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**Fw: Development Application Concern for Baybrook Aged Care Residential Development Proposal in Brighton**

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**From** CPEDS-DS-PlanningSupport@brisbane.qld.gov.au

1 attachment (52 KB)

Baybrook Aged Residence Development Submission .pdf;

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**From:** Deagon Ward Office <deagon.ward@bcc.qld.gov.au>  
**Sent:** Monday, 2 February 2026 9:02 AM  
**To:** CPEDS-DS-ManagersOffice <CPEDS-DS-ManagersOffice@Brisbane.qld.gov.au>  
**Subject:** FW: Development Application Concern for Baybrook Aged Care Residential Development Proposal in Brighton

Good Morning,

I refer to the email below and attached from regarding Development Application  
number A006934945.

It would be appreciated if your team could please investigate and provide the ward office with some advice.

Kind Regards

*Jen Henderson*  
Ward Advisor  
**Councillor Jared Cassidy**



SECURITY LABEL: OFFICIAL

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**Sent:** Friday, 30 January 2026 4:36 PM  
**To:** Deagon Ward Office <[deagon.ward@bcc.qld.gov.au](mailto:deagon.ward@bcc.qld.gov.au)>  
**Subject:** Fwd: Development Application Concern for Baybrook Aged Care Residential Development Proposal in Brighton

Hi Jared,  
Please see the email below that was sent to you two days ago, I have not heard anything from you and am wondering if you have received it.  
Hope to hear from you soon.

Regards,

Sent from my iPad

Begin forwarded message:

**Date:** 28 January 2026 at 1:35:03 pm AEST

**To:** [Deagon.Ward@bcc.qld.gov.au](mailto:Deagon.Ward@bcc.qld.gov.au)

**Subject: Development Application Concern for Baybrook Aged Care Residential Development Proposal in Brighton**

Good Afternoon Jared

After stumbling upon an article in the “Urban Developer” about a local proposed aged care development in the area of Brighton (next to Decker Park) we did some serious digging on the council website into said development and we have some serious concerns moving forward on the Baybrook Aged Care Residential Development. (DA Reference # A006934945)

Firstly can I say, on the whole we believe there should be more aged care facilities in the area, and in fact in any area but the speed at which this process has been shot through from the developer is deeply concerning to us and other locals in our area. All we have seen so far is the “for sale sign” at the site with a sold sticker on it, and now a full set of plans, transport tests etc have been sent through to council for approval with no time for local consultation at all. We are extremely disappointed in the lack of consultation to date and want to bring our concerns to your immediate attention before this development is approved and goes ahead.

We have made a submission online via the correct channels but really want to bring this to your attention Jared,

, so you are aware of local concerns.

Please find attached a pdf copy of our submission for your immediate perusal and we look forward to hearing back from you at your earliest convenience.

Concern Local Resident

<Baybrook Aged Residence Development Submission .pdf>

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*This email originates from outside of Brisbane City Council.*

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To: Brisbane City Council – Development Assessment Team

Dear Jarrad Cassidy and the Brisbane City Council Team,

We are writing to formally lodge a submission regarding the Baybrook Aged Residence development application (Reference Number A006934945).

Firstly, we would like to state that we strongly support the establishment of an aged care facility in our area. The proposal by LDK Healthcare Pty Ltd (of The Therefor Group) is welcomed, and we recognise the value it will bring in terms of essential services, employment, and community growth. High-quality aged care is greatly needed, and we appreciate the investment being made into our local community.

However, we have significant concerns regarding the proposed primary vehicle entrance being located on 25th Avenue.

The traffic assessment report prepared by the Modus Group does not reflect the real-world conditions experienced by residents and visitors of Decker Park and the beach foreshore who use this intersection daily. As a local resident, I can confirm that exiting 25th Avenue onto the Hornibrook Highway is already extremely difficult, even without additional traffic generated by a large aged care facility as proposed, with the possibility of a further 200 to 500 cars a day.

Traffic turning left off the Hornibrook Highway from the bridge and down further left into 25th Avenue is not controlled by traffic signals as they are free turns, resulting in a continuous and heavy flow of vehicles. This makes it very difficult for vehicles attempting to turn either left or right out of 25th Avenue. At peak times and on weekends, vehicles can queue for up to five minutes or more just to exit the street.

