
Land at 2222 Beaudesert Road - Development Application for Small Lots

From Calamvale Ward Office <calamvale.ward@bcc.qld.gov.au>

Date Wed 2025-09-03 8:22 AM

To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

Dear CPEDS-DS Planning Support Team

I have received correspondence from my constituent _____ who raises concerns with Development Application at 2222 Beaudesert Road, Calamvale (see below and attached).

It would be appreciated if you could address _____ concerns.

I look forward to your response.

Kind regards

Emily Kim

Councillor for Calamvale



Cr Emily Kim Councillor for Calamvale Ward

Shop 10, 168 Algester Rd, Calamvale QLD 4115

Please book a meeting with me by email

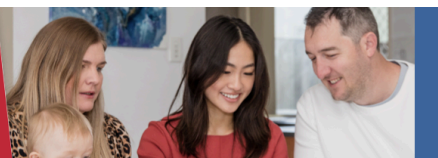
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Hi all,

It's come to my attention that for the land at 2222 Beaudesert Rd, an application has been lodged for small lots. Attached are Proposed Plans (two different files) which show the layout of the proposed development.

In place of the current dam, there will be a bio-retention and detention basin.

2222 Beaudesert Rd was the site for the proposed nursing and aged care home, so to me this looks like a reduction in traffic compared to that earlier proposal. It is the block that has the derelict house on it.

In the Storm water report which I've attached, the following sentence I found of interest:

"It is noted that there are some minor flood increases in the Palatine Street corridor in the 20%, 10%, 2% and 1% AEP CC design events. These impacts dissipate prior to the Palatine St paved surface and are not anticipated to extend further downstream. It is noted that flood depths 2222 BEAUDESERT RD & 9 BRENTWOOD STREET, CALAMVALE, QLD I BBNE00303_0002-REP-001-1 16 in Palatine St are up to 0.25 m and the flood increase are up to 0.015 m in the 1% AEP. Depth-velocity hazard in the 1% AEP is still predicted to be <0.4 m²/s in the Post-Development Scenario, this represents no material increase from the Pre-Development Scenario. "

I'm not sure what that translates into, but we need to keep on to Council to get the extra fill out of the waterway so that all the water can go under the road in a heavy rain event.

There are more files available on BCC's development.i website. Some of these files are too big to send in an email. If you are interested, go have a look at the website.