

AFFIDAVIT

Planning and Environment Court

David Manteit V Brisbane City Council 2916/24

I, David Manteit of 82 Rowe Tce Darra, developer, under affirmation says:

1. Attached Exhibit "A" Civil Works Engineering, received on 28/3/25, dated 28/3/25.
pages 1-14.

Signed:



Deponent David Manteit

Taken by:



31 MAR 2025

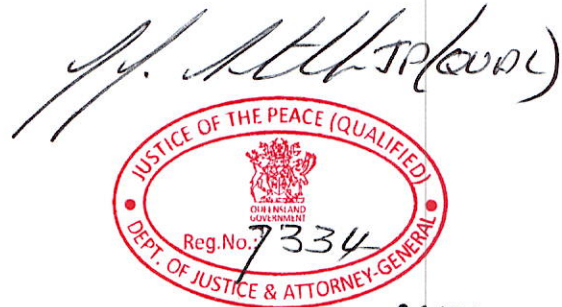
Affirmed by David Manteit on

In the presence of

Signed:



Deponent – David Manteit



31 MAR 2025

John James Stretch JP (Qual)

EXHIBIT “A”

Planning and Environment Court

David Manteit V Brisbane City Council 2916/24

Civil Works Engineers Report dated 28/3/25, pages 1-14.

28 March 2025

Our Ref: CW24091

Brisbane City Council
Planning and Environment Court

128 Ashridge Road, Darra QLD 4076
Stormwater Technical Assessment
(Applications: A006565555)

1. Introduction

This technical assessment has been prepared to support the formal request for the removal of Condition 18 and Condition 7, which requires the provision of upstream stormwater connections for Lots 98 and 99 RP29723 as well as the implications of easements associated as per the approved plans marked up by Council. Following a detailed review of the site conditions, natural drainage patterns, and Council's indicative sketch, it has been determined that this requirement is not feasible nor necessary. The following points outline the reasons why the upstream connection condition should be removed.

2. Natural Drainage Patterns

The existing topography of the upstream properties will first need to be considered prior to assessing the requirements for the provision of upstream property connections. Refer to diagram 1 for the existing contour plans obtained from Brisbane City Council's interactive mapping.

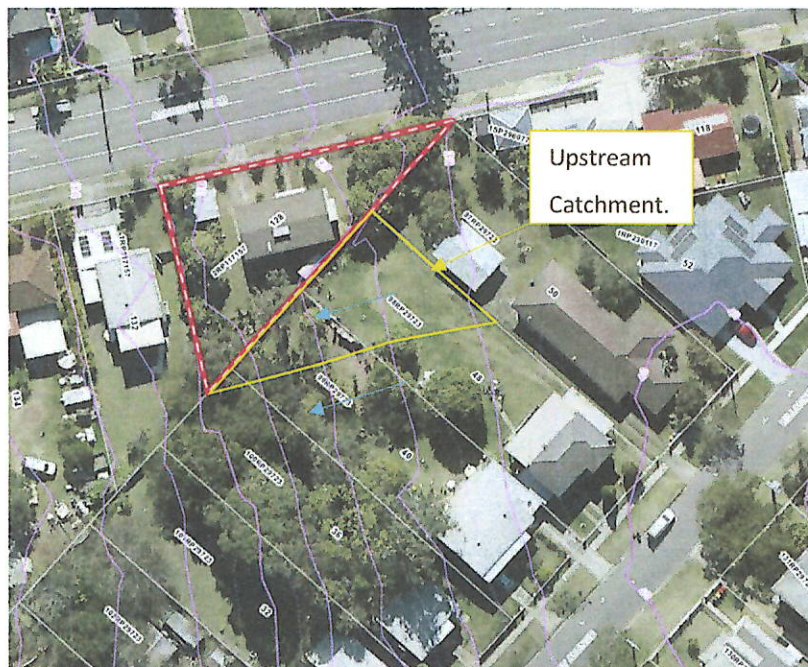


Diagram 1 – Contour Plan (BCC Interactive Mapping)

Based on the above diagram;

While it is understood that some portions of Lots 98 and 99 do drain towards the subject site, it is critical to note that all of Lot 2 naturally drains towards the downstream neighbouring property (Lot 1 RP117157). In addition to the above, over half of Lot 1 also drains towards the rear of the lot.

As such, any runoff from Lots 98 and 99 that does enter the subject site immediately continues to the downstream neighbouring properties rather than accumulating on site. This will imply that an upstream stormwater connection would serve no practical function as stormwater runoff already naturally drains downstream away from Ashridge Road.

With the above, it can be deduced that Council's request for upstream connections for Lots 98 and 99 are based on an assumed need rather than an assessment of the actual drainage patterns on site.

3. Physical Constraints of Site Topography

Based on the available survey plan, the topography along the western side of Lot 2 is characterized as undulating terrain, which prevents stormwater runoff to naturally be conveyed freely towards Ashridge Road.

As such, installing upstream stormwater connections would require significant modifications to the terrain, which would be impractical and disruptive.

4. Engineering Review of Council's Sketch

A detailed review of Council's indicative stormwater sketch, considering surface levels, invert levels, and grade constraints, confirms that installing an upstream stormwater pipe at the minimum grade would result in an exposed pipe for most of its length along the western side of Lot 2. Refer to diagram 2 obtained from attached concept sketch CW24091-SK01-REVA:

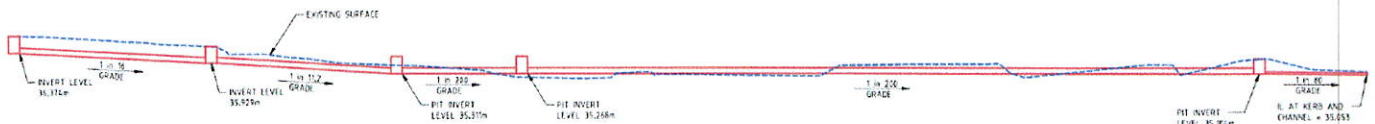


Diagram 2 : Stormwater schematic based on Council's approved sketch with minimum grades

This is a fundamental engineering issue as an exposed stormwater pipe:

- Is structurally vulnerable.
- Would pose maintenance and safety concerns.
- Is not a standard or practical stormwater solution.