Further compounding the issue, vehicles are allowed to be legally parked along the whole one side of 25th Avenue (northern side) and in front of homes on the opposite side, reducing the road to effectively a single lane in many sections. This creates bottlenecks, restricted sightlines, and dangerous congestion and queuing.

Entering 25th Avenue from the Hornibrook Highway southbound is also hazardous. Vehicles coming off the bridge often travel at speed at the free turn around the corner, and drivers attempting to turn left into 25th Avenue are frequently placed in risky situations. If queues begin forming from additional development traffic, this will significantly increase the risk of accidents. While the traffic report states there have been few recorded incidents, current conditions do not yet reflect the pressures that this development will create, and not to mention incidents that we know have not been recorded and reported in past years.

Adding a major facility with staff, visitors, service vehicles, and emergency service access such as ambulances through this already strained intersection will make traffic conditions unsafe for residents, aged-care users, park users & foreshore visitors and passing motorists alike.

For these reasons, I strongly believe the main entrance to this new aged care facility should instead be located on the Hornibrook Highway, supported by a properly controlled signalised intersection. This would allow safer, more efficient vehicle movements and significantly reduce risk to local streets and residents, as well as day trippers to the beach foreshore and decker park. Or alternatively a fully signalled lights system would have to be installed at the cost of the developer at the intersection of Hornibrook highway and 25th avenue, including widening the road size of 25th avenue, as well as allowing no parking on the northern side of 25th avenue to eliminate congestion, queues and backlog along the avenue and into Flinders parade, which is effectively a dead end street with no other exits to allow for moderation of traffic. Further more, will a traffic monitoring report be done to ensure the entrance is positioned in the correct location with the right amount of traffic control. We have not seen any measuring equipment recording real life data on 25 th avenue to date and feel this is an absolute necessity as part of the consultation and approval process.

In addition to the above, we are concerned about sewerage, stormwater and flooding impacts from construction of this new development. Houses in the area suffer from back flow of sewerage which has been an ongoing problem for many years. Will the council require the developer to add to the system to not only cater for their own development but assist the houses in not adding to the existing problem.

As we are sure you are already aware, around decker park and other foreshore areas, at high tide the current storm water drains become ineffective and stop working. Will the developer be made to put back-flow devices on the drains and will pumping methods be employed at high tide, remembering at king tides the drains in the avenues overflow with sea water. Let's not have this development increase the flood risk by now capturing all the rainfall on their site and try discharging it through a storm water system that is old, under the sea level at high tide and prone to wave action. Currently the soil in the site does act to soak up some of the rainfall but will this now be all directed to storm water drains with the construction of this new project?

Our concern is the scale of this development will increase hard surfaces and way more water flow, and it is essential that appropriate water-mitigation and drainage infrastructure be thoroughly assessed and upgraded to prevent worsening flooding for surrounding homes, decker park and its carpark as well as the grass foreshore itself.

Also for your consideration is the proposed buildings heights, they are much higher (6 & 7 stories) than any building in the area. The 4 level height that the council has in place should be used on this development to be in line with the council's town planning of heights next the character code residential in this area. The site the developer has is large enough to allow for the height & room numbers they require if they spread out a bit more and lower the overall height level. Eventide is a good example of how a large facility can be in the area without dominating the overall view-line around it. The large building currently proposed will dominate the local residences and this is very concerning to us.

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foreshore and experience the tidal flats, it would be something that would even be more relevant now with this development. Maybe the developer could assist the council in creating beach access

to allow their residences and those of Eventide to experience what we able body people can do. Lets use this great new development to reach out and help those who most need it.

In conclusion, we respectfully ask Brisbane City Council to carefully reconsider the proposal, including the access arrangements and drainage planning for this development to ensure the safety, functionality, and long-term wellbeing of the local community.

We also ask, is there going to be time for consultation for local residents to offer opinion and feedback on this entire development before the DA is finally approved by council as to date there has been no general discussions and has only been a “for sale” sign go up and sold sticker over it with no further opportunity for input by anyone. Our feeling is this application is being rushed through and rubber stamped by necessity for the need of housing as opposed to true consultation.

As pointed out, we are not opposed to this project, providing the development falls in line with current council building codes and the developer takes the time to get it right and not rush it through without the proper consultation process.

Thank you for the opportunity to make this submission.