



Dedicated to a better Brisbane

03 April 2024

Mr Mark Willich
C/- Planning Insights Pty Ltd
156 Waterworks Road
ASHGROVE QLD 4060

ATTENTION: Matthew Taylor

Attention: Mr Mark Willich
Application Ref: A006180890
Address of Site: 2929 OLD CLEVELAND RD CHANDLER QLD 4155

Dear Mr Mark Willich

RE: Further issues

The response to Council's further issues letters dated 28 August and 19 September 2023 have been reviewed and the following identified that need to be resolved for Council to make a decision.

Intensity of use

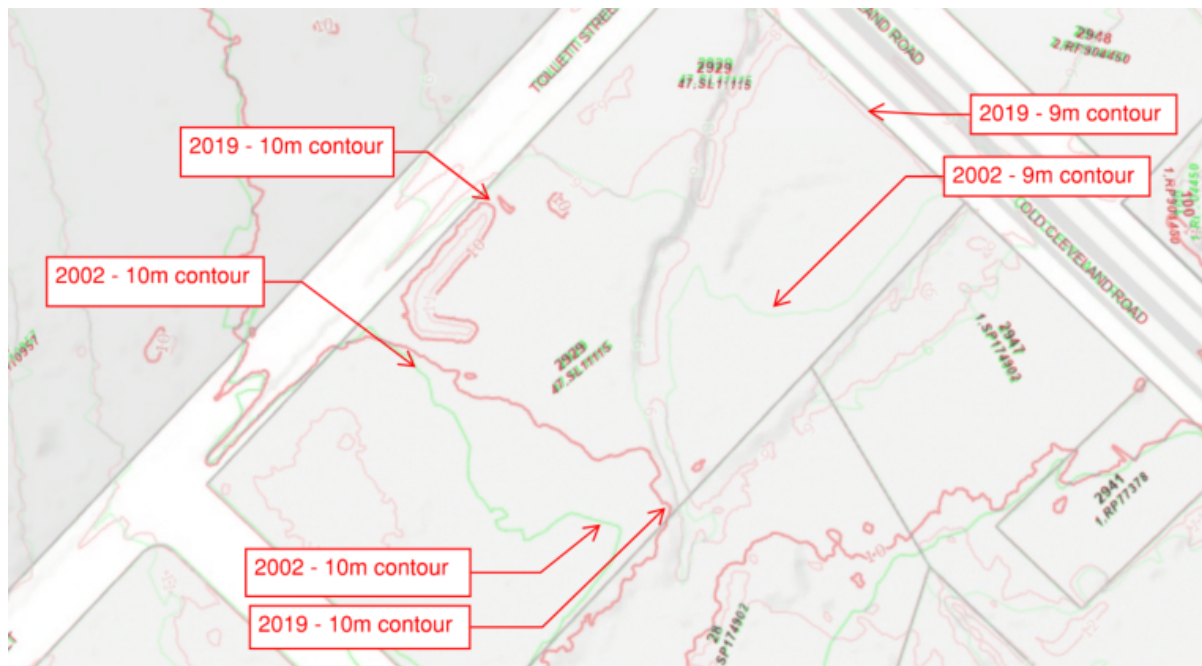
- 1) It is acknowledged that the proposed use has a gross floor area and outdoor sales area that is no greater than the maximums set out in the SEQ Regional Plan for a material change of use for another urban activity in the regional landscape and rural production area land use category. However, the zone code is also relevant in determining the compatibility of the proposal. As noted previously the scale of the proposal and its compatibility with the zone is, in part, determined by the extent to which the proposal can be considered as a low-impact activity. Several issues have been identified that still require the submission of further information.
 - a) Provide additional information in response to the items identified below in this letter to demonstrate that the proposal will not adversely impact the site or any adjoining properties.

Flooding

- 2) A review of your letter dated 29 November 2023 and the response from SARA has been undertaken.

The *Brisbane City Plan 2014* defines the 2002 contour levels of Council's mapping system as natural ground unless a planning approval has been granted to change the land levels. No planning approvals have been granted over the subject site to change these land levels. Below is a comparison of 2002 contours versus 2019 contour levels for the subject site. This overlay demonstrates that filling has been undertaken across the site, including

adjacent to the channel, within the proposed carpark location and adjoining the Tollett Street frontage.



The Storm Water Consulting Flood Overlay Code Assessment Report dated 26 October 2022 modelled the existing extent of flood inundation across the site using the existing site levels. The lawful existing ground land levels are the 2002 contour levels not the existing levels.

- a) Provide an amended flood assessment comparing the 2002 levels with the proposed site levels and identifying where earthworks are being undertaken to restore flood conveyance, demonstrating that the proposal does not directly or indirectly create adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development as required by PO7 of the Flood overlay code.

By undertaking this updated flood assessment, a comparison of pre development levels (2002) versus post development levels (proposed by applicant) can be completed to demonstrate the proposal's compliance with the Flood overlay Code and Stormwater code.

- 3) PO11 of the Flood overlay code requires that development has access which (having regard to hydraulic hazard) provides for safe vehicular and pedestrian movement on the site, including but not limited to emergency services access to adjoining roads. Development access over the channel is to be reviewed as part of the updated flood assessment (see above). Additional culverts with upgraded channel works may better address hydraulic hazard and provide safe vehicular and pedestrian access between the building, road and carpark. These works would need to be carried out in consideration of the site's ecological constraints.

As part of the updated flood assessment it must be demonstrated that the proposed access and carparking area meet the minimum flood planning levels prescribed in the Flood overlay code.

