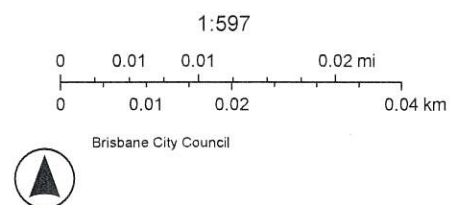
Appendix D – BCC Community Mapping – Contours & Bimap

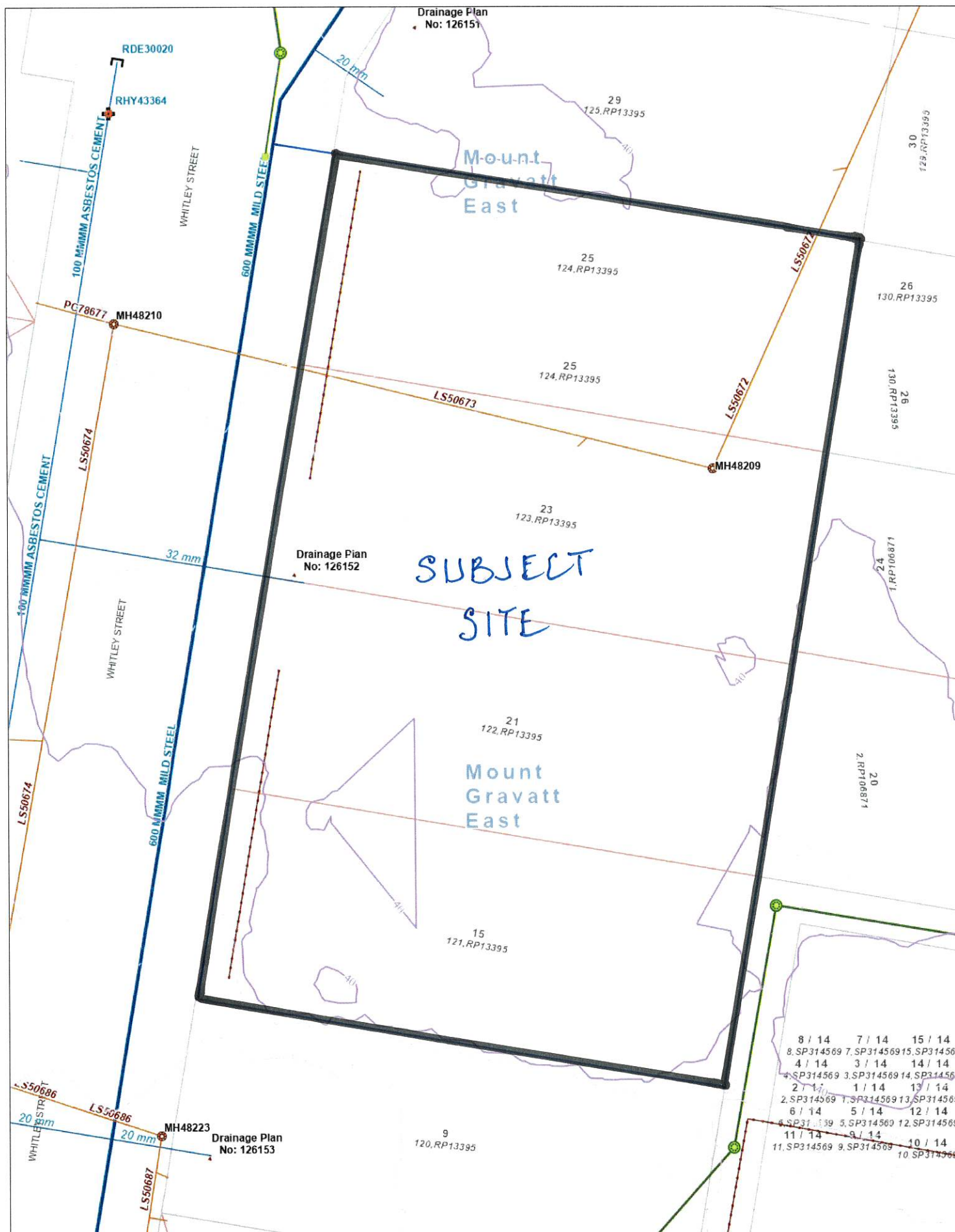
Community Maps



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-  Sealed Plan
-  Property Parcel
-  Parcel Outside BCC





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Notes:

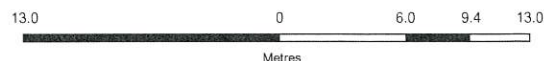
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Projection
 Web Mercator Auxiliary Sphere

Print Date
 15/05/2024 - 10:31 AM



Map Title

Scale: 1:250

Appendix E – Nearmap – October 2009



Appendix F – Nearmap – March 2026