In addition to the above. If the proposed infrastructure was design solely based on providing minimum cover over the entirety of the proposed pipe network illustrated in diagram 3 obtained from attached concept sketch CW24091-SK01-REVA:

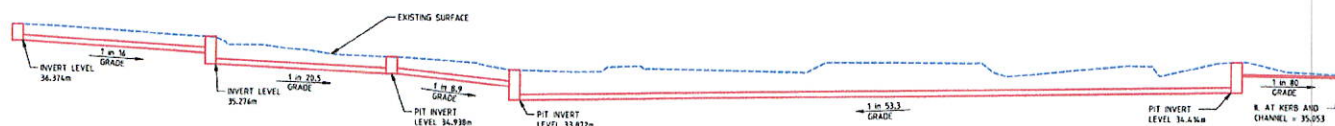


Diagram 3: Stormwater schematic based on Council's approved sketch with minimum cover

It will result in a charged system with an approximate drop of 1.181m between the internal network and the kerb outlet resulting in a charged system that would be inefficient.

5. Potential Downstream Flooding Issues

Understanding the lower elevations at the rear of the site due to the existing topography, any surcharging from the upstream drainage system could result in stormwater flowing toward adjacent downstream properties. This would in turn create nuisance flows, which contradicts the "No Worsening" principle of stormwater management upheld by Council.

In addition, an upstream connection does not prevent overland flow risks as the proposed infrastructure will only cater for minor flow storm events, as the primary issue for this development is the existing site terrain, which naturally directs water toward the rear.

6. Future Development Considerations

An assessment of post-development discharge for the upstream fully developed site conditions for Lots 98 and 99 have been undertaken using the Rational Method taking into consideration of the site in its entirety as well as a conservative potential total roof area of 600m², in accordance with QUDM and BCC Infrastructure Design PSP – Chapter 7. The below calculations are only for 1 lot considering the lot sizes are the same.

Post Development (Lot 98/99)

The following parameters have been adopted for using the Rational Method:

- **Catchment Area (ha)** – 0.1012 (Total Existing Site Area).
- **Runoff Coefficient (C₁₀)** – 0.870 (According to QUDM Section 4.5). This is based on the future lot being fully developed (LMR3).
- **Time of Concentration (t_c)** – 5 minutes (According to QUDM Section 4.6). This is based on 5 minutes travel times from roof to main system connection.
- **Rainfall Intensity (mm/hr)** – Data obtained from BCC Infrastructure Design PSP – Chapter

AS

OK

7 Table 7.2.2.2.A.

The peak flow rates have been outlined in Table 1 below. Refer to Appendix F for detailed calculation.

Table 1 – Peak Flow Rates Using Rational Method (Post Development)

Catchment	Q ₁ (m ³ /s)	Q ₂ (m ³ /s)	Q ₅ (m ³ /s)	Q ₁₀ (m ³ /s)	Q ₂₀ (m ³ /s)	Q ₅₀ (m ³ /s)	Q ₁₀₀ (m ³ /s)
Existing Site	0.023	0.031	0.044	0.053	0.064	0.082	0.091

Post Development (Lot 98/99)

The following parameters have been adopted for using the Rational Method:

- **Catchment Area (ha)** – 0.060 (Future Roof Areas).
- **Runoff Coefficient (C₁₀)** – 0.870 (According to QUDM Section 4.5). This is based on the future lot being fully developed (LMR3).
- **Time of Concentration (t_c)** – 5 minutes (According to QUDM Section 4.6). This is based on 5 minutes travel times from roof to main system connection.
- **Rainfall Intensity (mm/hr)** – Data obtained from BCC Infrastructure Design PSP – Chapter 7 Table 7.2.2.2.A.

The peak flow rates have been outlined in Table 1 below. Refer to Appendix F for detailed calculation.

Table 2 – Peak Flow Rates Using Rational Method (Post Development- Roof Areas Only)

Catchment	Q ₁ (m ³ /s)	Q ₂ (m ³ /s)	Q ₅ (m ³ /s)	Q ₁₀ (m ³ /s)	Q ₂₀ (m ³ /s)	Q ₅₀ (m ³ /s)	Q ₁₀₀ (m ³ /s)
Existing Site	0.014	0.019	0.026	0.031	0.038	0.049	0.054

Based on the above considering the lots are fully developed, it can be determined that the stormwater runoff will increase significantly, and the proposed upstream stormwater infrastructure will not be able support the additional flows based on QUDM Level III drainage.

Furthermore, Council's Planning Scheme Policy states that proposed kerb outlets should have a capacity which is limited to 30L/s for the 5% AEP event. However, runoff volume will exceed this capacity even with the conservative assumption of 600m² roof areas for each lot. Understanding Council's 30L/s limitation, even if stormwater infrastructure were to be modified, the proposed connection would still fail to meet compliance standards.




7. On-Site Detention (OSD) Feasibility for upstream developments

Understanding that OSD could be conditioned on Lots 98 and 99 to mitigate flows to 30L/s to allow for compliance. However this is viewed as an highly unfavourable outcome to be imposed upon the upstream lots as the provision of OSD for small freehold lots will be impractical, highly inefficient due to the relatively large OSD requirements to achieve the desired mitigation not to mention the costs involved.

Furthermore, under Council's ROL (Reconfiguration of a Lot) guidelines, freehold lots in infill subdivisions are not required to provide on-site detention, meaning there is no mechanism to mitigate upstream flows to 30L/s.

Conclusion

It is our understanding that Condition 18 and associated Condition 7 should never have been imposed based on the below justifications:

- Natural drainage patterns already direct runoff downstream.
- The site's terrain prevents effective upstream drainage.
- A compliant connection would result in an exposed pipe, which is not feasible.
- A compliant connection based on providing minimum cover would result in an inefficient charged system.
- Forcing an upstream connection would lead to downstream nuisance flooding, violating the "No Worsening" principle.
- If the upstream properties are developed, they will generate flows exceeding the allowable kerb discharge limits.
- There is no viable OSD option to mitigate excess runoff, per Council's guidelines.

