



Dedicated to a better Brisbane

01 October 2026

Scarlett Barron, Bailey Carbone
C/- Carbo Corp Pty Ltd
246 Gympie Road
KEDRON QLD 4031

ATTENTION: Bailey Carbone

Application Reference: A007025394
Address of Site: 90 ROGERS PDE W EVERTON PARK QLD 4053

Dear Bailey

RE: Further advice

Council has reviewed the response to the information request and the submissions received during the public notification period. The following matters remain unresolved. Further information and amended plans are required to address each item before Council can complete its assessment and make a decision on the application.

The proposed multiple dwelling development comprising 18 townhouses continues to substantially encroach into the Biodiversity areas overlay and Waterway corridors overlay. The proposal raises unresolved flood-safety concerns and would reduce the existing function and natural values of the waterway corridor through the removal of native vegetation and local habitat. These matters must be addressed through a revised development response.

Flood and waterway corridor

1. Council has reviewed the information response prepared by Storm Water Consulting, dated 10 July 2026. The outstanding flood and waterway concerns relating to Units TH12–TH13 have not been satisfactorily resolved.
 - a. The submitted material must recognise that a flood depth exceeding 0.6 m during the 2% AEP defined flood even
 - b. it is unsafe at any velocity. A depth–velocity product greater than 0.2 m²/s is highly unsafe for elderly people, people with disability who require assistance, and small children.
 - c. Provide amended plans that address the residual flood-hazard, safety and amenity concerns. The affected parts of the on-ground private courtyards are to be designated as passive communal recreation space, such as deep-planting areas; direct stair access from Units TH12–TH13 is to be removed; and compliant private open space is to be provided by suspended decks.

Ecological values

2. The revised design continues to substantially encroach into the Biodiversity areas overlay and Waterway corridors overlay. The ecological response states that retaining the trees identified in Council's information request, including mature *Ficus* and *Eucalyptus* species, would constrain the proposed built form and development footprint. The proposal therefore continues to remove mature native vegetation and seeks to compensate by retaining smaller, less mature trees elsewhere on the site.

This response is not acceptable. The mature fig trees and *Eucalyptus tereticornis* proposed for removal cannot be directly replaced by smaller specimens. These trees are established components of the mapped waterway corridor and contribute canopy cover, habitat resources, identified hollows, foraging opportunities and ecological connectivity. Mature fig trees provide important food resources for native fauna, including birds and flying foxes, particularly when other food sources are limited. The mature *Eucalyptus tereticornis* specimens are locally significant under the Biodiversity areas overlay code and contain hollows that provide valuable fauna habitat. If removed, these ecological functions would take many decades to replace.

The proposal is inconsistent with PO1 and PO6 of the Waterway corridors overlay code and PO4 of the Biodiversity areas overlay code, which require development to protect and maintain the ecological and environmental values of the waterway corridor. The mature native *Ficus* and *Eucalyptus* specimens in the eastern half of the site must be retained. The location, scale and design of the built form must be reconfigured to provide for their ongoing protection.

- a. Provide a revised plan of development that retains and protects the mature native vegetation mapped within the Waterway corridors overlay and Biodiversity areas overlay in the eastern half of the site.
- b. Based on the revised plan of development, provide an updated Tree Retention Plan and Concept Rehabilitation Plan. Clearly distinguish the ecological rehabilitation areas required by PO4 of the Biodiversity areas overlay code and PO6 of the Waterway corridors overlay code from any deep-planting areas required for landscaping.
- c. If the revised development would result in a significant residual impact on mapped matters of local environmental significance, provide an Offset Delivery Strategy in accordance with PO9 of the Biodiversity areas overlay code and the Offsets Planning Scheme Policy. The strategy must confirm the total impact area requiring an offset and account for the vegetation-retention changes required above.

Communal open space

3. Council acknowledges the additional drawings and details provided in the applicant's response. However, the usability, privacy and amenity of the proposed communal open spaces remain unresolved.

For the primary communal open space and pool area, the BBQ and seating layout requires further refinement to provide a functional and comfortable space. In particular, the seating adjoining the kitchen of TH09 does not provide adequate separation or privacy for residents. The amended design should investigate relocating the PWD facility and pool house further south and consolidating them into a single structure adjoining Visitor Park 6.

For the secondary communal open space between TH14 and TH15, the design must provide adequate separation from the living and dining areas of TH15 to protect residential privacy and amenity. The location of Visitor Park 3 in front of this communal

open space also remains unresolved. Replace the proposed privacy treatment with a low planter or another design response that provides an effective and integrated buffer.

- a. Provide amended plans that demonstrate:
 - i. Adequate landscaping, physical separation and other buffering between communal open spaces and private habitable rooms to protect the privacy and amenity of adjoining dwellings.
 - ii. A revised layout for the primary communal open space, including the pool fencing required by relevant legislation, relocated seating and BBQ facilities, and consideration of consolidating the pool house and PWD facility to improve the functionality and amenity of the space.
 - iii. A revised layout for the secondary communal open space that protects the privacy and amenity of residents of TH15 and resolves the interface with Visitor Park 3.
 - iv. Consistent identification of materials and floor finishes across all plans, elevations and 3D perspectives.
- b. As part of the amended design, investigate relocating the communal open space to a more central position within the developable area and integrating it with the built form. The revised design must demonstrate how the location and layout resolve the privacy, amenity and usability concerns identified above.

Side boundaries and subtropical amenity

4. Provide amended plans showing a minimum 1.5 m wide landscape bed in natural ground along the side boundaries of TH01–TH07. The proposed 500 mm landscape strip does not satisfy PO28 of the Multiple dwelling code. A 2 m wide landscape bed should be provided along the majority of the side boundary wherever practicable.

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

Yours sincerely



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