



Dedicated to a better Brisbane

23 June 2026

Scarlett Barron, Bailey Carbone
C/- Carbo Corp Pty Ltd
246 Gympie Road
KEDRON QLD 4031

ATTENTION: Bailey Carbone

Application Reference: A007025394
Address of Site: 90 ROGERS PDE W EVERTON PARK QLD 4053

Dear Bailey

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal whilst design changes are required to progress to a decision.

The proposed development is categorised as Impact assessable and public notification is required to be undertaken for this development application in accordance with the Planning Act 2016. All submissions received regarding the development application will be considered as part of Council's assessment and further information or changes may be required following the completion of public notification and upon review of any submissions received.

Flood and waterway corridor

- 1) Following review of the Flood and Waterway Corridors Overlay Code Assessment Report (Storm Water Consulting, 2 April 2026), the development is to be amended to achieve compliance with Performance outcome PO5 of the Flood overlay code.
 - a) Figure 11 and Figure 13 would indicate that significant portions of the "on-grade" private open space (courtyard) within Units TH12-TH18 would be subject to nuisance and unsafe overland flow inundation characteristics during the 2% AEP defined flood event, which is unacceptable.
 - b) All private open space must minimise the risk to people from flood hazard and ensure that the designated space is fit for purpose. To resolve safety and amenity concerns associated with the residual flood hazard risks, parts of the on-grade private courtyards should be designated as passive communal recreation space (such as deep planting zone), with direct stair access from these units removed.
 - c) Flood depth exceeding 0.6m during the 2% AEP defined flood event is considered unsafe at any velocity. Depth velocity product greater than 0.2m²/s is considered highly unsafe for elderly and/or disabled persons requiring assistance or small children. Whilst the inundated lot area can be encumbered by a drainage easement to preserve overland flow conveyance through the site, the title encumbrance will not be able to manage safety of the occupants using the land.

Access arrangement

- 2) While it is considered the consolidated design with the adjacent site at 78 Rogers Pde W, Everton Park (A007025538), achieves an improved overall outcome and could generally be supported. However, to integrate and consolidate the access arrangement, as there are two

different properties applied over separately, an easement for access will need to be provided for both sites

- a) Amend plans to show the proposed easements arrangement for both sites.
- b) The connection between sites and the driveway site grades and transition requires consideration and review, refer to combined plan CS-001a, which show gradients 1:200 to 1:10 and to 1:15; the service vehicles RCV must reverse and drive forward through the gradient change.

CPTED Principles

- 3) While it's understood that the townhouses have been arranged most logically to maximise the number of units and orientation towards the internal driveway, the townhouses closest to Rogers Parade does not position the primary balcony or private open space to face the street frontage to maintain a positive interface and CPTED principles to the street. (AO14.1/PO14 MDC)
 - a) Refer to Crime Prevention through Environmental Design (CPTED) Planning Scheme Policy for further information
 - b) Provide amended plans to reposition units along the street frontage to address CPTED concerns

Communal Open Space

- 4) While acknowledging communal open space achieves the minimum requirement of 5% of site area, further information is required to demonstrate the usability of these spaces. (AO30.1/PO30 MDC)
 - a) Provide additional drawings and information regarding pool house, and pool dimensions. Will seating or a shade structure be provided for the associated communal space?
 - b) Consider including a landscaping buffer of 1.5m to the western wall of TH09 to maintain a soft privacy buffer between the communal space and the unit.
 - c) Consider whether 1800mm high aluminium batten fence is required between the communal open space and the deep planting zone. Perhaps a more integrated approach to creating a landscaped area is encouraged.
 - d) Provide further information and drawings to demonstrate the usability of the communal open space between TH14 and TH15. The current proposal indicates a potential entrapment location as per the CPTED planning scheme and is encouraged to be redesigned to provide a landscape zone instead.

Refuse

- 5) It is noted the 'Bin Store' is appears to be adequately designed, however the dimensions have not been provided.
 - a) In accordance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code, demonstrate on amended plans the internal dimensions of the 'Bin Store' i.e. 6.85m x 4.22m.