Given these points, Condition 18 and 7 should be formally removed, as the upstream connection is neither practical nor justifiable from an engineering perspective.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

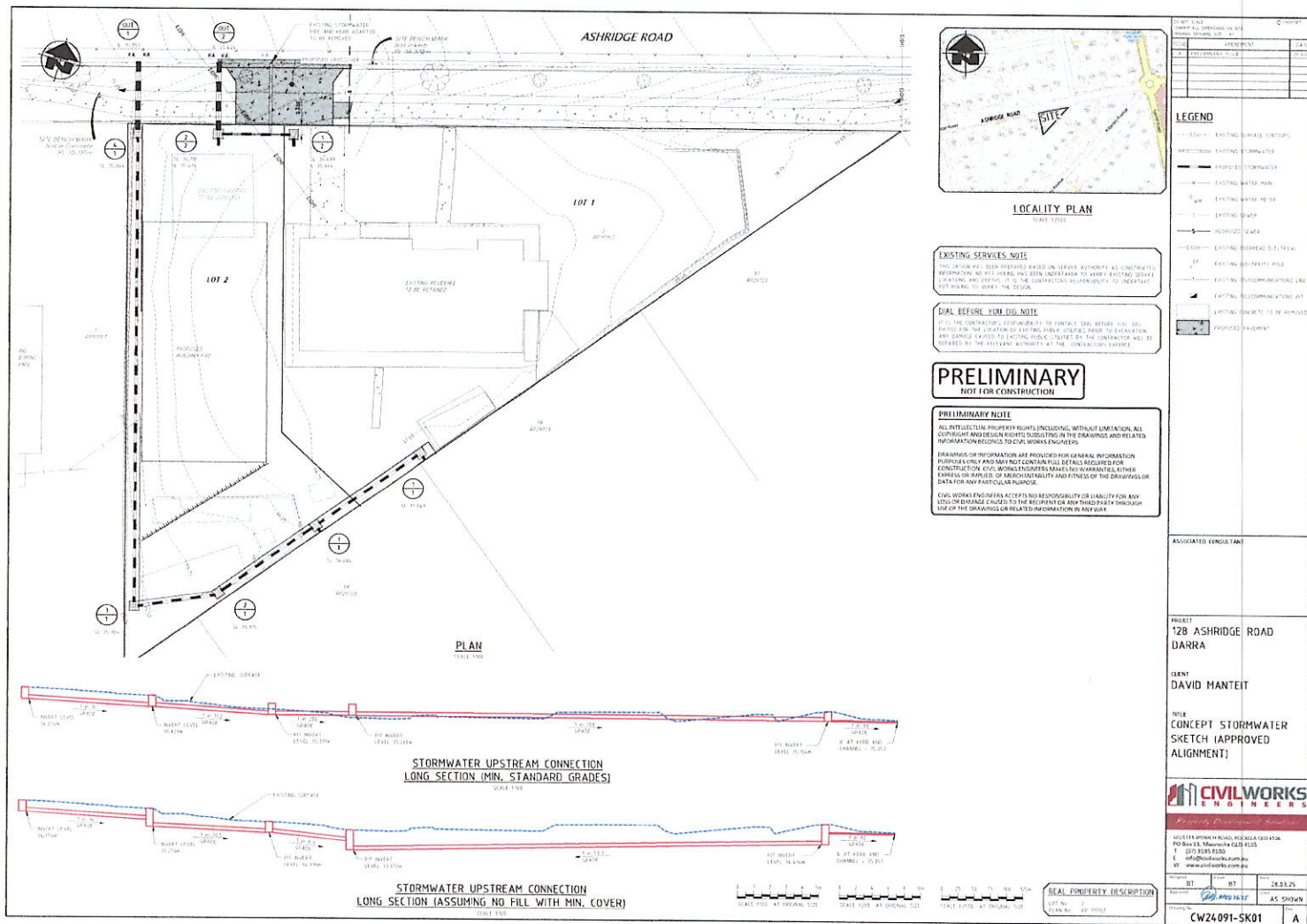
CIVIL WORKS ENGINEERS

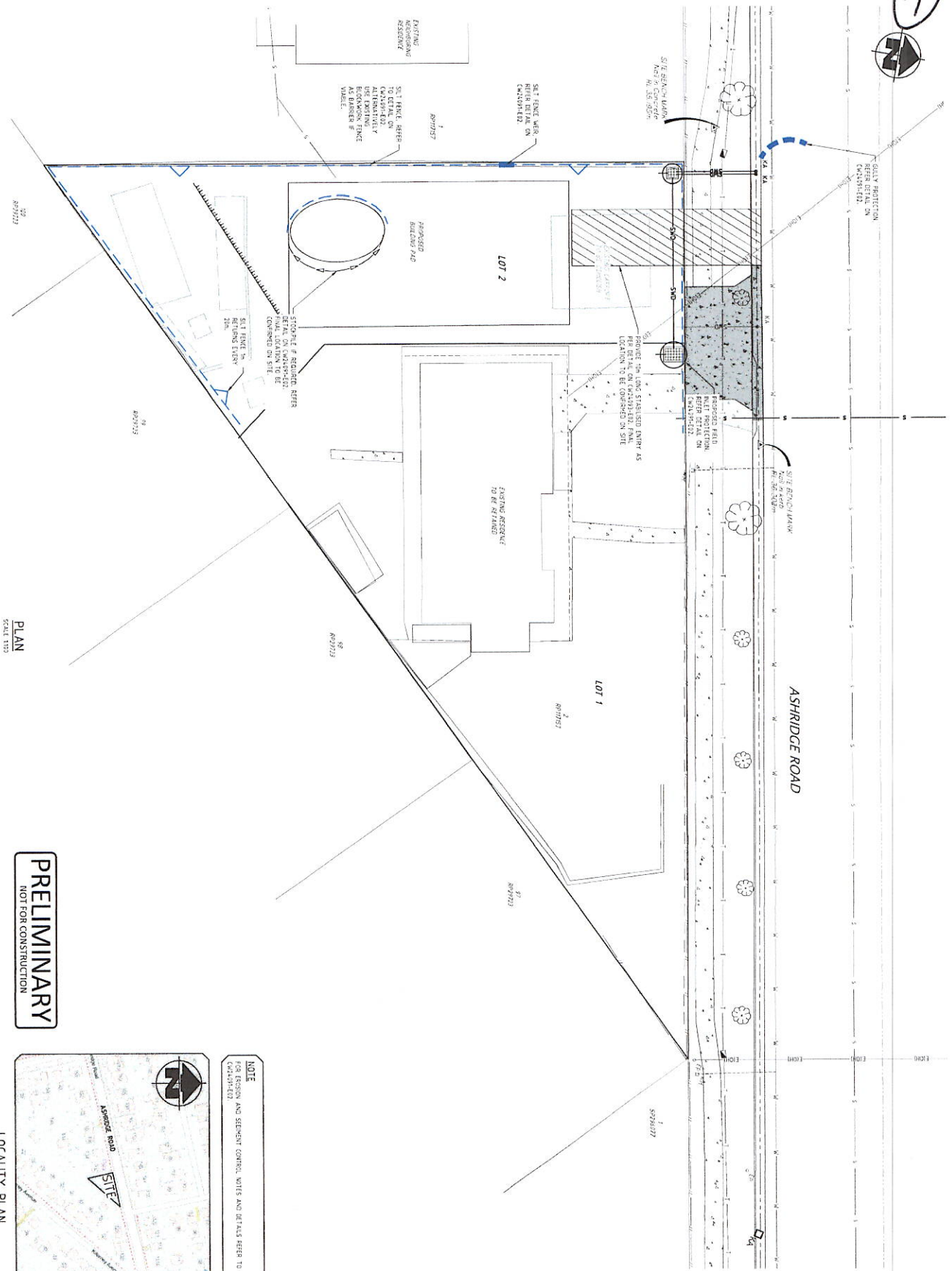


Wai Yeow Lee
Senior Civil Engineer



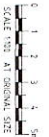
Roger Andrade RPEQ 7675
Principal Civil Engineer





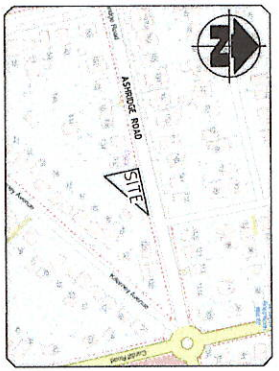
PLAN
SCALE 1:100

PRELIMINARY
NOT FOR CONSTRUCTION



REAL PROPERTY DESCRIPTION
LOT No. 2
PLAN No. 20 11957

LOCALITY PLAN
SCALE 1:500



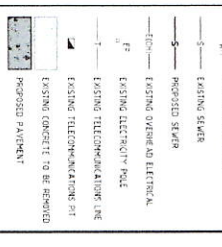
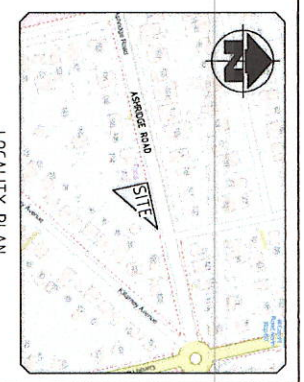
NOTE
ALL DIMENSIONS AND ELEMENT CONTROL, NOTES AND DETAILS REFER TO DRAWING NO. CW24091-E01

CIVILWORKS ENGINEERS Project Development Solutions (U)1111 BAYVIEW ROAD, BLOCK 410-4150 PO Box 13, Monrovia QLD 4105 E info@civilworks.com.au W www.civilworks.com.au		PROJECT 128 ASHRIDGE ROAD, DARA		ASSOCIATED CONSULTANT	
CLIENT DAVID MANTTEI		TITLE EROSION AND SEDIMENT CONTROL PLAN		LEGEND --- SALT FENCE --- STABILISED ENTRY/LANE --- EXISTING SURFACE CONTOURS --- EXISTING STORMWATER --- PROPOSED STORMWATER --- EXISTING WATER MAIN --- EXISTING WATER METER --- EXISTING SEWER --- PROPOSED SEWER --- EXISTING OPEN-ENDED ELECTRICAL --- EXISTING ELECTRICAL POLE --- EXISTING TELECOMMUNICATIONS LINE --- EXISTING TELECOMMUNICATIONS PIT --- EXISTING CONCRETE TO BE REMOVED --- PROPOSED PAVING	
