



Dedicated to a better Brisbane

06 November 2025

Christian Outreach Centre
C/- Ken Drew Town Planning Pty Ltd
PO Box 860
HAMILTON QLD 4007

ATTENTION: Ken Drew
Application Reference: A006861218
Address of Site: 32 CARSELDINE RD BRIDGEMAN DOWNS QLD 4035

Dear Ken

RE: Further advice

Stormwater Management

- 1) A stormwater management plan has not been provided to support the proposed expansion of the parking area and the additional impervious area that will be created on the subject site. As part of the development requirements, a stormwater management system must be designed in accordance with PO1, PO2 of the Stormwater code and the Infrastructure Design Planning Scheme Policy (IDPSP).
 - a) Provide a stormwater management plan certified by a Registered Professional Engineer of Queensland (RPEQ). This plan must demonstrate the Lawful Point of Discharge (LPD) for the increase in impervious area.

Note: It is preferable that the LPD be directed north to the existing swale located along the Linkfield Road frontage, and west to the natural depression crossing the site, which also discharges into the swale along Linkfield Road.

Parking

- 2) The proposed additional parking spaces are considered a positive improvement for the church; however, the increase in parking capacity may result in additional traffic generation and attraction to the site. This matter needs to be addressed through a traffic report endorsed by a certified RPEQ. In accordance with PO1 and of the Transport, Access, Parking and Servicing (TAPS) code:
 - a) Provide a traffic statement certified by an RPEQ. The statement must demonstrate compliance with the TAPS Planning Scheme Policy (PSP) in relation to access, parking, and servicing arrangements. If any performance solutions are proposed, they must be clearly detailed within the RPEQ-endorsed traffic report to ensure the efficient operation and safety of the development and its surrounds.

Access

- 3) The two existing access driveways for Lot 32 and Lot 28 require further consideration, particularly given both sites front an arterial (major) road. The safety of vehicles entering and exiting the site is a concern, particularly in relation to potential conflicts with vehicles

using the left-turn slip lane. Additionally, there is a risk that exiting vehicles may attempt to merge into the through or right-turn lanes at the nearby intersection.

To minimise these risks, consideration should be given to consolidating the existing driveways into a single, shared access arrangement. Internal management of parking circulation and vehicle movement is also recommended, particularly as Lot 32 and Lot 28 are under common ownership. In accordance with AO3.1, AO3.2/PO3 and AO9.5/PO9 of the TAPS code:

- a) Provide a traffic statement certified by a RPEQ that addresses the safety implications of the current access configuration. The statement should also assess the feasibility of a shared access arrangement to reduce the number of access points to the major road.

Landscaping

4) Performance Outcome PO9 of the Landscape work code requires that development provides planting areas within open-air car parking areas that are designed and constructed to support the healthy growth of landscaping and shade trees. These areas must achieve a minimum of 50% shade cover within five years of planting. The landscaping beds currently depicted on the Carpark Plan (Drawing No. A0-002, Revision P1) are not sufficient to meet this requirement. In accordance with the Landscape work code:

- a) Provide revised plans that incorporate additional garden beds or planting areas to ensure compliance with the required shade cover outcome. Note please refer to the attached indicative landscape plan for guidance.

Plans

5) The submitted Site Plan (Drawing No. A0-001, Revision P1) currently depicts a preliminary parking and circulation layout between Lot 10 and Lot 11. As this minor modification is limited to the addition of 63 car parking spaces north of the Place of Worship, further clarification is required. The plans should focus solely on the elements directly associated with this proposed change. Any references to future development or features beyond the scope of this minor modification should be removed to avoid ambiguity.

- a) Provide revised plans that clearly illustrate only the components included in this minor change request. All elements unrelated to this modification, including any future development concepts, must be omitted from the updated drawings.

Please phone me on the 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