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Dedicated to a better Brisbane

6 November 2026

Tingalpa Developments Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Izzi Foreman
Application Reference: A006918986
Address of Site: 221 MURARRIE RD TINGALPA QLD 4173

Dear Izzi

RE: Further advice

Council has reviewed the further advice response received 15 October 2026 and has identified that the following outstanding matter requires resolution prior to a decision:

Floodrisk Assessment

1) The submitted floodrisk assessment refers to a court approval for filling (reference: A006090447) as justification for treating the townhouses as being in Flood planning area 5 and therefore meeting acceptable outcome AO17.1 of the Flood hazard overlay code. However, the flood planning area category in the Brisbane City Plan 2014 (City Plan) mapping is the applicable assessment trigger, not the post filling condition. Council's Flood planning scheme policy is also explicitly written that filling does not mitigate the risk associated with extreme flood events.

Under City Plan mapping, Flood planning areas 2 and 3 apply to this site. Accordingly, the floodrisk assessment requires the inclusion of a quantitative assessment of flood risk via a risk matrix versus consequences for all flood events. While the approved and proposed filling are considerations, they do not manage the flood risk on their own. Please provide the following:

a) Submit a revised floodrisk assessment that is reflective of the development being located within Flood planning areas 2 and 3. Specifically:

i) The risk setting for Lot 12 - Lot 21, where housing type is unknown, would be different to the risk for the townhouses. The flood risk assessment needs to differentiate the risk with varying development types.

ii) The flood risk assessment must consider safety, isolation, and evacuation for all flood events up to the Probable Maximum Flood (PMF) level from Bulimba Creek to achieve PO17/AO17.1.

2) Section 4 of the submitted floodrisk assessment comments on extreme events, stating the risk for the 1 in 2000 AEP flood. The assessment also states that both Vane Street and Victor Street would not be safe for all persons to evacuate the site, with 600mm of flooding in the Victor Street low point.

a) Demonstrate that development levels for the proposed lots would be above the Bulimba Creek PMF level to support a stay in place outcome, accounting for the flooding duration and access being cut-off in extreme events.

b) A Flood Emergency Management Plan is required to inform residents of the applicable flood response, noting that lower parts of the site may require a different evacuation strategy than higher parts. While this could be conditioned, the issues requiring consideration need to be provided to support the risk assessment.

Note: The existing access to Vane Street would meet the flood code requirements for trafficability in the 1% AEP flood event.

Stormwater Swale & Deep Planting

3) The revised drawings do not demonstrate a suitable 4m wide deep planting area along the entire length of the Southern boundary as deep planting is proposed within the swales along the southern boundaries of the site. Swales for stormwater management and overland flow purposes encompasses much of the landscape buffer. The swales would have no capacity to allow for the planting of trees without significant obstruction of flows within the swale. While some planting may occur in the swale, it is not substantiated that a suitable landscape screening outcome can be provided in the swales.

a) With reference to PO1 of the Stormwater code, justify the increased manning's roughness values from proposed planting and avoid any significant obstructions such as trees or provide room outside of the swale.

b) Submit revised drawings in accordance with the AO3/PO3 and AO29.1-29.4/PO29 of the Multiple dwelling code and PO13 of the Landscape work code that show adequate deep planting zones and a significant vegetated buffer to the southern boundaries with consideration of the stormwater and earthworks/retaining wall outcome. Moreover, ensure:

i) Updated demonstration of where suitably dimensioned deep planting is provided throughout the development area;

ii) The landscape buffer and swales are in common property for maintenance purposes, with maintenance access points and routes to the landscape buffers and deep planting areas along the Southern and Southeastern boundaries provided.

Traffic & Access

4) In accordance with PO3, PO9, PO11, and PO12 of the Subdivision code and PO3 of the Road hierarchy overlay code, the proposed cul-de-sac turning head is to be dedicated as road reserve. Provide amended plans showing all proposed private infrastructure is to be located within private property, and not within land that is to be Council road reserve:

i) No signage is to be in the road reserve, including the cul-de-sac central island.

ii) No intercom is to be in the road reserve.

iii) No buildings or structures (i.e. the manager's office and retaining wall along the north-western face of the cul-de-sac turning head) are to be in the road reserve.

iv) Demonstrate that the exit gate does not swing out into the road reserve.

Refuse Management

5) In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1-8.2 of the Infrastructure design code, provide amended plans and supporting documents to:

a) Demonstrate refuse storage areas for each townhouse in accordance with Section 4 and 4.1 of the Refuse planning scheme policy as follows:

i) The size of the refuse storage area has only been demonstrated for Townhouse - Type E. Indicative bins alone are not sufficient demonstration of the storage area. Provide amended plans that demonstrate the size of the refuse storage area for all townhouses.

ii) The storage of bins inside garage of Townhouse Types A and D is not supported. 10 of the 25 Type A townhouses have side access and 14 of the 32 Type D townhouses have side access. Demonstrate the refuse storage areas for the Type A and D townhouses are not contained within the dwelling on amended plans, inclusive of within garages.

b) Demonstrate the development provides a layout that functionally supports kerbside refuse collection on a detailed site layout plan that:

i) Identifies all verge widths that are to be utilised for kerbside collection. For instance, the verge width adjoining Townhouse 24 and proposed Lots 1 - 11 has not been demonstrated.

ii) Identifies compliant refuse collection points for all units and lots in accordance with Section 4.1 of Council's Refuse planning scheme policy, noting the size of the collection points to be identified. For instance, functional collection points for Townhouses 22 - 24, 29 - 33, 49 - 57, and 81 - 100 have not been demonstrated.

Thank you for your efforts so far in the attempt to resolve the outstanding issues. We look forward to your response.

In order to allow sufficient time to resolve the above matters, it is requested that you agree to extend the decision period by written notice in accordance with the Development Assessment Rules, noting the existing further agreed period for the decision period is due to end 13 November 2026.

Agreement to further extend the decision period by one (1) month is sought, taking the end of the decision part to 14 December 2026.

As the extension requires your written agreement, we would appreciate it if you would confirm your agreement with this extension.

Please phone me on the number below if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council