



Dedicated to a better Brisbane

8 June 2026

Tingalpa Developments Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Izzi Foreman

Application Reference: A006918986
Address of Site: 221 MURARRIE RD TINGALPA QLD 4173

Dear Izzi

RE: Further advice

Council has reviewed the further advice received between 12 March 2026 and 25 March 2026, and has identified that the following outstanding matter requires resolution prior to decision:

Hydraulics

- 1) The subject site is included in the creek/waterway flood planning area 1-3 overlay mapping categories under *Brisbane City Plan 2014* (City Plan). The trigger for the Flood Risk Assessment comes from any part of the land impacted by the subdivision application, including the undeveloped parts. The location of the residential uses or the fill areas are only part of the reason for a Flood Risk Assessment. Further, whether approved or proposed fill reduces this hazard does not negate this trigger, and it is noted that filling work has not yet commenced onsite.

The Flood Response prepared by Water Engineering Partners and received by Council on 19 March 2026 has been reviewed. Notwithstanding, further information in the form of a Flood Risk Assessment is required by City Plan where any part of the subdivision and/or Multiple dwellings is impacted by flood planning area 1-3. The Flood Risk Assessment is to be carried out by a Registered Professional Engineer of Queensland (RPEQ) and must consider extreme flood events as per Council's Flood Planning Scheme Policy (PSP) and the filling implications on flood risk. Given the site is lower than the 1 in 2000 AEP flood level, there is no ability to evacuate in larger floods, and the development needs to be designed so that it would not be isolated in a foreseeable flood event.

- a) Provide a Flood Risk Assessment Report in accordance with PO3 and PO17 of the Flood overlay code that addresses the issues raised above.
- 2) The proposed development does not achieve the requirement of Table 8.2.11.3.J or PO18 of the Flood overlay code. Where more than 6 lots are created, all lots are to be no lower than the 1% AEP + 300mm (minimum). Proposed Lot 801 is entirely flood affected, is subject to high hazard flood conditions, and contains nuisance drainage and flood mitigation works (excavation void) that are to be maintained on an ongoing basis. Lot 801 functions as part of

the site's flood and stormwater management system, receiving nuisance flows from the development and Bulimba Creek (including flood and storm tide inundation), and containing infrastructure that will require ongoing maintenance.

Accordingly, Lot 801 does not achieve the requirement of PO18, including that safety and risk (i.e. low hazard flood conditions only) acceptable amenity (i.e. it should not flood regularly and must not pose a maintenance burden). The creation of proposed Lot 801 as an independent freehold lot is therefore not able to be supported.

- a) Submit amended plans demonstrating compliance with PO18 of the Flood overlay code. The revised outcome is to incorporate the Lot 801 area within the community title scheme (Lot 901) with appropriate provision for ongoing flood and overland flow management, including an easement in favour of Council for overland flow purposes, and provide suitable maintenance access.

Stormwater

- 3) The Vane Street connection must be provided with stormwater drainage to prevent flows from entering the existing Vane Street. The anti-ponding gully will not intercept all minor/major flows from this driveway. Design of the driveway must ensure that all major flows spill towards Bulimba Creek instead of Vane Street during any blockage scenario. This would require a one-way cross fall road in this location directing flows west to the headwall and Bulimba Creek. A channel is required from the headwall downslope of the new driveway to Bulimba Creek to avoid any minor/major flows impacting the adjoining lots in Vane Street.
 - a) Provide amended plans in accordance with PO1, PO3, and PO5 of the Stormwater code that shows details of channel and one-way cross fall road confirming its capacity to convey 2% AEP flows off the site and ensuring that it is safe and maintainable.

