Outlook

Submission Opposing A006918986

From
Date Wed 2026-04-22 6:23 AM
To CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

1 attachment (88 KB)
Submission Opposing A006918986 Zach Collins .pdf;

Dear Ryan Casey,

I formally submit to you, via the planning support mailbox my formal objection to the application A006918986 221 MURARRIE RD TINGALPA QLD 4173.

You will find the formal objection attached.

Should you require any further information, please do not hesitate to contact me.
Please confirm receipt of this email via reply.

Thank you,

SUBMISSION IN OPPOSITION TO DEVELOPMENT APPLICATION

Application Number: A006918986

Application Address: 221 MURARRIE RD TINGALPA

Submission Type: Objection

Grounds of Objection: Flooding / Stormwater Management; Traffic and Road Safety

1. Introduction

I write to formally object to Development Application number A006918986 for a proposed residential development. This submission is lodged in accordance with the public notification and consultation requirements under the Planning Act 2016 (Qld) and the relevant local government planning scheme.

While I acknowledge the general need for additional housing in Queensland, this Application raises serious and unresolved concerns regarding stormwater and flooding impacts on surrounding land, as well as significant road safety risks arising from increased traffic generation. These concerns, detailed below, are of sufficient weight to warrant refusal of the Application or, at minimum, the imposition of stringent conditions prior to any approval.

2. Stormwater Runoff and Flooding Impacts

2.1 Increased Impervious Surface Coverage

The proposed residential development will significantly increase the proportion of impervious surfaces on the subject site through rooftops, driveways, paved areas, and hardstand. This directly reduces the capacity of the land to absorb rainfall, resulting in substantially greater volumes and velocities of stormwater runoff being discharged into the surrounding drainage network.

In Queensland's subtropical climate, intense rainfall events are frequent and can produce significant peak flows in short periods. The additional runoff generated by this development has the potential to overwhelm existing downstream drainage infrastructure, increasing flood risk to neighbouring and downstream properties.

2.2 Inadequacy of Drainage Assessment

I am concerned that the Application does not demonstrate, to a satisfactory standard, that the proposed stormwater management measures will be adequate to offset the increase in runoff generated by the development. In particular, the Application should address, but appears not to adequately resolve, the following:

- Whether existing downstream drainage infrastructure has sufficient capacity to accommodate the additional post-development runoff flows, particularly in the event of a 1-in-100-year storm event;
- The extent to which on-site detention or retention measures (such as rainwater tanks, infiltration trenches, or detention basins) have been incorporated to manage peak flow discharge to pre-development levels;
- How the development performs in the context of climate change projections, which indicate more intense rainfall events for south-east and central Queensland;
- The potential for altered stormwater flow paths to direct water towards neighbouring properties that are not currently affected by flooding.

2.3 Impacts on Neighbouring Properties

Flooding and inundation caused or worsened by inadequate stormwater management can cause significant damage to private property, vehicles, gardens, and infrastructure. Residents and property owners in the vicinity of this development have a legitimate interest in ensuring that any approval does not create or exacerbate flood risk on their land.

I request that Council require a comprehensive Stormwater Management Plan prepared by a suitably qualified hydraulic engineer, demonstrating that post-development peak flows and water quality outcomes will be maintained at or below pre-development levels for all design storm events, in accordance with the Queensland Urban Drainage Manual and Council's local stormwater planning policies.

3. Traffic Generation and Road Safety

3.1 Increased Traffic Volumes

The proposed residential development will generate a significant increase in vehicle movements in the surrounding road network, including during peak morning and afternoon periods. The cumulative impact of additional vehicles accessing and egressing the development site has the potential to degrade road safety and traffic flow on nearby roads.

3.2 Specific Road Safety Concerns

The following road safety issues are of particular concern:

- The capacity and design of the proposed access point(s) to the development have not been demonstrated as adequate to safely accommodate increased traffic
- Victor street is a likely entry point for new residents from Wynnum Road. With the 7-Eleven on the corner this road is already heavily congested during peak hours and I've witnessed this impact on Wynnum road already.
- Vane Street, the proposed sole access road for the new development is a double culdesac and is being used as such by neighbours and particularly

children. This sudden change in traffic will impact the use of this road and inherent danger to the children who use it to play, ride bikes, etc.

- Verdun Street, the street off Vane would also be severely affected. This road has many parked cars and pedestrians. Motorists already are slowed by the current use of the road and its traffic. Adding a significant number of residents to these road areas will only exacerbate the problem.
- 11 Jan 2026 a life was lost on the intersection of Wynnum road and Murarrie road involving a vehicle and a cyclist. Adding more cars to these roads further increases the likelihood of such events.

3.3 Absence of Adequate Traffic Impact Assessment

I am concerned that the Application does not include a comprehensive Traffic Impact Assessment (TIA) prepared by a suitably qualified traffic engineer that adequately evaluates the full range of traffic-related impacts arising from the development. Such an assessment should, at a minimum, address intersection performance, sight distance analysis, proposed access arrangements, and any required road infrastructure upgrades. Such as a new road providing access off Murrarie Road.

I request that Council require the applicant to submit a TIA prepared in accordance with the relevant Queensland Department of Transport and Main Roads guidelines, and that any identified road safety deficiencies be fully remediated at the applicant's cost prior to the commencement of any approved works.

4. Requests to Council

Having regard to the above, I respectfully request that Council:

- Refuse Application A006918986 on the grounds that it fails to demonstrate adequate stormwater management and road safety outcomes; or alternatively,
- Not approve the Application until a comprehensive Stormwater Management Plan and Traffic Impact Assessment have been independently reviewed and found to satisfactorily address all identified concerns;
- Require that any conditions of approval include enforceable obligations on the developer to implement all stormwater and road safety measures prior to the occupation of any dwelling.
- Notify me of any further information provided by the applicant in response to this submission, and of the decision ultimately made on this Application.

5. Conclusion

The concerns raised in this submission regarding stormwater runoff and road safety are substantive and directly relevant to the assessment criteria applicable to this Application under the Planning Act 2016 (Qld). These are not merely speculative concerns; they are well-established and foreseeable consequences of residential development of this type if not properly managed.

I urge Council to give full and proper consideration to this submission and to ensure that the community's legitimate interests in flood-free properties and safe roads are protected in the assessment of this Application.

Prepared by: