



Dedicated to a better Brisbane

11 September 2026

Bespoke Rochedale Pty Ltd
C/- Verso Projects
Level 34, 1 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Matt Boyd

Application Reference: A007059558
Address of Site: 660 GARDNER RD ROCHEDALE QLD 4123

Dear Matt

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.

Streetscape Interface

1. No landscape elements are indicated within the streetscape interface and there are street facing retaining walls, 1.8m high fencing and no direct pedestrian connection from the streetscape to the dwellings on Acacia Street. Further to this, limited variation in unit typology is provided along the Acacia and Tuberose Street frontages.

This outcome does not demonstrate a varied streetscape with strong subtropical character or address softening of hardscape in accordance with AO9.3 / PO9, AO12.4 / PO12, AO28.1 / PO28 and AO37.1-37.2 / PO37 of the Multiple dwelling code.

Provide amended plans to address the following:

- a. Incorporate individual entrances to the streetscape for all dwellings on Acacia Street;
- b. Reduce the height of the proposed fencing on Acacia street and Tuberose Street to 1.5m in height and at least 50% transparent;
- c. Demonstrate with landscaping how proposed retaining walls will be effectively softened when viewed from the streetscape;
- d. Include sections and elevations that demonstrate a positive interface with the streetscape; and
- e. Provide greater variation in the unit typologies fronting Acacia Street and Tuberose Street.

Built form – Unit typologies

2. Further information and design amendments are required to ensure that the proposed unit types can comply with the design expectations of the Multiple dwelling code including under AO6 / PO6, AO9.3-9.4 / PO9, AO11.3 / PO1, AO31.1 / PO31.

Provide amended plans addressing the following for the listed unit typologies:

a. 7500 Aspect / 7500 Aspect Corner / 8500 Vertical

- i. Provide amended plans to demonstrate a balcony or similar to ensure that townhouses that front both the internal street as well as Acacia Street provide adequate CPTED to enable casual surveillance of the street and modulation of the facade;
- ii. Provide a deeper balcony demonstrating its usability and depth more closely aligning with the acceptable outcome for private open space;
- iii. Provide amended plans to indicate window hoods/shading devices or provide adequate recession of windows to enable use through all weather conditions.

b. 7500 Edge - Vertical

- i. Provide amended plans to demonstrate a balcony or similar to ensure that townhouses that front both the internal street as well as Acacia Street provide adequate CPTED to enable casual surveillance of the street and modulation of the facade;
- ii. Provide amended plans to indicate window hoods/shading devices or provide adequate recession of windows to enable use through all weather conditions.

c. 7500 La Mella / 7500 Carva

- i. Provide amended plans to indicate window hoods/shading devices or provide adequate recession of windows to enable use through all weather conditions

d. 7500 Vista Driftwood / 7500 Vista Bronze

- i. Provide amended plans for Building 10, 11, 12, and 13 to indicate window hoods or recession of full height windows to address sun impacts to mitigate the western aspect.

Built form – Setbacks

- 3. The development seeks performance outcomes on primary and secondary frontage boundary setbacks to Acacia Street and Tuberosa Street. While consideration can be given to reduced boundary setbacks for the ground levels of these frontages (subject to review of further information relating to landscaping outcomes within private open spaces areas), the setbacks for the second storey of townhouses fronting these streets must be increased to ensure compliance with AO6 / PO6 of the Multiple dwelling code.

- a. Provide amended plans showing increased setbacks to the second storey of townhouses fronting Acacia Street and Tuberosa Street.

Footpath

- 4. The proposed Multiple dwelling outcome results in a significant increase in pedestrian demand to the existing road network with limited indication of how new pedestrian pathways will be incorporated linking the development to the existing footpath network.

A new 1.2m wide footpath is required along the full length of the verge of Acacia Street and Tuberosa street to support a permeable, connected, attractive and safe pedestrian network that links to the wider existing pedestrian network in accordance and AO1 / PO1 and AO2 / PO2 of the Streetscape hierarchy overlay code.

- a. Provide amended plans which indicates the provision of a 1.2m wide pedestrian footpath setback 1.3m from the back of kerb along the full applicable length of Acacia Street and Tuberosa Street

Landscape Design

5. The Landscape Concept Plan (LCP) does not provide sufficient details to demonstrate how the proposal addresses landscape outcomes referenced in the Rochedale urban community neighbourhood plan, Multiple dwelling code and Landscape work code.

