Formal Objection – Proposed Development at 78 Rogers Parade West

Application Reference: A007025538
Subject: Drainage, Sewerage Infrastructure, Flooding and Environmental Impacts

I wish to object to the proposed development at 78 Rogers Parade West in its current form due to concerns about the capacity of existing infrastructure and the potential impacts on surrounding properties and the adjoining waterway.

This application should be considered alongside the proposed development at 90 Rogers Parade West and other existing and anticipated development within the same catchment. Assessing each project independently may fail to identify the cumulative pressure being placed on local infrastructure and the surrounding environment.

1. Stormwater and Drainage

The additional buildings, driveways and paved areas will reduce natural water absorption and potentially increase runoff entering the existing drainage corridor.

When combined with runoff from 90 Rogers Parade West and other development in the area, there is a risk that existing drainage infrastructure may be unable to manage the increased volumes. Possible consequences include drainage backup, localised flooding, erosion and impacts on neighbouring properties.

Individual compliance with stormwater requirements does not necessarily demonstrate that the wider drainage network has sufficient capacity.

Council should require a cumulative hydraulic assessment to establish whether the existing system can safely accommodate anticipated flows. Any necessary drainage improvements, maintenance arrangements and measures to prevent adverse impacts on surrounding properties should also be identified.

2. Sewerage Infrastructure Concerns

The condition and capacity of the existing sewerage network require investigation before additional residential demand is approved.

A recent incident at the causeway behind 78 Rogers Parade West is particularly concerning. I understand Urban Utilities attended following a sewerage-related report made on behalf of a contractor to Everton Outlook. A substantial quantity of toilet paper and other material, reportedly including faecal matter, was found on the ground. Urban Utilities cleaned the immediate area, although further investigation appears to remain underway.

Additional concerns about infrastructure within the causeway were also raised with attending Urban Utilities personnel and reportedly referred for investigation.

These circumstances raise questions about whether the incident was isolated or indicative of wider infrastructure problems.

With further dwellings proposed at both 78 and 90 Rogers Parade West, Council should establish whether the existing network can accommodate the additional wastewater demand without increasing the likelihood of failures or overflows.

I request that Council obtain confirmation from Urban Utilities regarding:

- The cause and outcome of the reported sewerage incident.
- The status of the additional infrastructure concerns raised during its attendance.
- Whether repairs, maintenance or upgrades are required.
- Whether the existing network has sufficient capacity for foreseeable development.

There is also a potential connection between sewerage failures and stormwater entering the causeway. Any future leakage or overflow could result in contaminated material being transported into the adjoining waterway, creating risks for wildlife, water quality and public health.

Any identified infrastructure deficiencies should be addressed before further development places additional demand on the system.

3. Environmental Protection

The adjoining drainage corridor provides vegetation, habitat and potential movement pathways for native wildlife. Increased runoff, sedimentation and erosion could damage existing vegetation and negatively affect the waterway.

The possibility of sewerage contamination adds another environmental concern, particularly given the recent causeway incident.

Council should require appropriate stormwater treatment, effective erosion and sediment controls during construction, and protection of existing vegetation wherever practicable. The cumulative environmental consequences of multiple developments discharging into the same waterway should also be assessed.

4. Cumulative Neighbourhood Impacts

The proposal should not be assessed as an isolated development. Together with the project at 90 Rogers Parade West and other anticipated development, it may increase demand on drainage, sewerage and other local infrastructure.

Additional residential activity may also contribute to increased traffic, parking demand and pressure on neighbourhood amenity.

Given the existing concerns requiring investigation by Urban Utilities, Council should establish whether current infrastructure is suitable for further development and whether upgrades are necessary to accommodate the combined demand.

5. Requests to Council

Before determining this application, I ask Brisbane City Council to:

1. Assess the combined impacts of the developments at 78 and 90 Rogers Parade West and other relevant development within the catchment.
2. Confirm that existing drainage infrastructure can manage increased stormwater flows without worsening flooding, erosion or impacts on neighbouring properties.
3. Obtain an update from Urban Utilities regarding the causeway incident and the additional infrastructure concerns raised during its attendance.
4. Establish whether the sewerage network has sufficient capacity and whether repairs or upgrades are required.
5. Investigate the potential for stormwater and sewerage contamination to affect the adjoining waterway, wildlife and public health.
6. Require appropriate stormwater treatment, construction sediment controls and protection of existing vegetation.
7. Consider cumulative impacts on traffic, parking, neighbourhood amenity and public infrastructure.
8. Ensure the proposal meets relevant Brisbane City Plan requirements relating to flooding, infrastructure servicing and environmental protection.

If these matters cannot be adequately resolved or the capacity of existing infrastructure cannot be demonstrated, Council should consider deferring or refusing the application in its current form.

Conclusion

My objection is not to residential development generally, but to approving additional dwellings without first establishing whether existing infrastructure and the surrounding environment can support them.

The recent causeway incident, outstanding Urban Utilities investigations and potential cumulative impacts from nearby development warrant proper consideration before Council makes its decision.

I ask that Council investigate these concerns, require any necessary infrastructure improvements and ensure appropriate environmental safeguards are in place before approving the proposal.

Yours sincerely,