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2 July 2026

Goodman Property Services (Aust) Pty Limited
C/- HPC Planning
PO Box 15038
CITY EAST QLD 4002

ATTENTION: Chris Lewis
Application Reference: A006987246
Address of Site: 227 GARDNER RD ROCHEDALE QLD 4123

Dear Chris,

RE: Further advice

Council officers have reviewed the proposed s81 request to change (minor) application and have identified the below further issues to be addressed.

Rehabilitation

- 1) The proposed changes to the existing approval seeks to remove existing vegetation and land for rehabilitation in the east of the site to increase the potential development footprint of the site. The proposed development site has approximately 2.45ha of land of high ecological significance (HES), with only 1.74 ha of land proposed for retention and rehabilitation.

The Rochedale Urban Community Neighbourhood plan requires development to protect existing significant vegetation (Performance Outcome PO2), protect koala habitat (PO4), and facilitate safe movement of koalas throughout the landscape (PO5). Similarly, the Biodiversity areas overlay code requires development to protect, conserve and restore ecological values, koala habitat trees and areas of strategic biodiversity value within mapped areas of High ecological significance (PO4).

The proposed change to the preliminary approval will result in the net loss of more than 7,000m² of land of biodiversity value, representing a loss of approximately 5,000m² of land for rehabilitation compared to the existing approval.

The proposed changes will reduce the ecological function and connectivity along the Gardner Road frontage of the site. The proposal is also considered likely to increase direct and indirect impacts on ecological values within this area and reduce the corridor function provided by existing vegetation along the Gardner Road boundary.

It is recommended that revised plans be submitted to retain ecological values and provide ecological connectivity along the Gardner Road frontage of the site for the proposal to comply with the requirements of the Rochedale Urban Community Neighbourhood Plan and Biodiversity areas overlay code

- a) Provide revised plans that retain ecological values and provide ecological connectivity along the Gardner Rd frontage of the site. A reduction in the required width of rehabilitation on the Gardner Rd frontage may be considered where amendments to the

Rehabilitation requirements over the broader development site (e.g. 8SP283241 to the north, Council Ref. A006973579) result in improvements to the wider ecological outcome, including retention of the approved waterway width (i.e. 100m minimum).

Access

- 2) The following application has been reviewed in conjunction with adjoining application to the north (Council Ref. A006973579). As part of the assessment of the adjoining application, issues have been identified relating to the proposed changes to access along Gardner Road. Further consideration into providing permanent access from Prebble Street via 227 Gardner Road should be given. In investigating permanent access via Prebble Street, the proposal should consider the following matters:
- a) Selecting an access location that has adequate sight distance given the crest;
 - b) Achieving appropriate separation between the access and the Parklands Circuit intersection;
 - c) Confirming that the interim capacity of the Gardner Road/Prebble Street intersection remains adequate, noting the proposed design for the Farley Road connection (see app. A006738631) reduces Prebble Street to a single approach lane until redevelopment of 210 Gardner Road occur;
 - d) Site access will need to resolve level differences between Prebble Street road reserve and raised embankment and the ground levels within the site; and
 - e) Impacts to any Biodiversity overlay mapping and with updated ecological reporting where adequate to ensure no net impacts to approved rehabilitation corridors.

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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Development Services
Brisbane City Council