



I.B. Town Planning

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21 April 2025

The Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Attention: Bijal Shah

Dear Bijal,

**RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE
1545 GYMPIE ROAD, CARSELDINE
COUNCIL APPLICATION NUMBER: A006743613**

I refer to the above application and Council's Further Advice letter 6 November 2025, as well as our subsequent meeting with Council officers. In response to the issues raised in Council's letter, the following information is provided:

Vehicle Crossover

1. The requirement for DTMR/SARA approval of the vehicle crossover design is acknowledged, and we confirm that the vehicle crossover will be constructed in accordance with the conditions of the SARA Concurrence Agency Response and the relevant requirements of the Department of Transport and Main Roads under the *Transport Infrastructure Act 1994*.

Tree Retention

2. Council will have noted from your site inspection and/or review of Street View imagery that Tree #40 is located behind the guard rail on Gympie Road, as well as the existing power pole on the site frontage (please refer to Street View image below).

As all works associated with the access to the site and internal driveway are located to the north of the guard rail and power pole to ensure the works are clear of these features, there is sufficient separation distance between the new works and the location of the tree to ensure it can be retained.

Please find attached updated engineering plans that specifically note the tree will be retained. If necessary, we have no objection to the development permit conditions specifically referencing the need for this tree to be retained in accordance with the engineering plans.



Location of Tree #40 behind existing guard rail and power pole

Management of Flows from Upslope Catchment Areas

3. Please find attached an amended Stormwater Management Plan prepared by DCD Consulting that has been certified and signed by Grant Dutton, RPEQ No. 33642 (see Page 2) as requested.

Upstream Connection

4. Please find attached an amended Stormwater Management Plan and Engineering Plans prepared by DCD Consulting that include provision for a 300mm diameter upstream connection to capture overland flow from 36 Stay Place and discharge to the drainage easement along the southern boundary of the site as requested.

Flood Report

5. The flood assessment for the site has been reviewed by WRM Water + Environment, taking into account the revised development footprint for the new building at the front of the site, and the removal of fill from the rear of the site to replace the approved building location with additional car parking.

Please find attached correspondence from WRM Water + Environment that details their review and comparison of the current approved development and the proposed new development form on the site.

The review has determined that given the backwater-controlled nature of Cabbage Tree Creek flooding at the site, the proposed changes to design surface levels at the site (which includes a small area of increased levels, plus other areas of reduced levels) are unlikely to materially alter Cabbage Tree Creek flooding impacts at Gympie Road adjacent to the site, compared to the previous assessment.

Consequently, it is therefore submitted that this further assessment and addendum letter provided by WRM sufficiently demonstrates that the proposed development does not materially change the results of the approved flood study. It is therefore not necessary in the circumstances to undertake a full revised flood study for the changed development given these results.

Having regard to the comments provided regarding Council's FloodWise Property Report and the 2022 flood event, the following information is provided:

- The 'recorded' flood level of 19.8m AHD is not correct or accurate. Please refer to the attached photo of the inundation line on the entry to the squash courts building from the 2022 event (Attachment 1), which shows that the level of inundation was 5.5 bricks (approx. 480mm) above the current ground level of 18.5m AHD in that location. The maximum inundation during that event was therefore below 19m AHD.
- The building pad at the front of the site was not inundated, and Gympie Road was not inundated to the extent indicated by Council's Flood Information Mapping, based on a level of 19.8m AHD.
- Council's FloodWise Property Report states that the 1% AEP flood level for the site is 18.6m AHD. If the level of inundation in 2022 exceeded this level, it does not mean that level becomes the new 1% AEP level for the site. As it has been widely reported, there were a number of areas throughout South East Queensland that experienced flooding at a greater intensity than the 1% AEP event.
- The amended architectural plans and engineering plans attached to this response have been updated to provide a finished floor level of 19.5m AHD for the medical centre building at the front of the site. This level provides 900mm of freeboard above the 1% AEP level stated in Council's FloodWise Property Report, and at least 500mm freeboard above the flood level recorded on the site in the 2022 flood event.
- The proposed development therefore provides an appropriate response to the flood risk on the site, and includes suitable freeboard above the levels indicated.

Ecological Values

6. The new development proposal in this application has been specifically designed to maintain the same development footprint that has been approved on the site under Application A005434524. In particular, the proposed development maintains the same landscaped/rehabilitation area at the eastern end of the site, and the same alignment and interface of car parking spaces with the tree-lined gully in the easement along the southern boundary of the site. In addition, the vegetation on the site was at maturity at the time it was surveyed in 2019, and therefore there has not been any substantial vegetation growth or changes in the characteristics of the vegetation since that time. Please refer to the attached photos comparing the 2019 assessment and current site conditions (Attachment 2). As these photos indicate, the most notable change that has occurred since that time is increased growth of understorey weed species, which will be removed and rehabilitated as part of the proposed development.

As there has been no change to the proposed development footprint on the site, or the design of the development (car parking) interface with the existing trees along the southern boundary, the previously completed ecological survey and assessment is still relevant for the site and does not require re-survey or re-assessment.

Noise – Centre Emissions

7. Please find attached an amended Noise Assessment Report that has been prepared by Noise Measurement Services to address the issues raised. Specific responses to the matters raised are presented in Appendix D of the report.
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Stormwater Quality Management Plan

8. Please find attached an amended Stormwater Management Plan and Engineering Plans prepared by DCD Consulting to address this item. The digital MUSIC model file to support the stormwater management plan will also be forwarded separately to Council.

Building Separation

9. Further to our discussions with Council regarding the interface of the proposed medical centre building with the adjoining townhouses to the north, please find attached amended architectural plans that have been updated to increase the sill height for windows on the northern elevation of the building to at least 1.5m in accordance with Council's standard requirements for maintaining privacy between adjoining buildings. The change to higher window sills has reduced the extent of glazing on the northern elevation and will suitably attenuate the potential for overlooking into the adjoining property.

Proposed Use

10. Please refer to the amended architectural plans attached to this response which includes site analysis information on the site plan that details the proposed gross floor area and impervious area of the development.

I trust this information is sufficient to address the issues raised in Council's correspondence.

Should you require any further information, I can be contacted on 3480 5066 or 0402 355 440.

Yours faithfully,



Ian Buchanan
Planning Consultant

ATTACHMENT 1

EXTENT OF 2022 FLOOD EVENT INUNDATION



ATTACHMENT 2

COMPARISON OF SITE VEGETATION



Photo Plate 3 – view east into the Site from Gympie Road and existing vegetation along waterway channel



Photo Plate 4 – view of existing vegetation along waterway channel and towards Gympie Road



Photo Plate 5 – view of dense exotic understory and shrub layer within the waterway channel



Photo Plate 6 – view of large rubber figs and other vegetation immediately adjoining the existing formalised car park

Site Photos from 28 South Ecological Assessment Report
Dated 17 March 2020



Photo Plate 7 – view of large rubber figs and other vegetation immediately adjoining the existing formalised car park



Photo Plate 8 – view north east indicating open lawn and lack of ecological values



Photo Plate 9 – view of vegetation in the far north eastern corner of the Site (all exotic)



Photo Plate 10 – View south along the eastern boundary indicating Tree 2 and the waterway vegetation (background).

Site Photos from 28 South Ecological Assessment Report
Dated 17 March 2020

SITE PHOTOS – FEBRUARY 2026



Interface of existing carpark and existing vegetation (to remain unchanged)



Interface of existing carpark and existing vegetation (to remain unchanged)



Proposed carpark extension interface with existing vegetation
No substantial vegetation growth



Eastern Site Boundary – Proposed Rehabilitation/Landscape Area