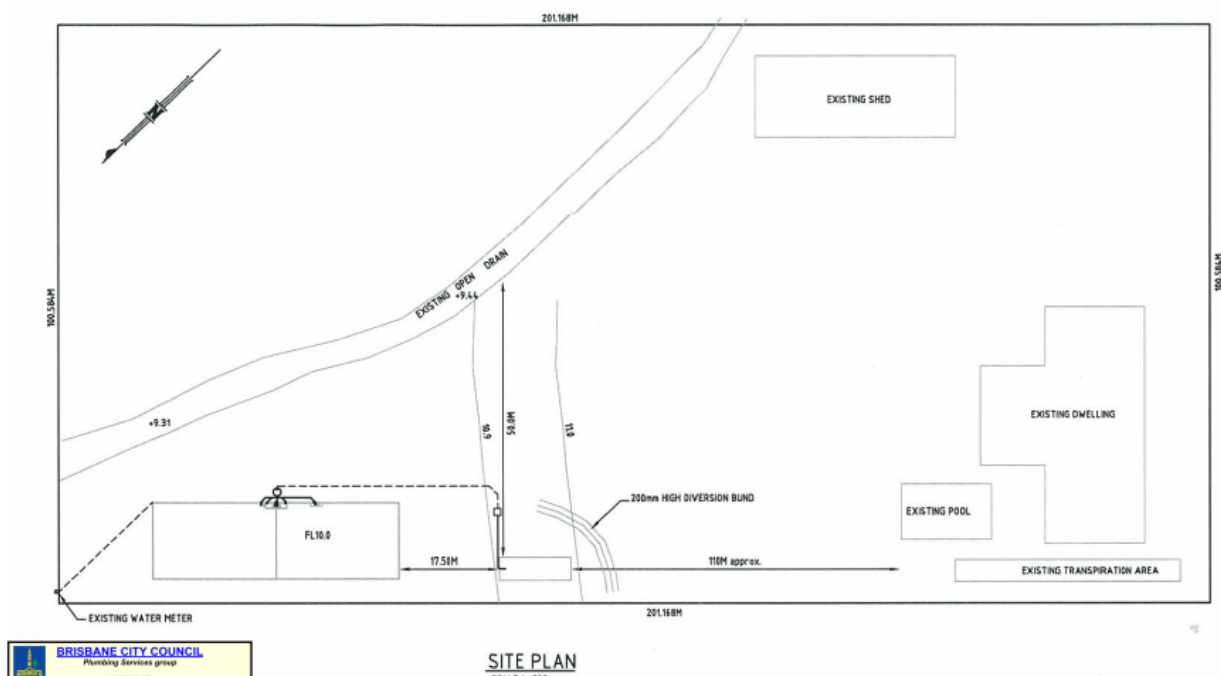
- 4) It is acknowledged that a Flood Emergency Management Plan (FEMP) has been provided. However, it is noted that as the subject site is affected by flooding from overland flow, a short 30-minute evacuation time is provided between rainfall alerts and the site flooding. This short warning period makes evacuation of the site during flood events very difficult.

Therefore, a built form outcome that provides appropriate flood immunity is required, with a particular focus on the proposed car parking area and the culverts across the drainage channel. Kerb and channel with associated pipe drainage will also be required along Tollett Street, demonstrating the proposal's compliance with PO6 of the Infrastructure design code.

The site is also located within the Tingalpa Creek catchment not the Lota Wynnum Creek catchment. However, the FEMP identifies alerts in Bacton Road within the latter catchment. The proposed evacuation route as identified within Appendix B of the FEMP details a U-turn on Old Cleveland Road to drive back through floodwater in an easterly direction. Evacuation routes for the purposes of flooding should avoid any roads that may be affected by flooding.

- 5) It should be noted that any filling within the future busway corridor is unlikely to be supported, and site works will need to demonstrate no adverse impacts on State controlled road(s).

Council's records also indicate that the existing on-site sewer evapotranspiration trenches are located under the future busway corridor that is proposed to run through the subject site. These sewer evapotranspiration trenches will need to be relocated sometime in the future. However, as part of this application a future location for these trenches should be demonstrated, which is clear of the future busway and clear of the proposed carparking area.



- a) Provide amended plans showing a future location for the sewer evapotranspiration trenches and address the relevant assessment benchmarks within the Wastewater code.
- 6) A drainage easement in favour of Council extending across the extent of the flooding is required.
 - a) Provide amended plans in accordance with PO1, PO3, PO4 and PO8 of the Stormwater code, which show a drainage easement across the extent of the flooding to the benefit of Council.

Refer to the Infrastructure design planning scheme policy section 7.10.1 Drainage easements, which identifies all of the easement options that Council is able to condition.

Stormwater quality – Stormwater quality management plan

- 7) The submitted Site Based Stormwater Management Plan prepared by DRW Consulting is acceptable. However, it is noted in addressing the flooding issues identified above in this letter, additional on-site works may be required beyond the site of the proposal as indicated by the orange hatched area shown on the proposed Site Plan dated 2 December 2023 (Received). The Site Based Stormwater Management Plan is to cover the entire area of works, including any areas to be subject to cut and fill or stormwater channel upgrade works etc.
- a) Provide an amended Site Based Stormwater Management Plan for the proposal in accordance with Section 7.9.3 “Permanent methods of water quality control”, within Chapter 7 “Stormwater drainage” of the Infrastructure design planning scheme policy, which covers the full extent of the site on which works are proposed, including earthworks, and addresses the engineering requirements that are identified within this letter. It is to include pollutant export modelling using MUSIC (\geq Version 6) (Note: A digital copy of the MUSIC modelling file is to be provided to support the proposed plan). The plan must also contain specific details of the location, size, maintenance and operation of all stormwater quality improvement devices included as part of the proposal. Site plans must be presented that demonstrate all run-off will be directed to these devices.

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

Yours sincerely



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Development Services
Brisbane City Council