DATE 28.03.25		SCALE AS SHOWN		REVISION A	

Table 1 - Soil Loss Rates (RUSLE)TARIF 3 - SEDIMENT CONTROL STANDARD

0.25-1.0	1.0-1.50	TRENCH
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LENGTHSREAL PROPERTY DESCRIPTION[illegible][illegible]



CONCRETE NOTES

1. ALL CONCRETE SUPPLY AND WORK SHALL MEET THE REQUIREMENTS OF ACI 308.
2. CONCRETE GRADE SHALL BE M20.
3. AGGREGATE FOR CONCRETE SHALL BE CLEAN AND FREE OF CLAY PARTICLES.
4. NO ADJUSTMENTS TO THE CONCRETE SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.

5. CONTINUING REINFORCEMENT SHALL BE IN APPROXIMATELY 10% OF THE

2. REINFORCEMENTS OF SECTION 12 OF ASHRAE.
3. CONCRETE REINFORCEMENT SHALL BE BROOM FINISHED.
4. CONCRETE SHALL NOT BE PLACED WHEN HOT DRY AND CONDITIONS FAVORABLE.
5. CONCRETE PLACED IN TEMPLATES OVER 25 CM DEPTH SHALL IMMEDIATELY AFTER PLACEMENT BE COVERED WITH AN EVAPORATION RETARDANT AND/OR CURING OR, APPROVED BY THE ARCHITECT.
6. CONCRETE REINFORCEMENT SHALL BE JOINTED AS DETAILED ON THE DRAWINGS. ALL JOINTED REINFORCEMENT SHALL BE SPAN WITHIN 25 CM JOINTS OF CONCRETE REINFORCEMENT. ALL JOINTS SHALL BE SPAN WITHIN 25 CM JOINTS OF CONCRETE REINFORCEMENT.

