



Dedicated to a better Brisbane

11 May 2026

Musgrave Rd Pty Ltd ATF Musgrave Rd Trust
C/- I-Plan Town Planning Pty Ltd
PO Box 242
ANNERLEY QLD 4103

ATTENTION: Ben Battist
Application Reference: A006876448
Address of Site: 260 MUSGRAVE RD COOPERS PLAINS QLD 4108

Dear Ben

RE: Further advice

The information request response has been reviewed and the following further information is required to continue with the assessment of the application.

Waterway Corridor and Flooding

- 1) The extents of the proposed car parking area being located within and therefore prejudicing the waterway corridor and drainage easement does not comply with the Waterway corridors overlay code and the Compensatory earthworks planning scheme policy.
 - a) Up to 1.3m deep of filling is proposed within the waterway corridor mapping and the Council drainage easement, which conflicts with the Compensatory earthworks planning scheme policy and AO1.1, AO1.2 / PO1, AO6.1/ PO6, AO7/PO7, and AO10/ PO10 of the Waterway corridors overlay code.

Additionally, the carpark footprint appears to extend approx. 5.0m into the existing drainage easement. The carparking footprint is to be reduced to prevent the filling within the Waterway corridors overlay and drainage easement.

- i. Provide amended plans demonstrating all proposed carparking raised to meet the 1% AEP flood immunity in accordance with the Flood overlay code and located outside of the waterway corridor and easement area.
 - ii. Provide amended plans and cross sections showing the existing site levels and proposed earthworks to demonstrate the impacts on flooding can comply and that the car park extents do not encroach within the easement and waterway corridor areas, in accordance with the Filling and excavation code.
 - b) Submit an RPEQ report to address any performance outcomes sought.
- 2) Further details are required to be addressed in the Flood Report and Site Based Stormwater Management Plan to demonstrate compliance with the Flood overlay code,

given areas of the proposed carparking will be affected by 0.26m deep of flooding in a Creek 1% AEP.

- a) The impacts of flooding on the site have only been demonstrated as flood depths.
 - i. Provide flood contour mapping over the site to demonstrate the impacts of flooding.
- b) Submit an RPEQ report to address any performance outcomes sought.

Traffic

- 1) A Traffic Impact Assessment by an RPEQ traffic engineer is required to address the traffic generation and attraction resulting from the increase in parking spaces and the impact on the surrounding network in accordance with AO1/ PO1, AO13/ PO13, PO14.1/ PO14 and AO15/ PO15.

Additionally, the following details need to be addressed with respect to the car parking layout and design:

- a) Physical end of parking module protection is required against circulation areas in accordance with AS2890.1:2004. This ensures the safety of vehicle occupants accessing vehicles parked next to circulation aisles.
- b) Submit amended plans to demonstrate an efficient and safe pedestrian path between the proposed new parking and buildings. Specifically, marking for the existing common driveway is required.
- c) The proposed car park also impacts on the waterway/flood effected area, therefore flooding impacts need to be addressed as per flood comments provided.
- d) The traffic statement must address the traffic generation and attraction resulting from the increase in parking spaces and the impact on the surrounding network. Consideration should be given to the fact that the hours of operation, specifically for indoor sport and recreation, are currently limited.

Landscaping

- 2) The proposal does not include allowance for landscaping areas to demonstrate that compliance with PO57 of the Centre or mixed use code and PO13 of the Industry code can be achieved. These areas must be integrated into the proposal, particularly within car parking layout and along the site frontage.

A post-approval rehabilitation plan for the rear open space area would not achieve requirements of PO57 of the Centre or mixed use code and PO13 of the Industry code.

- a) Provide a Landscape concept plan or amended Site plans indicating landscaping areas to comply with the Centre or mixed use code and Industry code requirements including:
 - i. Garden beds located to improve pedestrian safety and comfort, and to provide shade to minimise heat and glare within car parking areas.
 - ii. Minimum 2m internal width garden beds containing medium-height shade canopy trees along the entire site frontage (excluding driveways);
 - iii. Medium-height shade canopy trees in min 5.2m x 2.4m garden beds between every 6 car parking spaces to provide sufficient access to soil to establish healthy root systems and a min 1m offset from car parking to proposed tree trunks to minimise risk of damage and conflict.
 - iv. Underplanting consisting of small shrubs and groundcovers to all garden beds.

Should you wish to amend the application to resolve these matters it is recommended that you agree to extend or stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Stavrianos', written in a cursive style.

Joanna Stavrianos
Urban Planner
Planning Services South
Phone: 31785568
Email: Joanna.Stavrianos@brisbane.qld.gov.au
Development Services
Brisbane City Council