Note: Council core services include general refuse, commingled recycling and green waste. To support sustainable development and landfill diversion, Council encourages the use of its green waste service. If the development is proposing to utilise the green waste service from Council, amend the proposal plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins

Deep planting

- 7) Provision for deep planting is to be clearly identified on the plans, noting that the majority of the proposed deep planting is to be located outside of the existing environmental constraints including the mapped biodiversity area and local waterway corridor. The delivery of large subtropical landscape amenity shade trees as stated in purpose 2(o) of the Multiple dwelling code (MDC) and AO29.2 of the code is to be provided with the following requirements:

- a) Provide amended plans that better address the acceptable outcome of 10% of the multiple dwelling (developable area only) that provides for the deep planting of large landscape amenity shade trees in natural ground to assist with the integration of the development from the street and adjoining.
 - i) To be considered viable areas of deep planting the areas provided need to be of sufficient size/width and have sufficient building setbacks to accommodate the growth of a large trees that can balance the overall built form and scale of the development.
 - ii) The minimum horizontal dimension at ground level for any deep planting area should be 4m, and trees must be located centrally in deep planting areas to allow for balanced root growth and long-term structural stability.
 - iii) Provide a breakdown of the proposed deep planting calculations that is being achieved for the development, noting this is not to include areas that located within any environmental mapped areas (biodiversity/waterway).
- b) Remaining landscape areas that do not meet the AO29.2 requirements are to be calculated separately under 'landscaping' on the drawings.

Side boundaries and subtropical amenity

- 8) The submitted plans do not illustrate how the side landscape areas will be able to provide both privacy and amenity to adjoining residences as stipulated under MDC PO28 and the following clarification and amendments to the drawings are required:
 - a) There are discrepancies between the architectural and landscape architectural drawings concerning the provision of private open space and landscape side screening. Amend the architectural drawings to ensure that there is no conflict, noting that the side landscape buffer along the western boundary with the private open space arrangements, is currently supported.
 - b) Provide revised plans demonstrating how the new landscape elements will contribute to privacy between residences, soften the proposed built form, provide natural shade and amenity provisions on the site, including the provision of shade tree planting and screening shrubs.

Ecological values

- 9) The proposed development design results in significant encroachment into both the Biodiversity areas overlay and the Waterway corridors overlay. An Ecological Assessment Report has been submitted in support of the proposal, asserting that the mapped waterway is inaccurately represented and that the on-site vegetation possesses limited habitat and connectivity value. From an ecological perspective however, riparian vegetation and habitat values often persist across a broader corridor than the mapped channel alone. Management decisions therefore must consider the broader hydrological system rather than relying strictly on mapped lines, acknowledging that waterways are fluid, evolving features embedded within a wider functional landscape. The vegetation proposed for removal along the eastern boundary of the site includes mature Fig and Eucalypt species, which provide an important seasonal food resource for foraging fauna, as well as critical habitat associated with the adjacent waterway. Given the extent of the proposed encroachment and the confirmed ecological values observed on site, greater retention of vegetation is necessary to ensure compliance with PO4 of the Biodiversity areas overlay code and PO6 of the Waterway corridors overlay code, which require the protection and restoration of mapped ecological values.
 - a) Provide a revised plan of development that ensures the protection and retention of trees (including but not limited to) 16, 26, 28, 29, 41, 54, along the eastern boundary of the site.
 - b) Based on the revised plan of development, provide an updated Tree Retention Plan and Concept Rehabilitation Plan. The areas required for ecological rehabilitation in accordance with PO4 of the Biodiversity areas overlay code must remain separate with any deep planting landscape requirements.

- c) Where the development will have a significant residual impact on mapped values of local environmental significance, provide an Offset Delivery Strategy that confirms the total impact area to be offset (noting changes required to retention of vegetation above), in accordance with PO9 of the Biodiversity areas overlay code and the Offsets Planning Scheme Policy.

Note: The proposed No stopping restriction presented is not supported as parked vehicles are not generally included in assessment of sightlines. In addition, site is a relatively low speed / low volume environment and there is limited evidence of existing parking in the area

Documents and Plans

- 8) The proposal shows extensive works for the verge on Rogers Pde W. This will require the removal of most if not all of the existing street trees. Provided amended plans clearly showing the existing street trees and which ones are proposed to be removed and those to be retained.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007025394.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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