10. CONCRETE SHALL BE PLACED AND FINISHED BEFORE PROCEEDING, WITH PARTIALLY CURE PATCH AT EACH EXPANSION JOINT.
11. JOINT PREPARATION - BEFORE FRESH CONCRETE IS PLACED AT A CONTINUATION JOINT, REMOVE AND CLEAN THE EXISTING CONCRETE SURFACE OF THE JOINT SO THAT ALL LOOSE OR WEAK FRESH MATERIAL, PERIODIC MATTER IS REMOVED. ALL JOINTS HOWEVER SHALL BE PROVIDED WITH A REINFORCE TO ACCOMMODATE STRAINING MATERIAL.
12. DIMENSIONAL TOLERANCES
TYPICAL SLOPE (2 TO 10%) +/- .005m

[illegible]

05 12 15 20 25m

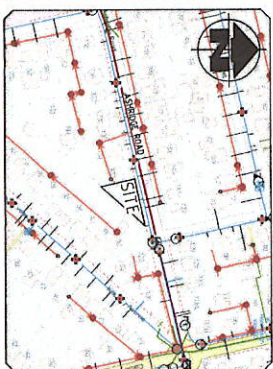
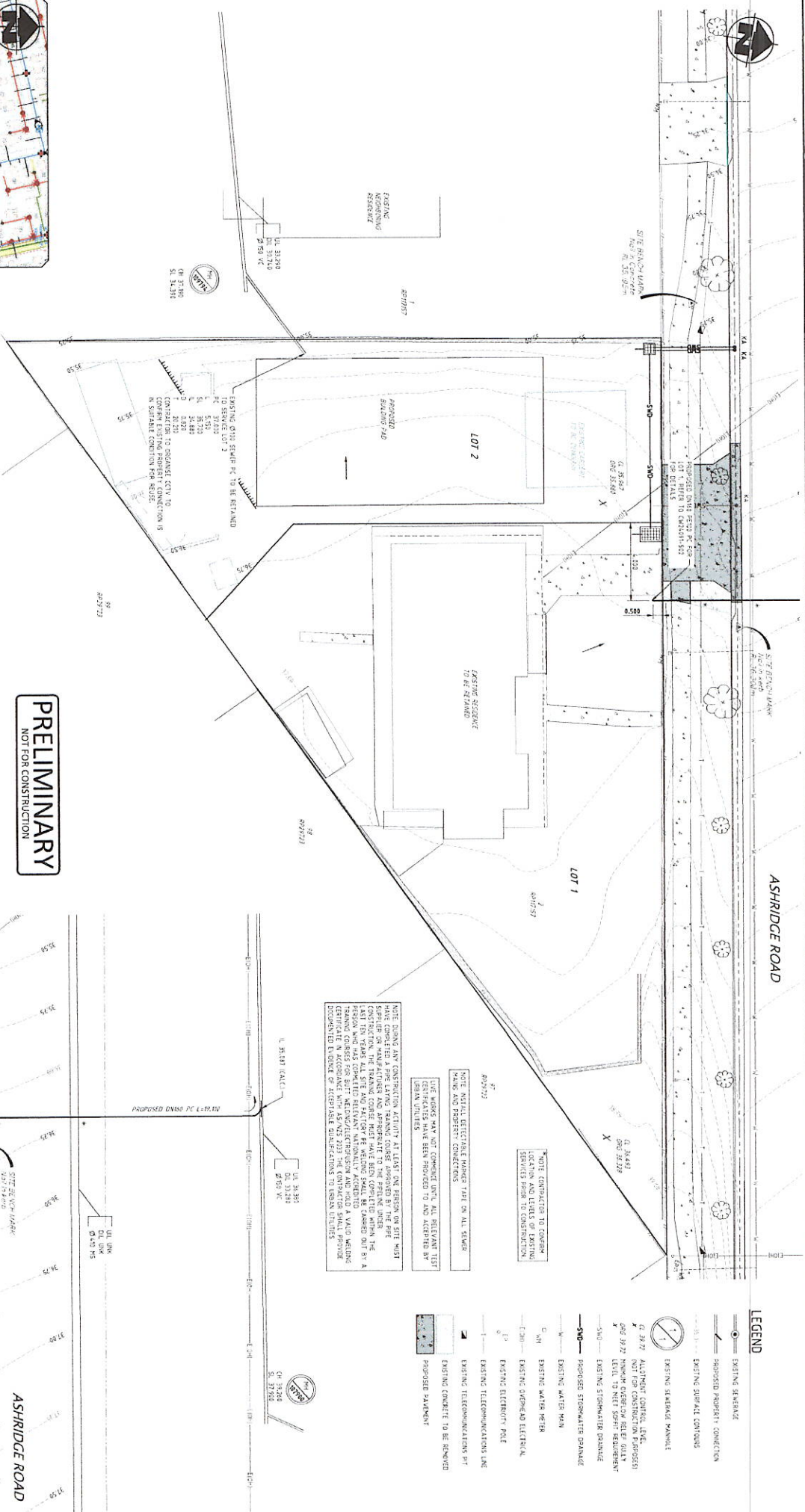
OFFICIAL 155 AT GRANDA, SZE

SEAL PROPERTY DESCRIPTION

LOT No. 2

PLAN No. 17/31

[illegible]



