



Dedicated to a better Brisbane

22 July 2026

Saila Property Development Pty Ltd
C/- Therefor Group
PO Box 436
NEW FARM QLD 4005

ATTENTION: Toby Heap
Application Reference: A006494916
Address of Site: 480 & 500 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Toby

RE: Further advice

Council has reviewed the proposal and has determined that the following matters remain outstanding to progress the application. Please provide a response addressing the following items:

Stormwater Management Plan

1. Provide an updated Stormwater Quality Management Plan (SBSMP) (current version received on 13/12/2022) in accordance with PO1 and PO3 of the Stormwater code, consistent with the trunk stormwater drainage that has been constructed through the site and down Ford Road, along with the proposed stormwater drainage and outlet works into the creek downslope of Rochedale Road.
 - a. The SBSMP should include the following scenarios to understand the impact of the proposed development on the downslope creek:
 - i. The existing conditions;
 - ii. Proposed development (with existing external catchments); and
 - iii. Ultimate catchment development.
 - b. The SBSMP should also include a quantitative analysis of the impacts of the trunk drainage outfall on discharge flows from the site (excluding ultimate catchment development conditions) and the potential for scour. The assessment must demonstrate that the proposed scour protection measures comply with the relevant requirements of Queensland Urban Drainage Manual (QUDM).
 - c. Table 2-7 of the Flooding and Stormwater Management Plan (received on 23/11/2022) is to be updated with the detail design and as constructed pipe sizes for the trunk stormwater drainage.
 - d. The interim channel references in the flood study are to be removed.
2. Provide further information to ensure all basins are a saturated filter design to reduce frequent flow frequency and runoff volume to comply with Section B – PO16 and PO17 of the Stormwater code.

3. Provide details on frequent flow mitigation (EY1 bank-full flow mitigation) from the development, including stormwater retention from the saturated bioretention basins and potential detention effects from basin flow attenuation in frequent flow events, to comply with Section B – PO16 and PO17 of the Stormwater code.

Flood Impacts and Flood Immunity

4. Provide an updated Flooding and Stormwater Management Plan (received on 23/11/2022) that incorporates the latest available survey, hydrologic and hydraulic data, including the current trunk stormwater drainage design and proposed pipe sizes. The assessment is to be undertaken using the latest engineering methodologies and modelling data, to comply with PO7 and PO18 of the Flood overlay code.
5. Demonstrate that all lots adjacent to the proposed neighbourhood road, which functions as a major overland flow path, will achieve a minimum flood immunity of 300 mm to the nominated pad levels based on the updated flood modelling to comply with PO7 and PO18 of the Flood overlay code.
6. Provide updated flood impact mapping based on the revised flood assessment, clearly identifying flood extents, depths, flow paths and any changes in flood behaviour resulting from the proposal.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006494916.

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

Yours sincerely



Kayal Chandrasekar
Senior Urban Planner
Planning Services South
Phone: 07 3403 0086
Email: Kayal.Chandrasekar@brisbane.qld.gov.au
Development Services
Brisbane City Council