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APPLICATION REF
A006908306

28 July 2026

APPLICATION NO: A006908306
PROPERTY ADDRESS: 487 ELLISON ROAD, ASPLEY QLD 4034

An Information Request Letter was issued in response to an application detailed above, dated 02/02/2026. Responses to specific items of the Information Request Letter are presented below.

ITEM 2: FLOOD IMMUNITY / ELEVATED BUILDING LEVEL

'It is acknowledged a flood report has been provided; however, the proposal does not satisfy PO5/PO9 of the Flood overlay code. The development is surrounded by high-hazard flood conditions, yet the building floor level is not elevated sufficiently to enable a safe shelter-in-place response.
The plans do not reflect the required 2.5m elevation above existing ground level, nor do they show a compliant undercroft design or safe flood-immune access.'

Item 2.a

'Provide amended architectural plans in accordance with Flood overlay code that show:'

i) *'The building raised to a level enabling safe refuge during flooding, being no less than 2.5m above existing ground level, as required where evacuation is not possible in high-hazard flood conditions.*

ii)

Item 2.a.i Response

It is proposed to address the Performance Outcome (in accordance with the Flood Planning Scheme Policy SC6.11) and provide 0.90m of freeboard above the 2% AEP flood level (0.50m for building slab allowance and debris/underslung services + 0.40m for hydraulic clearance). The resulting minimum floor level to meet the undercroft clearance requirement is RL22.90m AHD.

iii) *'Any proposed undercroft parking designed to comply with 2% AEP (Category C) flood immunity, including structural supports, clearances, and level transitions.'*

Item 2.a.ii Response

No undercroft parking is proposed.

iv) *'Correct finished floor levels and all level differences between ground and building.'*

Item 2.a.iii Response

Plans to provide.

v) *''Correct finished floor levels and all level differences between ground and building.'*

Item 2.a.iv Response
Plans to provide.

Item 2.b
'Provide an updated assessment addressing Flood overlay code PO9 that:'

i) *'Demonstrates the proposed building floor level provides a safe shelter-in-place outcome where evacuation is not feasible.'*

Item 2.b.i Response
The 0.05% AEP overland flow flood level affecting the proposed office building is RL22.50m AHD. This is considered to be the minimum shelter-in-place for site occupants while being isolated by overland flow. The minimum floor level requirement of RL22.90m AHD therefore provides allowance for shelter-in-place.

ii) *'Identifies how the elevated structure avoids exposure to the surrounding high-hazard flood environment.'*

Item 2.b.ii Response
The proposed office building is to be structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the 2% AEP overland flow event (flood depths up to 800mm and flood velocities up to 0.60m/s). Flood-resilient materials are to be incorporated where appropriate.

iii) *'Confirms compliance with PO9 requirements for safe operation, access, and usability during design flood conditions.*

Item 2.b.iii Response
Site access is cut off during the 2% AEP overland flow event. Due to the lack of warning time associated with overland flow events ('flash flooding' nature), evacuation of the site is not considered to be appropriate. As such, site occupants are to utilise the shelter-in-place areas (proposed office building) during major storm events. Refer to Section 6.3 of the Flood Assessment Report for the undertaken Flood Risk Assessment and Appendix C for responses to the Flood Overlay Code.

ITEM 3: PARKING FLOOD IMMUNITY

'The architectural plans provide general parking layout, but no assessment has been provided demonstrating compliance with PO5 of the Flood overlay code. Existing ground-level parking is subject to high-hazard flooding up to 800mm deep, which is not trafficable and unacceptable given the intensification of use, permanent staff, vulnerable occupants and visitors with disabilities. No evidence has been provided that parking can achieve the required 2% AEP (Category C) flood immunity.'

Item 3.a

'Provide amended plans in accordance with Flood overlay code PO5 that show:'

i) *'Parking areas elevated or filled to achieve Category C flood immunity (2% AEP) in accordance with Table 8.2.11.3.L.*

Item 3.a.i Response

The proposed office building is understood to facilitate existing business staff (no further intensification of site occupants). The existing car parking areas are not proposed to be altered. As such, is it proposed to utilise the existing car parking areas as per existing conditions for the same number of site occupants. Furthermore, filling or providing a suspended slab to meet the car parking flood immunity requirements will result in adverse flood impacts external to the site.

ii) *'All fill extents, structural elements, level changes, and drainage adjustments necessary to achieve safe, usable parking during design flood events.'*

Item 3.a.ii Response

Refer to the response for Item 3.a.i.

iii) *'Revised layouts showing that parking and circulation areas remain safe and trafficable for staff, patients, and persons with disabilities.'*

Item 3.a.iii Response

Refer to the response for Item 3.a.i.

Item 3.b

'Provide an updated flood impact assessment as required by Flood overlay code PO5/PO9 that:'

i) *'Parking areas elevated or filled to achieve Category C flood immunity (2% AEP) in accordance with Table 8.2.11.3.L.'*

Item 3.b.i Response

Refer to the response for Item 3.a.i.

ii) *'Demonstrates negligible impact on the broader floodplain.'*

Item 3.b.i Response
Refer to the response for Item 3.a.i.

iii) *'Shows the proposal meets PO5/PO9 requirements for maintaining or improving existing flood behaviour and property safety.'*

Item 3.b.i Response
Refer to the response for Item 3.a.i.

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