

**Re: A006875508 - 58 Rogers Parade W Everton Park**


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**From**

**Date** Wed 2026-05-06 12:33 PM

**To**

**Cc** CPAS-DS-PlanningSupport <dsplanningsupport@brisbane.qld.gov.au>

 1 attachment (626 KB)

Updated Submission Vitality Town Planning 06May26.pdf;

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*This email originates from outside of Brisbane City Council.*

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Attached is a copy of the updated submission that we have uploaded to Development I

We reviewed the revised stormwater design and response provide by HCE Engineers and still have concerns about the stormwater design and believe that further information should be provided at the DA stage to avoid future issues. is concerned about stormwater because some of the town houses have previously been flooded due to run-off from 58 Rogers Parade and the proposed stormwater design still appears to concentrating stormwater from the major storm event towards Sanctum Villas especially at both of the ends of the driveway.

We also note that the applicant did not provide a response to the issue raised about the boundary fence.

Our preference would be to try and resolve these issues as part of the DA,

Kind regards,

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6 May, 2026

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

**Council Ref:** A006875508 – Development application for Reconfiguring a Lot (1 into 6 lots) & access easement

**Location:** 58 Rogers Parade West, Everton Park, QLD, 4053 – Lot 634 on SL11121

**Subject:** Update to submission objecting to a development application pursuant to Section 53 of the *Planning Act 2016*

Dear Sir/Madam,

We write on behalf of \_\_\_\_\_ which represents the owners existing town house complex located at \_\_\_\_\_ and we have been instructed to update our original submission in objection to the proposed Development application for Reconfiguring a Lot (1 into 6 lots) & access easement at 58 Rogers Parade West, Everton Park.

We note that HCE Engineers provided a response to the engineering items raised in our original submission dated 22<sup>nd</sup> January 2026 and have submitted amended engineering drawings.

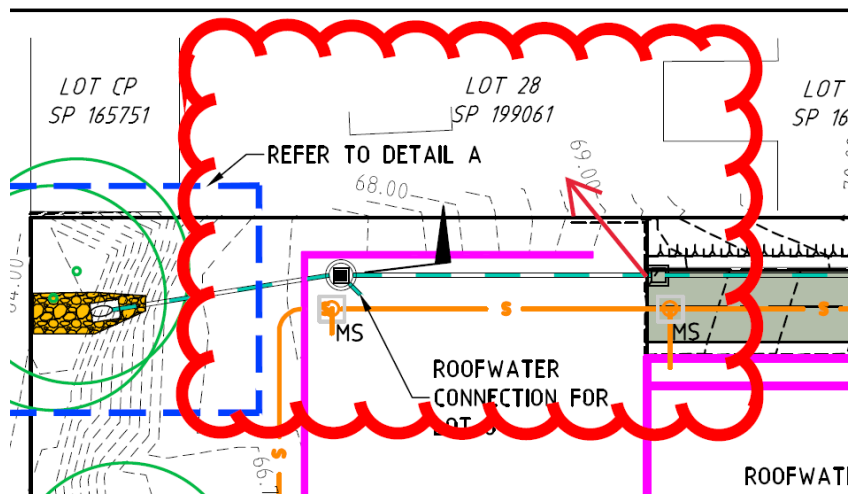
We have reviewed the response provided by HCE Engineers and the revised engineering drawings and would like to make the following comments:

#### **Passing Bay**

We request that levels are provided on the passing bay and the proposed kerb to ensure that water does not pool in this area and is directed back down the driveway. We also request that a stormwater gully pit is provided in the passing bay to prevent this issue from occurring.

#### **Stormwater at end of driveway past proposed Lot 5**

The revised drawings do not provide enough details or levels to indicate how the stormwater in a major flow event would continue to pass into proposed Lot 6 and then to the existing waterway, as the kerb on the driveway finishes at the boundary of Lot 6 and no details or levels have been provided at the end of the driveway to show how stormwater would not be concentrated onto Lot 28 on SP199061. Please refer to the red arrow on the figure below:



We request that more detailed information is provided at this location to show that stormwater will not be concentrated towards Lot 28 on SP199061.

We believe that a cut-off drain or swale may be required between the proposed retaining wall for Lot 6 and the boundary with Lot 28 on SP199061 to ensure that stormwater from the driveway would be directed to the waterway at the rear of the application site.

**Stormwater impacts on Lot 1 on SP165751**

The proposed design is relying on the kerb of the driveway to direct the major stormwater flows towards Rogers Parade West, however the kerb for the driveway ends at the front property boundary and the major stormwater flows could then flow across the verge and towards Lot 1 on SP165751.

In response to this issue, HCE Engineers advised that *“this can be reviewed and managed as part of the detailed design for the project”*.

However, we believe that this issue needs to be resolved as part of the Development Application to ensure an appropriate outcome.

We refer to the streetview photo below which shows that the levels in the existing verge are complicated.



If the levels of the verge and proposed driveway are not constructed correctly, the surface water flowing down the driveway could run down the verge and enter the front yard and garage of the town house located on Lot 1 on SP165751 causing flooding issues in a major storm event.

As such, we believe that more detailed design information needs to be provided as part of the development application in order to ensure that this issue is resolved.

#### **Existing fence located on the side boundary**

As noted in the original submission, [redacted] advised that they have attempted to contact the owner of 58 Rogers Parade West a number of times to discuss replacing the existing timber paling fence located on the common side boundary which was previously in need of repair and is now considered to need replacing.

The proposed subdivision layout has elevated building pads for Lots 3, 4 & 5 which are 2 to 2.5m higher than the access driveway located along the common side boundary. The Body Corporate has concerns that headlight glare and noise from vehicles trying to access the elevated building pads from the driveway will result in amenity impacts to existing residents. Vehicles entering and exiting proposed Lot 6 located at the end of the driveway also have the potential to impact the amenity of the adjoining town houses as the future garage for Lot 6 is likely to face the shared boundary due to the location of the services.

As such, we request that Council impose a condition on the development requiring the applicant to provide an acoustic fence along the entire length of the side boundary in order to protect the amenity of residents from headlight glare and noise.

We note that no response has been provided by the applicant in relation to the issue with the boundary fence and we request that a response is provided by the applicant.

#### **Conclusion**

As noted in the original submission, most of the stormwater from the application site currently sheet flows into the town house complex [redacted] which is causing significant issues for the internal drainage system and resulting in large amounts of stormwater entering the courtyards of the existing town houses and causing pooling of stormwater on the driveways which makes access to garages problematic in the event of a storm or prolonged periods of rain. Existing residents are often concerned that their town houses may flood due to the stormwater from 58 Rogers Parade West and therefore still have concerns about the concept stormwater design for the proposed subdivision.

We note that the existing town house on [redacted] has previously been flooded from stormwater entering the building from the application site which was subject to an insurance claim. The town houses on [redacted] have been close to being flooded with only sandbags preventing stormwater from the application site entering the buildings.

As such, we request that the applicant provides more detailed information and address the stormwater concerns as part of the Development Application to ensure that these matters are adequately addressed.

If these matters are not adequately addressed as part of the development application, [redacted] would reserve the right to consider lodging a submitter appeal once the application is determined.

Thank you for taking the time to consider our updated submission. If you require any further information, please do not hesitate to contact this office.

Yours sincerely

[redacted signature]