



**City Planning & Sustainability
Development Services**

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6 November 2023

Bi Yun Chen & Qld International Investment Pty Ltd.
C/- Nexus Urban Consulting Pty Ltd
219 Geddes Street
TOOWOOMBA QLD 4350

ATTENTION: Stewart Somers

Application Reference: A006067610
Address of Site: 26 CLOVERDALE RD DOOLANDELLA QLD 4077

Dear Stewart,

RE: Further advice

Council has completed a review of the response to Information Request along with the submission received during Public Notification. Further changes and information are required prior to Council finalising assessment of the application, as discussed below.

Flooding and stormwater

1. The development as currently proposed results in the potential for high hazard flood flows through private properties and results in the potential worsening of flood impacts to Cloverdale Road.

Amended plans showing a revised layout are required to demonstrate compliance with AO5.1 / PO5, AO7.1-7.3 / PO7, AO11.1 / PO11, AO17.2 / PO17 and AO18.1-18.3 / PO18 of the Flood overlay code and to address the following:

- a. Lots 22 to 30 have a channel proposed through the rear of each lot, which cannot be supported as it contains high hazard flow conditions on residential lots and subsequently means the development cannot achieve PO18 of the Flood overlay code. Private lots must not be subject to high hazard flooding and safety needs to also be considered for extreme storms, where the hazard will worsen.

Further to this, the proposed lots bisecting the channel results in fences that cannot be regulated by Council and are likely to create obstructions. All drainage channels etc. must be dedicated to Council in Lots 22 to 30, 34 & 35, and lots 1 and 2.

- b. The development is creating extreme flood impacts to Cloverdale Road resulting in over 430mm of afflux on the road. This significantly worsens trafficability and safety on the road and is not a supported outcome. Amend the layout to ensure flood impacts are mitigated.
- c. The proposed new road connection to Cloverdale Road does not meet the 2% AEP flood immunity required, nor is the access trafficable for pedestrians and vehicles. As this is the only access to the proposed lots, it is required to be trafficable during flood events and must be relocated further upslope to the east and impacts mitigated.

- d. All fences will act as obstructions to flows and create higher Manning's conditions than that assumed for the design model scenario. Additionally culverts across the channel need to assume a blockage factor of at least 30% for the design condition, and sensitivity analysis should assume 100% blockage given multiple small pipes are proposed that will readily block. Provide amended reporting to address this item.
- e. Provide further details to demonstrate how the major flows from Catchment B will be captured, drained, and contained to the overland flow path to the south, ensuring no adverse impacts to private lots and the neighbouring property.

Waterway corridor

2. Further amendments are required to ensure that the development can comply with AO6.1-6.2 / PO6 and AO7 / PO7 of the Waterway corridor overlay code. Provide an amended subdivision layout to address the following.
 - a. No filling within the mapped waterway is to occur. The waterway corridor can be aligned with the existing drain but is to be a minimum of 30m each side of the drain. No filling of the waterway is to occur as incremental compensatory earthworks cannot be applied in this location.

Earthworks

3. Further information regarding earthworks is required to demonstrate that proposed retaining structures do not detrimentally impact on adjoining properties and can comply with AO1 / PO1 and AO2.1 / PO2 of the Filling and excavation code.
 - a. Provide cross section plans for the concept earthworks to demonstrate how walls interface with neighbouring properties, detailing heights and configuration of retaining walls at the boundaries with adjoining properties.

Biodiversity and bushfire

4. Council acknowledges that an arborist report has been provided along with the revised tree retention plan and bushfire management report. However, this reporting is based on private lots containing the proposed drainage channel. As this is not a supported option, the development layout is subject to change. Where changes are proposed to meet engineering requirements, the following updated documentation will be required:
 - a. A revised tree retention plan and arborist report where required. Any tree with a DBH of 100mm or greater within any impact area and out to 6m must be identified on the tree survey;
 - b. A revised koala impact area where applicable; and
 - c. A revised concept rehabilitation plan where applicable.
5. The proposed bushfire management plan now includes correct data inputs in relation to the Method 2 assessment. However, where development design is modified e.g. in response to the request for private lots to be removed from the drainage channel, the management plan is to be reviewed and updated where required.

To support this development application, provide the following:

- a. A revised bushfire management plan based on any changes in development design; and
- b. A full response to Section C of the Bushfire overlay code.

Note: Specific comments raised in the Information request regarding Biodiversity, Waterway and Bushfire should be considered relevant to any changed subdivision layout.

Development layout and design

6. It is noted that additional Building envelope information has been provided, however it is still unclear if Development Footprint Plans (DFPs) have been shown on the residential lots impacted by overlay mapping.
 - a. Confirm that lots in the amended layout are not impacted by an overlay (i.e Waterway corridor overlay, Biodiversity areas overlay) which has the potential to trigger future domestic development applications.
 - b. If lots are impacted by an overlay, provide amended plans showing a Development Footprint Plan over these lots to comply with AO1.2 / PO1 of the Subdivision code.

Documentation

6. Submit amended plans and technical reporting to reflect the amendments to the layout of the proposed development in response to the requests above.

Should you wish to amend the application to resolve these matters it is recommended that you 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,



Joel Wake
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Development Services
Brisbane City Council