Traffic

- 4) In lieu of a public road connection between Vane Street and Victor Street, formal manoeuvring areas in terms of permanent terminations are to be provided. The requirement for a vehicle turnaround within the boundary of the subject site, to provide a non-interim turnaround to the end of Victor Street, remains. Moreover, reliance on an informal arrangement of vehicles using the entry of the site with no right of access is not supported. The use of private road for a public purpose may also create an unsatisfactory outcome for a future body corporate.
 - a) In accordance with PO3, PO9, PO11, and PO12 of the Subdivision code and PO3 of the Road hierarchy overlay code, amend the proposal plans to provide permanent turnarounds for both Vane Street and Victor Street where Refuse Collection Vehicle (RCV) manoeuvring areas are within public road domain.

Residential Interface and Landscaping

- 5) The revised drawings do not demonstrate a 4m wide deep planting area along the entire length of the Southern boundary. Specifically, the section of deep planting adjoining Units 58 to 76, which has been included in the deep planting calculation, is only 3m wide once the retaining wall and the non-contiguous soil area behind it are factored in.

Moreover, swales for stormwater management and overland flow purposes encompasses much of the landscape buffer. While some sort of planting can occur in the buffer, it is not substantiated that a suitable landscape screening outcome can be provided in the swales.

The proposed 3m wide deep planting area along this portion of boundary is too constrained to support the growth of large subtropical shade tree species to maturity given the narrow planting area and the combined height of the retaining wall and fences conflicting with future tree canopies. Furthermore, the application material has not identified how these areas will be accessed to carry out regular maintenance.

- a) Submit revised drawings in accordance with the AO3/PO3 and AO29.1-29.4/PO29 of the Multiple dwelling code and PO13 of the Landscape work code that show:
 - i) Adequate deep planting zones and a decent vegetated buffer to the southern boundaries with consideration of the stormwater and earthworks/retaining wall outcome.
 - ii) Updated demonstration of where suitably dimensioned deep planting will be provided throughout the development area.
 - iii) The landscape buffer and swales remaining in common property.
 - iv) Maintenance access points and routes to the landscape buffers and deep planting areas along the Southern and Southeastern boundaries noting that specialised equipment may require access from time to time to undertake regular pruning activities.

Refuse Management

- 6) In accordance with AO32/PO32 of the Multiple dwelling code and AO8.1-AO8.2/PO8 of the Infrastructure design code, provide amended plans and supporting documents to address the following:
 - a) Demonstrate refuse storage areas for each townhouse in accordance with Section 4 and 4.1 of the Refuse PSP:
 - i) Clearly identify all refuse storage locations for Townhouse - Types B and C, noting that the size of the storage areas must be demonstrated.
 - ii) Remove reference to bins stored within the dwelling (attached garage) for Townhouse - Type E and demonstrate the size of the revised external refuse storage area on all relevant plans.
 - iii) While windows are now demonstrated within the garage areas for Townhouse - Types A and D, beyond potentially addressing ventilation requirements under the National Construction Code, this inclusion provides little mitigation of negative amenity outcomes associated with storing refuse bins within the dwelling. The development is to be designed to provide compliant refuse storage area that is not within the dwelling for these townhouse types.
 - b) To demonstrate the development provides a layout which functionally supports kerbside refuse collection as proposed, provide a detailed site layout plan that:
 - i) Identifies all verge widths which are to be utilised for kerbside collection, verge widths are to be a minimum width of 1.5m, where possible 2.5m is preferred.
 - ii) Identifies all built form setbacks adjoining internal roads that are to be used for kerbside collection, including detail of any level 1 projections. A minimum unobstructed width of 1.5m must be provided (i.e. level 1 projection cannot encroach on the minimum width of 1.5m below).
 - iii) Identifies compliant refuse collection points for all units and lots in accordance with Section 4.1 of the Refuse PSP, noting the size of the collection points is to be identified. Where proposing collection points outside of the immediate frontage of any townhouses, clearly identify which townhouse the collection point is intended to service.
 - iv) Provides clear delineation between exclusive use townhouse land and the common property.

It is recommended that you agree to extend the decision period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in black ink that reads "Casey". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Ryan Casey
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