Provide an updated LCP addressing the following:

- a. Detailed plans, sections and elevations demonstrating how the proposal provides a positive interface to the streetscape through multilayered landscape buffers along the frontages that include shade trees that cast shade onto the verge in accordance with AO28.1 / PO28 and AO29.2 / PO29 of the Multiple dwelling code;
- b. Detailed plans, sections and elevations demonstrating the location of proposed bin collection on the landscape plans and how shade tree planting along the internal driveway is supported through appropriate growing media, balances hardstand and mitigates heat island effects in accordance with AO27.3 / PO27 and AO29.4 / PO29 of the Multiple dwelling code;
- c. Detailed plans, sections and elevations demonstrating how the private open space areas will incorporate landscaping to support an attractive and functional private open space with a high degree of subtropical amenity in accordance with AO28.PO28, PO29 and PO30 of the Multiple dwelling code;
- d. Justify how the proposal will achieve water sensitive design measures as outlined in AO12.1-12.4 / PO12 of the Landscape Works Code including opportunities for onsite stormwater harvesting and passive irrigation opportunities.
- e. Provide additional information on landscaping along the eastern side boundary of Stage 2 to demonstrate compliance with AO28.2 / PO28 of the Multiple dwelling code.

Deep Planting

6. The provided plans do not indicate how deep planting is incorporated throughout the site that supports the provision of large subtropical shade trees which at maturity are complementary in scale and height to the built form and respond to the site design needs in accordance with A28.1-28.2 / PO28 and AO29.1-29.4 / PO29 of the Multiple dwelling code.

Provide amended plans that address the following:

- a. A site plan that indicates areas of deep planting that contains large shade trees including minimum dimensions of 4m and 100% open to the sky;
- b. A site plan that indicates areas of performance based deep planting that contains large shade trees with justification of how these areas can support large subtropical shade trees to maturity;
- c. Include preliminary engineering drawings that confirm all areas of deep planting are maintained exclusively for landscaping, with no underground development or infrastructure; and
- d. Incorporate opportunities for permeable pavement, structural soil cells and alternative growing media where shade trees are proposed within constrained conventional growing conditions.

Significant Vegetation

7. Engineering plans indicate significant cut and fill within the notional root zone of the proposed retained *Ficus macrocarpa* var. *hillii*. The submitted Arboricultural Impact Assessment (AIA) notes that a review of bulk earthworks is required and the communal open space is to utilise existing contours with only minor fill of less than 100m and no cut is permitted.

Further information is required to demonstrate the viable retention of the significant vegetation in accordance with AO2 / PO2 of the Rochedale urban community neighbourhood plan code and AO27.1 / PO27 of the Multiple dwelling code.

- a. Provide an amended AIA prepared by a AQF Level 5 Arborist which reviews the extent of earthworks and any associated built form and engineering works within the notional root zone of the existing *Ficus macrocarpa* var. *hillii* and provides an evaluation of the proposed design and recommendations that ensure retention of the trees; and
- b. Provide updated Architectural and preliminary Engineering drawings that reflect the recommendations of the AQF Level 5 Arborist that ensure retention of the existing *Ficus macrocarpa* var. *hillii*.

Communal open space

8. It is acknowledged that Stage 2 will be subdivided after the construction of the townhouses however, the development must still provide facilities for residents expected of a Multiple dwelling including communal open space.
 - a. Provide an area of communal open space within an area of common property that complies with AO30.1-30.2 / PO30 of the Multiple dwelling code.
9. The pavilion located in the communal open space for Stage 1 is built within close proximity to both the Acacia Street and Gardner Road frontages with limited opportunities for landscaping between the structure and the property boundary.
 - a. Provide amended plans showing a greater setback to the proposed pavilion to allow sufficient space for mature subtropical shade tree planting in accordance with AO6 / PO6 of the Multiple dwelling code.

