Please find attached a copy of my submission against the development application for 78 Rogers Parade West, Everton Park (Ref: A007025538).

I request that my personal details are withheld.

Thank you

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25 October 2026

Formal Objection to Proposed Development at 78 Rogers Parade West

Reference: A007025538

Re: Cumulative Stormwater, Sewerage Infrastructure, Flooding and Environmental Impacts

I wish to formally object to the proposed development at 78 Rogers Parade West in its current form due to concerns about cumulative impacts on stormwater management, flooding, erosion, sewerage infrastructure, biodiversity and the long-term health of the adjoining waterway.

The proposal **must be considered alongside** the development proposed at 90 Rogers Parade West and other existing, approved and anticipated development within the same catchment. Collectively, these developments may place excessive pressure on existing drainage and sewerage infrastructure, potentially affecting neighbouring properties, public health and the surrounding environment.

1. Stormwater Management and Flooding

Additional buildings, driveways and paved surfaces will reduce natural ground infiltration and potentially increase stormwater runoff into the existing drainage easement and adjoining waterway.

The combined discharge from both proposed developments and other development within the catchment may exceed existing drainage capacity, increasing the risk of flooding, drainage backup, erosion and impacts on upstream and downstream properties.

Compliance by individual developments does not necessarily demonstrate that the receiving drainage network can safely accommodate their combined flows.

I request that Council require a cumulative hydraulic and stormwater assessment demonstrating that post-development flows can be managed without increasing flood risk or adversely affecting neighbouring properties. Appropriate mitigation, maintenance arrangements and responsibility for development-related damage should also be established.

2. Sewerage Infrastructure and Cumulative Impacts

I have serious concerns about the condition and capacity of the existing sewerage infrastructure serving this area, particularly given the proposed additional dwellings at 78 and 90 Rogers Parade West and other development upstream.

Urban Utilities recently attended the causeway behind 78 Rogers Parade West following a sewerage concern reported on behalf of a contractor to Everton Outlook. A substantial amount of toilet paper and other potentially hazardous biological material, including faecal matter, was observed on the ground. Urban Utilities attended to and cleaned the immediate area but appears to still be investigating the matter.

Other concerns regarding Urban Utilities infrastructure within the causeway were also raised with attending staff and were reportedly to be escalated for further investigation. These matters raise questions about the condition and adequacy of the existing infrastructure beyond the initial reported incident.

Council should obtain clarification from Urban Utilities regarding the status and findings of these investigations, the nature of the additional concerns raised, and whether repairs, remediation or infrastructure upgrades are required.

The additional dwellings proposed at both 78 and 90 Rogers Parade West, together with other development within the catchment, will increase wastewater demand. This may place further pressure on existing infrastructure if it is already experiencing operational or capacity issues.

There is also a potential interaction between sewerage infrastructure and stormwater discharge into the causeway. Further sewerage leaks, failures or overflows could allow contaminated material to enter the drainage corridor and adjoining waterway, affecting water quality, wildlife and public health.

I request that Council, in consultation with Urban Utilities:

- Investigate the reported sewerage incident and confirm its cause, status and any required remedial works.
- Clarify the status of the additional infrastructure concerns raised with Urban Utilities staff.
- Assess the condition and capacity of the existing sewerage network, including cumulative wastewater demand from proposed and foreseeable development.
- Determine whether urgent repairs or capacity upgrades are required before further development proceeds.
- Assess the combined risks associated with sewerage contamination and stormwater discharge into the causeway and downstream environments.

Any identified infrastructure deficiencies should be addressed appropriately, and Council should obtain evidence that the existing network can accommodate additional demand without increasing the risk of sewerage failures or environmental harm.

3. Waterway and Biodiversity Protection

The adjoining drainage corridor provides habitat and potential movement pathways for native wildlife. Increased runoff, erosion, sedimentation and pollution could damage riparian vegetation and degrade the waterway.

The potential for sewerage contamination, combined with stormwater discharge, increases concerns about the waterway's long-term ecological health.

Council should require effective stormwater treatment, enforceable erosion and sediment controls during construction, and appropriate protection of existing vegetation and habitat. The cumulative impacts of development should be assessed to ensure that the waterway's ecological values and downstream environments are adequately protected.

4. Cumulative Infrastructure and Neighbourhood Impacts

The application should not be assessed in isolation from the proposed development at 90 Rogers Parade West or other development within the catchment.

Collectively, these developments may increase traffic movements, demand for on-street parking, stormwater runoff and wastewater generation, placing further pressure on existing infrastructure and neighbourhood amenity.

The reported sewerage incident, the apparent ongoing Urban Utilities investigation and the additional infrastructure concerns referred for investigation make it particularly important to establish whether existing infrastructure is adequate before further development is approved.

Council should consider the combined effects on drainage, sewerage infrastructure, traffic, parking, neighbouring properties and the surrounding environment, including whether infrastructure upgrades are necessary to accommodate foreseeable development.

5. Requests to Council

I respectfully request that Brisbane City Council:

1. Require a cumulative hydraulic and stormwater assessment covering the developments at 78 and 90 Rogers Parade West and relevant development within the catchment.
2. Confirm that existing drainage infrastructure can safely accommodate combined stormwater flows without increasing flooding, erosion or impacts on neighbouring properties.
3. Obtain an update from Urban Utilities regarding the reported sewerage incident and the additional infrastructure concerns raised during its attendance at the causeway.
4. Assess the capacity and condition of the existing sewerage network against cumulative wastewater demand and require necessary repairs or upgrades where deficiencies are identified.
5. Assess the combined impacts of stormwater discharge and potential sewerage contamination on the causeway, adjoining waterway, biodiversity and public health.
6. Require appropriate stormwater treatment, erosion and sediment controls, and protection of the adjoining waterway.
7. Ensure that infrastructure maintenance, remediation and responsibility for development-related damage are appropriately addressed.
8. Assess the application against relevant provisions of the Brisbane City Plan, including requirements relating to flooding, stormwater, infrastructure servicing and environmental protection.
9. Consider deferring or refusing the application if material infrastructure and environmental concerns remain unresolved or the adequacy of existing infrastructure cannot be demonstrated.

Conclusion

I support appropriate residential development where adequate infrastructure and effective environmental safeguards are in place. However, the cumulative impacts of development within this catchment require careful assessment.

The proposed development at 78 Rogers Parade West must be considered alongside the proposal at 90 Rogers Parade West and other relevant development. Particular attention should be given to the capacity of existing stormwater and sewerage infrastructure, the reported sewerage incident behind 78 Rogers Parade West, the ongoing Urban Utilities investigation and the additional infrastructure concerns raised with attending staff.

I am concerned that further development could increase pressure on potentially deficient infrastructure and exacerbate flooding, contamination, erosion and environmental impacts.

I respectfully request that Council ensure these matters are properly investigated, cumulative impacts are adequately assessed, and any necessary infrastructure improvements and environmental safeguards are addressed before determining the application.

Yours sincerely,

[Name and address supplied and withheld]