PLAN
SCALE 1:100

SCALE 1105

**URBAN UTILITIES
CERTIFICATION SCHEME ENDORSED CONSULTANT**

WATER APPROVAL REF. NUMBER 25-PWT-79784
ENDORSED CONSULTANT CIVIL WORKS ENGINEER
NOMINATED REG. ROGER ANDRADE 7675

REQ SIGNATURE -----
REQ CONTACT DETAILS 07 3195 6114

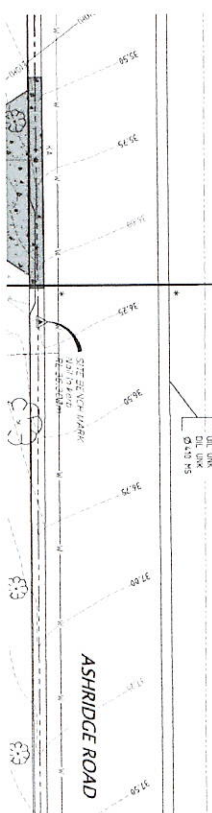
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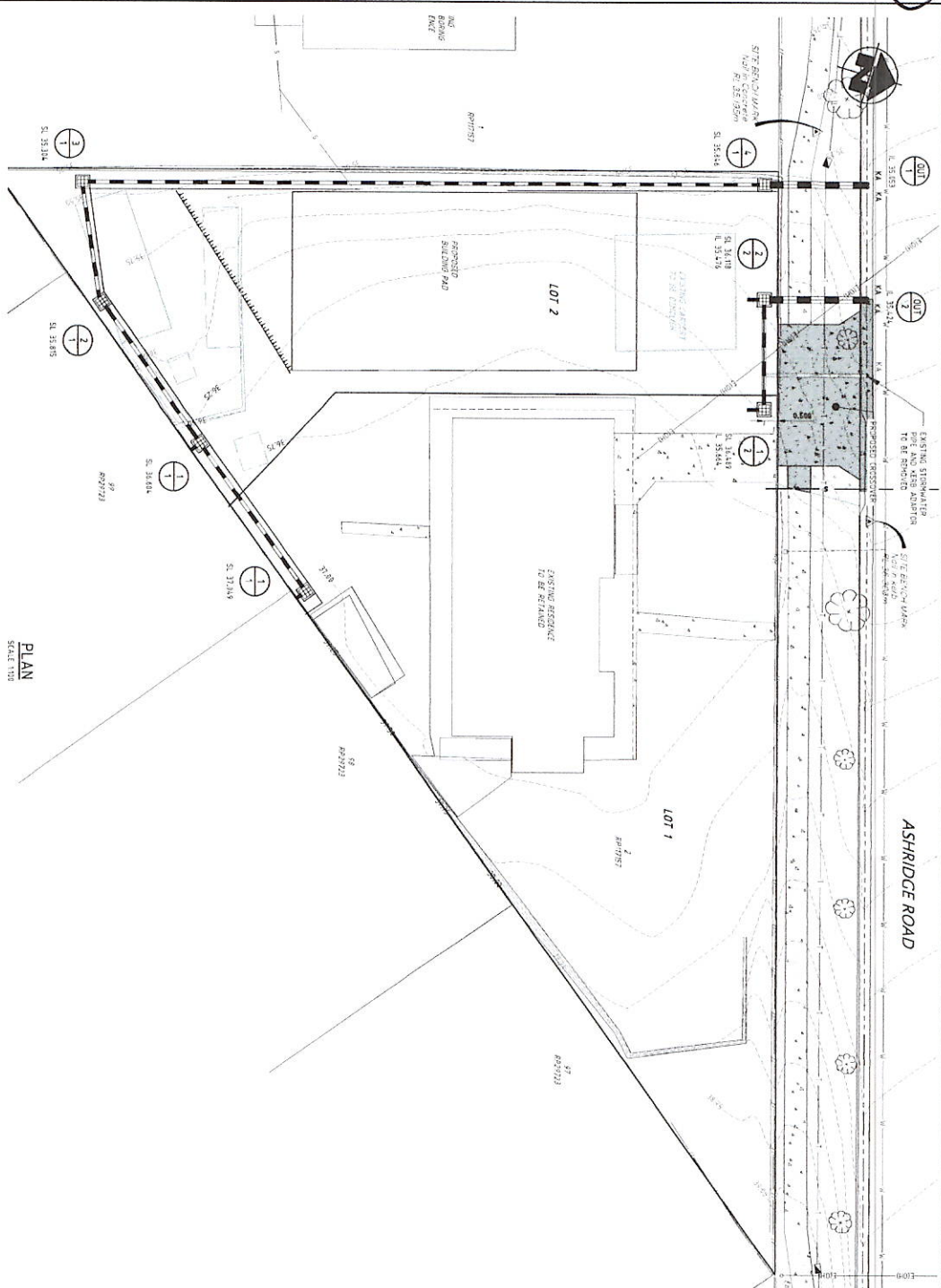
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FOR SPECIFIC PROJECT AS CONSTRUCTED REQUIREMENTS PLEASE CONTACT CIVIL WORKS ENGINEERS.

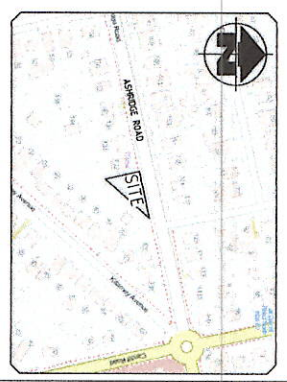
LOT No. 2
El 2nd No. 22 1157

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THESE WORKS ARE CONSIDERED MINOR WORKS AND ARE TO BE DELIVERED UNDER THE URBAN UTILITIES CERTIFICATION SCHEME.
INSPECTIONS ARE TO BE ARRANGED WITH CIVIL WORKS ENGINEERS.

[illegible]



ASHRIDGE ROAD



LOCALITY PLAN

SCALE 1:500

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PRELIMINARY
NOT FOR CONSTRUCTION

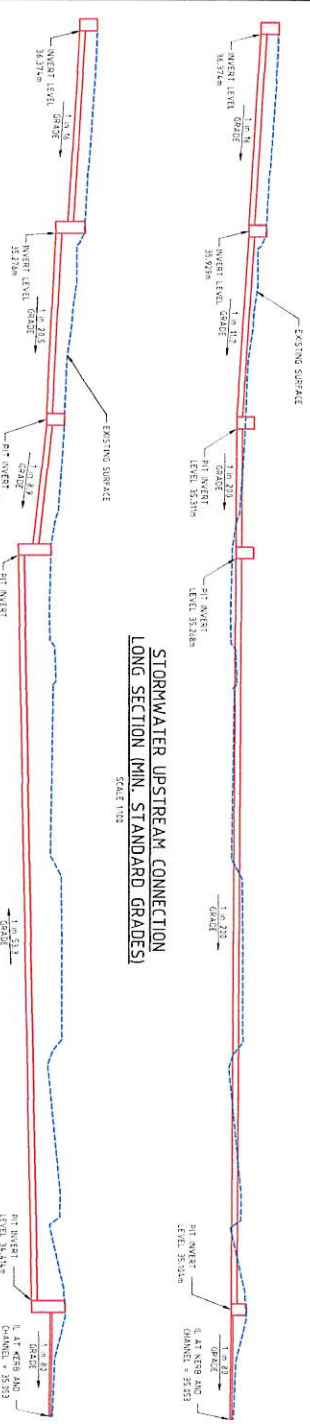
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LEGEND

