



Dedicated to a better Brisbane

21 November 2025

Timerun Pty Ltd
C/- Allan Van Planning Pty Ltd
PO Box 284
TOOWONG DC QLD 4066

ATTENTION: Daniel Ebert

Application Reference: A006769545
Address of Site: 1326 IPSWICH RD ROCKLEA QLD 4106

Dear Daniel

RE: Outstanding matters

Council has undertaken an assessment of the proposed Section 81 minor change application and the following matters need to be addressed to progress the application.

1. Seqwater

Seqwater has advised Council in an email dated 21 October 2025 '*Seqwater objects to the proposed expansion of the use, given the location of existing bulk water pipelines on the northern side of the site. These pipelines comprise a 750mm diameter mild steel cement lined pipe and a 1200mm diameter mild steel cement lined pipe. These are critical high pressure pipelines carrying bulk drinking water for the community.*

In this instance, Seqwater is unable to support any expansion of the building into the northern side of the site, given the infrastructure present.

Please contact Will Hardy at Seqwater on telephone 07 1300 737 928 or via email planning@seqwater.com.au to discuss the above advice.

2. Flooding

The proposed eight new units on the first floor achieve the required flood immunity and are supported in relation to flooding.

The proposed change to include a multi-purpose room and storage room below the required minimum non-habitable floor level of 10.0m AHD for Brisbane River flooding. A risk management approach is being proposed to justify the reduced immunity and the use of flood-resilient materials, however, the proposal does not detail how these spaces will be managed in a flood event.

The change also includes six new ground floor units at a level of 8.8m AHD, which is significantly below the required habitable floor level of 10.2m AHD. This does not comply with PO5 of the Flood Overlay Code or PO7 of the Stormwater Code and Council is concerned with the risk to life and property in a flood event and are not supported.

- a) Submit a flood management plan outlining how the multi purpose room and storage room will be managed in a flood event. The plan must include procedures for timely removal of all contents from these areas to the first-floor level, identify responsibilities, and demonstrate that occupants and staff will be able to implement these procedures safely and effectively; and
- b) Remove the six proposed ground floor units from the development.

3. Existing trees and Landscape concept

The proposed extension may impact on existing landscaping, especially on existing shade trees, which contribute significantly to a sense of place and create visual interest. In accordance with P2/A2.1 of the Landscaping Code the existing trees must be retained.

- a) Provide amended plans, demonstrating the exact location of existing trees and ensure building and excavation works are located outside the Tree Protection Zones (TPZ) as calculated using AS4970:2025 'Protection of trees on development sites';
- b) Provide an arborist report, prepared by an arborist with min. AQF Level 5 qualifications, outlining protection measures where works are proposed with a TPZ of a tree; and
- c) Submit an amended Landscape concept plan in accordance with the Landscape design planning scheme policy and include compensatory planting.

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

Yours sincerely



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Development Services
Brisbane City Council