



Dedicated to a better Brisbane

09 April 2026

Mike Bauer
C/- Bennett and Bennett
Level 2/19 Finchley St
Milton QLD 4064

ATTENTION: Jacqueline Tait

Application Reference: A006962863
Address of Site: 128 FINGAL ST TARRAGINDI QLD 4121

Dear Jacqueline,

RE: Information request in accordance with the Development Assessment Rules

An initial review of the above application has been carried out and has identified that further information is required to fully assess the proposal.

Stormwater Up-Slope Connection

- 1) 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:
 - a) 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:
 - i) Provision of stormwater drainage for upstream properties, ensuring the drainage infrastructure fully extends to the boundary of the up-slope sites.
 - ii) 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.
 - iii) 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.
- 2) 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.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006962863.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



Ruka Kearns
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Development Services
Brisbane City Council