



*Dedicated to a better Brisbane*

9 March 2026

Councillor Nicole Johnston  
Councillor for Tennyson Ward  
Tennyson.Ward@bcc.qld.gov.au

Dear Councillor Johnston

Thank you for your request for information of 23 February 2026 regarding the development at 433 Cliveden Avenue, Corinda.

Please find below the responses to each of your questions.

**1. Why has Council issued a compliance notice that does not meet the very old (pre 2011 and pre 2022 major floods) Flood Report as required?**

- In 2013, Council approved a Material change of use for Education purposes, including outdoor and indoor sport and recreation facilities, a food and drink outlet, storage sheds, a nursery, a caretaker's residence, a medical centre and a shop (pharmacy) (reference A002934792).
- As part of this development approval, a flood report prepared by a Registered Professional Engineer of Queensland (RPEQ) was submitted and assessed by Council. The report confirmed that the proposed site works would not result in any material flood impacts on surrounding properties.
- The condition compliance approval is in accordance with the approved Cardno Flood Report (Version 4, 18 October 2010) (reference A002934792).

**2. Why weren't code assessments submitted to Council for the operation works given the height and amount of fill being important into the site contrary to the application's original approval?**

- As this is not a standalone Operational Works application, a code assessment is not required to be provided by the applicant under the *Planning Act 2016*.
- The proposed earthworks were previously assessed in the original application and formed part of the approved Flood Report.

**3. Was a full and proper assessment of the operational works undertaken in compliance with City Plan requirements of the Boatshed works in 2025?**

- The condition compliance application for filling and/or excavation (application reference A006764239) was lodged and assessed against the requirements of condition 19 of the development approval (reference A006424050).
- The proposed filling and excavation was assessed as part of the original development application and subsequently approved change applications.



**4. What action has Council undertaken to investigate whether the filling currently underway is following the DA requirements and Council City Plan requirements for filling in an “extreme” well known flood area?**

- Council has undertaken multiple compliance inspections (2 February 2026, 11 February 2026 and 2 March 2026), referred the matter for technical engineering review, confirmed the works to date align with the approved earthworks plans, and sought clarification from the site project manager regarding the source of fill to ensure compliance with the conditions of approval.

Please note that the supporting document provided is classified as ‘OFFICIAL’. As per Council’s corporate rule *ICT29 Information Security Labelling and Protection Guideline*, documents labelled as ‘OFFICIAL’ have not been approved for public release.

On this occasion, and after considering advice from the relevant Branch, I have deemed it reasonable that the public release of this information would not be considered an inappropriate use of this information.

Thank you for raising this request with me and I hope the above answers your questions.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Kerrie Freeman', written over a horizontal line.

Kerrie Freeman  
**CHIEF EXECUTIVE OFFICER**