---	EXISTING SURFACE CONTOURS
---	EXISTING STORMWATER
---	PROPOSED STORMWATER
---	EXISTING WATER MAIN
---	EXISTING WATER RETER
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING OVERHEAD ELECTRICAL
---	EXISTING ELECTRICITY POLE
---	EXISTING TELECOMMUNICATIONS TANK
---	EXISTING TELECOMMUNICATIONS PIT
---	EXISTING CONCRETE TO BE REMOVED
---	PROPOSED PAVEMENT

STORMWATER UPSTREAM CONNECTION
LONG SECTION (MIN. STANDARD GRADES)

SCALE 1:100



STORMWATER UPSTREAM CONNECTION
LONG SECTION (ASSUMING NO FILL WITH MIN. COVER)

SCALE 1:100



SEAL PROPERTY DESCRIPTION
LOT No. 2
PLAN No. 2011797

PROJECT
128 ASHRIDGE ROAD
DARRA

CLIENT
DAVID MANTEIT

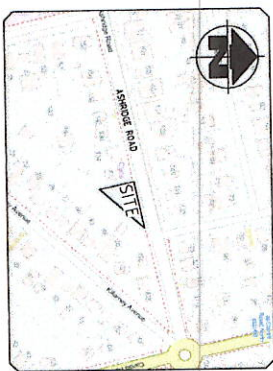
TITLE
CONCEPT STORMWATER
SKETCH (APPROVED
ALIGNMENT)

ASSOCIATED CONSULTANT

CIVIL WORKS ENGINEERS

128 ASHRIDGE ROAD, DARRA, VIC 3104
P.O. BOX 13, MURDOCH RD 4105
T (07) 3159 8100
F (07) 3159 8100
W www.civilworksengineers.com.au











Drawn By: *David Manteit* Date: 28.03.25
Checked By: *David Manteit* Date: 28.03.25
Scale: AS SHOWN
Drawing No: CW24091-SK01
Plan No: A



PLAN No. 402-171515

DO NOT SCALE COMPARE ALL DIMENSIONS ON SITE GROUND GRADING SIZE - 41		DATE
SCALE	ADJUSTMENT	
A	FILL/POWDER SCALE	28.63

--- 3.50 --- EXISTING SURFACE CONTOUR

- | | |
|---|------------------------------|
|  | EXISTING SINK/WATER |
|  | PROPOSED SINK/WATER |
|  | EXISTING WATER MAIN |
|  | PROPOSED WATER MAIN |
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|  | PROPOSED WATER HEAT P |
|  | EXISTING SEWER |
|  | PROPOSED SEWER |
|  | EXISTING OVERHEAD ELECTRICAL |
|  | PROPOSED OVERHEAD ELECTRICAL |

ASSOCIATED CONSULTANT

PROJECT
128 ASHRIDGE ROAD
DARRA

CLIENT
DAVID MANTEIT

TITLE	DATE
CONCEPT SKETCH	STORMWATER



U3/1311 IPS MCH ROAD, BOCCOLEA QLD 4106

PO Box 13, Moscow GU-410
T 407131958163

info@cineworld.com.au

W www.civilw.co.uk

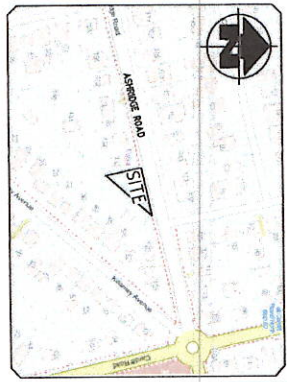
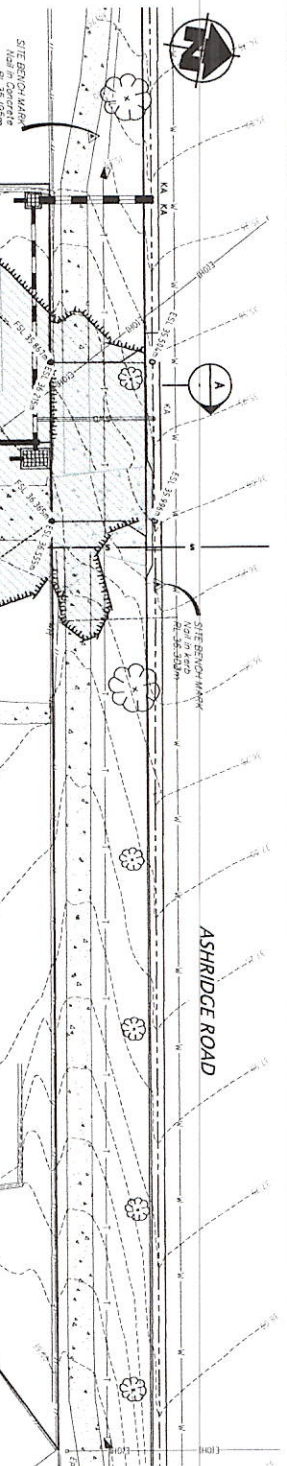
Designed	Drawn

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Approved
(26). 10001675

Drawing No.

