
From: CPAS-DS-PlanningSupport
Subject: FW: 78 Rogers Parade W Everton Park
Attachments: 3rd response 78 RPW.docx

Sent: Wednesday, 21 May 2025 1:27 PM
To: Ashleigh Coombes <Ashleigh.Coombes@brisbane.qld.gov.au>
Subject: Re: 78 Rogers Parade W Everton Park

Hi Ashleigh

Our Strata Manager has received a further request from Aspect Town Planning, seeking the Body Corporate's consent to discharge stormwater into the existing easement adjacent to our scheme. A copy of the response to the applicant is attached for your information.

Upon review of the material provided, and additional searching on development-i, we are unable to determine the lawful point of discharge. The absence of sufficient technical detail limits our ability to assess the proposal or its potential impacts.

We wish to raise escalating Body Corporate concerns regarding the volume and apparent velocity of stormwater currently flowing through the easement during rain events. These issues appear to have been compounded by upstream development activities, most notably recent works on Queens Road, which have resulted in substantial soil and silt entering the easement. This has led to noticeable and ongoing erosion along the easement, particularly where boulder retaining walls are located within our scheme.

Given these developments, we are concerned about the potential cumulative impact of additional stormwater discharges—specifically those proposed by the development at 78 Rogers Parade West. We therefore respectfully request that Council arrange an inspection of the easement and assess the impact of current and proposed developments on our property.

We also submit that any increase in stormwater flow from surrounding developments should not occur to the detriment of our scheme. We request that Council consider this matter as part of its broader stormwater and development assessment processes moving forward.

Thanks

21 May 2025

Body Corporate of Everton Outlook Response to Development Applications for Stormwater Discharge from 78 Rogers Parade W, Everton Park, 4053

To Whom It May Concern

We are writing on behalf of the Body Corporate of Everton Outlook regarding your recent development applications requesting Body Corporate consent for proposed works to facilitate the proposed subdivision drainage strategy. After careful consideration of your latest correspondence to the Body Corporate, all available documentation lodged with Brisbane City Council, the latest correspondence from Aspect Town Planning dated 8 May 2025, and the previous lodged submissions from neighbouring property owners, we regret to inform you that we cannot provide consent or refusal at this time for the following reasons:

1. **Insufficient Documentation Provided to the Body Corporate:** The information provided to the Body Corporate regarding the proposed works does not adequately identify the lawful point of discharge located in the south-eastern corner of 128 Queens Road.
2. **Figure Two:** Figure Two does not sufficiently address the height discrepancy between the proposed scour protection works and the lowest point of the causeway. It also fails to consider the potential impact on a retaining wall, as well as the existing fences dividing 128 Queens Road, 78 Rogers Parade West, and 136 Queens Road.
3. **Figure Three:** The red arrows indicating the fall of the land do not appear to align with the proposed location of the scour protection works. They suggest water runoff may impact our property and the existing fence line.
4. **Compliance with Infrastructure Design Requirements:** Any proposed drainage solutions must comply with the Infrastructure Design Planning Scheme Policy, which includes obtaining consent from downstream property owners who may be affected. These requirements have not yet been fulfilled.
5. **Lack of Supporting Evidence Regarding Impact:** Correspondence has not adequately addressed our previous concerns regarding potential disruption to the existing waterway. Sufficient supporting evidence demonstrating minimal impact on the surrounding environment and infrastructure remains outstanding.
6. **Concerns Regarding Erosion and Infrastructure:** We have ongoing concerns about the long-term impact on our retaining walls and neighbouring properties, particularly considering past erosion issues. Further assurances are required to confirm that the proposed works will not worsen these problems.

The Body Corporate is also concerned about the potential long-term impact on the easement resulting from current and future developments upstream at Rogers Parade West and Queens Road, including the application submitted by the owner of 78 Rogers Parade West.

Given these ongoing issues and concerns, the Body Corporate must defer any response regarding consent until these matters are adequately addressed. We encourage you to provide the necessary documentation and evidence to alleviate our concerns. It may also be prudent for the Body Corporate to seek advice from a hydrology engineer or other qualified professionals, but any such efforts would be premature without the promised engineering drawings and all other relevant documentation.

We appreciate your understanding and patience as we navigate these complex issues. Please ensure that all required information is submitted so we can revisit this matter in an informed manner, prioritising the integrity of our community and the surrounding environment.

Thank you

For and on behalf of the Body Corporate of Everton Outlook