CW24091-SK



LOCALITY PLAN
SCALE 1:2500

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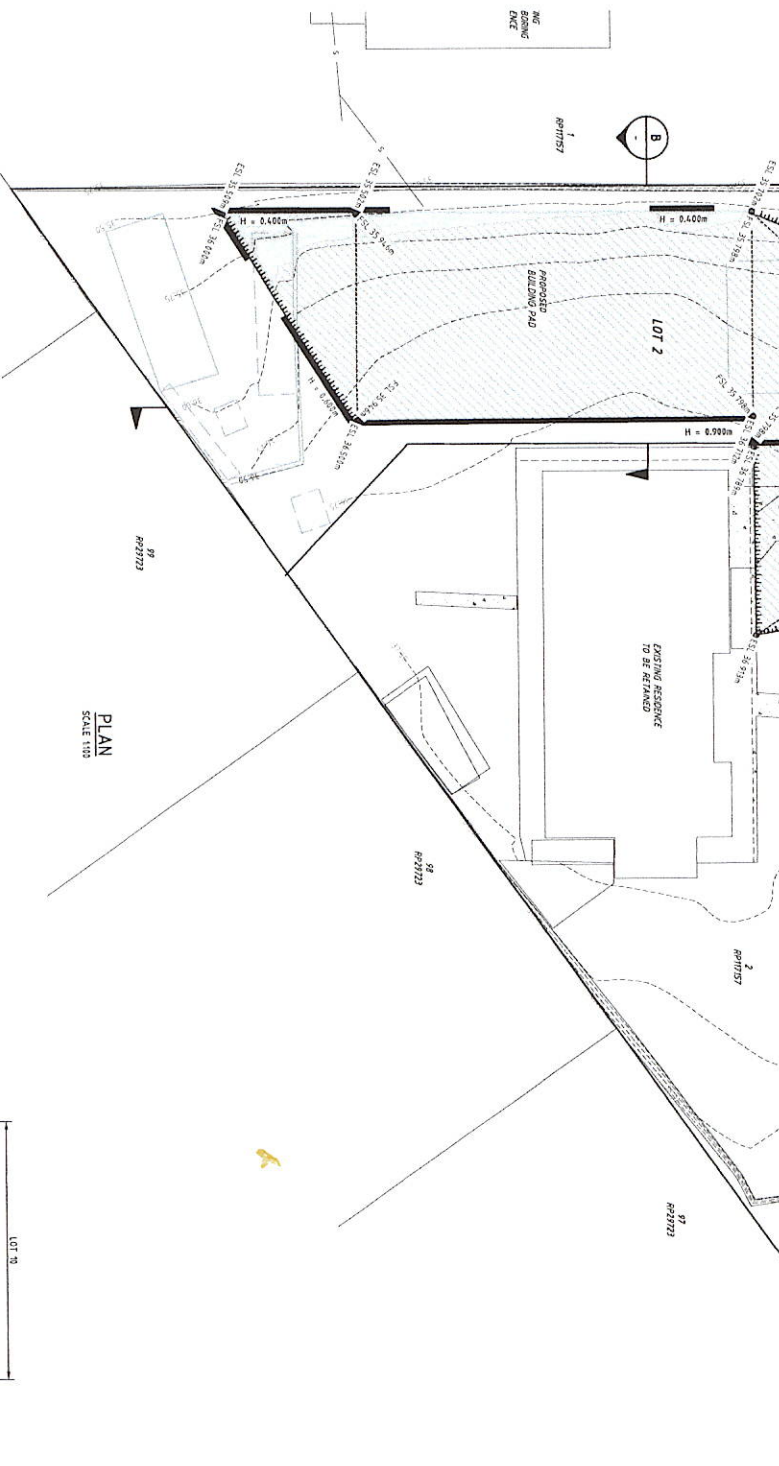
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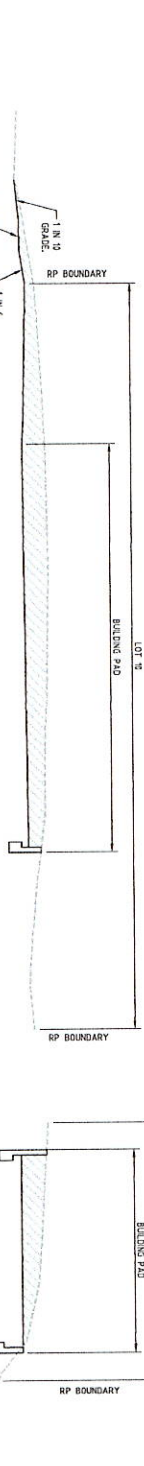
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DATE	REVISION	BY	CHKD
28.03.25	1	DAVID MANTUIT	
28.03.25	2	DAVID MANTUIT	

SYMBOL	DESCRIPTION
---	EXISTING SURFACE CONTOURS
---	EXISTING STORMWATER
---	PROPOSED STORMWATER
---	EXISTING WATER MAIN
---	EXISTING WATER METER
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING OVERHEAD ELECTRICAL
---	EXISTING TELECOMMUNICATIONS POLE
---	EXISTING TELECOMMUNICATIONS LINE
---	EXISTING TELECOMMUNICATIONS PIT
---	EXISTING CONCRETE TO BE REMOVED
---	PROPOSED AREA OF CUT
---	PROPOSED AREA OF FILL
---	PROPOSED RETAINING WALL
---	EXISTING SURFACE LEVEL
---	FINISHED SURFACE LEVEL



PLAN
SCALE 1:100



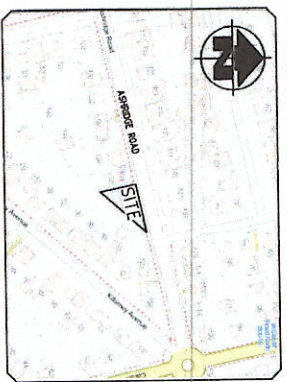
SECTION A
SCALE 1:100

SECTION B
SCALE 1:100

BEAL PROPERTY DESCRIPTION	LOT NO.	PLAN NO.
LOT 1 & 2	1	PP 11057

CIVILWORKS ENGINEERS
10/2121 BRANCH ROAD, ROCKLEDGE QLD 4106
PO BOX 11, MURDOCH QLD 4115
T (07) 559 5180
F (07) 559 5181
WWW.CIVILWORKS.COM.AU

Project No. CW24091-SK10

[illegible]

- | LEGEND | |
|----------|----------------------------------|
| --1.55-- | EXISTING SURFACE CUTOUS |
| ===== | EXISTING STORMWATER |
| ===== | EXISTING WATER MAIN |
| ===== | EXISTING WATER METER |
| 5 | EXISTING SENSER |
| 5 | PROPOSED SENSER |
| —ECHO— | EXISTING OVERHEAD ELECTRICAL |
| EP | EXISTING ELECTRICITY POLE |
| o | EXISTING TELECOMMUNICATIONS LINE |
| █ | EXISTING TELECOMMUNICATIONS PIT |
| █ | EXISTING CONDUIT TO BE REMOVED |
| ===== | PROPOSED PAYMENT |

PRELIMINARY
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DIAL BEFORE YOU DIG NOTE

PH-100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

REAL PROPERTY DESCRIPTION

PLAN No. RP 17757

[illegible]

128 ASHRIDGE ROAD
DARRA
CLIENT
DAVID MANTEIT
TITLE
CONCEPT STORMWATER
SKETCH