Access restriction strip (ARS)

10. It is noted that the conditions for approval for A005861285 (most recent approved minor change for previously approved Stage 3) included a condition to dedicate the access strip located at the southernmost termination of Glenmore Crescent. It is also noted that this previous approval required the construction of the extension to Glenmore Crescent to connect to newly constructed roads to the north of the site. It is considered that to facilitate the orderly development of the area, the ARS should also form part of this application.
 - a. Provide an amended application that includes the ARS as part of the application. This must include consent from the relevant land owner.

Car parking and access

11. Proposed car parking rates are required to demonstrate compliance with the Transport, access, parking and servicing (TAPS) code for each stage. Further information is required to demonstrate that Stage 2 car parking rates can comply with AO13 / PO13 of the TAPS code.
 - a. Provide amended plans showing a 5.5m front setback from the garage to the property boundary forward of townhouses 69-72 to provide additional resident parking spaces and to prevent vehicle encroachment into Poppy Street.

- b. Provide amended plans showing additional visitor parking within the common property area via indented parking or tandem spaces.
12. The proposed driveway crossovers for townhouses 69-72 do not include standard splays at the kerb. The abrupt transition between the Type D kerb profile and the crossover invert may result in vehicles mounting the kerb and may reduce the service life of the public kerb asset.
- a. Provide amended plans that provide standard 600mm wide domestic crossover splays at the kerb. Where minimum separation between crossovers is required, reduce the crossover width at the kerb by 1.2m, continue the reduced width beyond the concrete footpath, and flare the crossover to the required width at the property boundary.

Refuse collection

13. Mobile Garbage Bin (MGB) kerbside collection area for townhouses 07, 08, 16, 17, 18, 19, 21, 26, 27, 30, 31, 34, 35, 36, 37, 38, 44, 45, 51, 52, 53, 56, 57, 60, 61, 78, 79 & 80 are all under tree canopies as shown on the Landscape concept plan. In addition, the bin pads on the east and west roads in Stage 1 do not provide a depth of 1.5m to built form (fence) and the bin pads for townhouses 07 to 14 and 36 to 44 are not of sufficient length.

Provide amended plans addressing the following to demonstrate compliance with AO32 / PO32 of the Multiple dwelling code:

- a. Demonstrate all MGBs are clear of tree canopies.
- b. Demonstrate the bin pad for townhouses 07 to 14 has a minimum length of 14.4m.
- c. Demonstrate the bin pad for townhouses 36 to 44 has a minimum length of 12.6m.
- d. Include dimensions for all kerbside collection areas.
- e. The minimum kerbside collection area for each townhouse must be 1.8m wide by 1.5m deep.

Note: If the internal kerbside collection and refuse storage enclosure as described in items 1 & 2 above cannot be achieved for Stage 1 (Multiple Dwelling 68 units), on-site bulk bin collection can be explored.

14. Specific details have not been provided for the refuse storage enclosures for each townhouse. In addition, the refuse storage enclosures for townhouses 78 & 79 appear to conflict with trees.
- a. Clearly demonstrate the refuse storage enclosures for each townhouse and ensure they do not conflict with trees, landscaping or built form.
 - b. Include the dimensions of each refuse storage enclosure and denote they are roofed and wholly screened.
15. It is noted the RCV services Stage 2 (townhouses 73 to 82) from the opposite side of the road with the arm reaching across to service bins. To facilitate a more favourable and safer kerbside collection practice where the RCV does not collect from the oncoming lane, the concrete bin area can be moved further north towards TH72, thereby allowing the RCV to collect at the near side before moving out to make the reverse manoeuvre into the turnaround area.

Bushfire Hazard

16. The Bushfire Risk Assessment identifies an area of hazardous vegetation associated with the waterway corridor directly south of the proposed development. The adjacent bio-basins however have not been included in setback calculations. Although the report classifies these areas as 'unmanaged', both bio-basins have been excluded from any setback calculations as they are described as containing 'high moisture ground cover vegetation'. Given these areas will not be managed in perpetuity and are directly adjoining classified vegetation. Council requires both bio-basins to be classified as unmanaged grassland or a similar VHC.

Further to this, the assessment has utilised VHC 16.1 for fuel loads given current vegetation on site. The approved Rehabilitation Plan (ref. A005824334) however indicates the waterway corridor in question will be rehabilitated to reflect RE12.3.6 (VHC 22.1) and RE12.5.2/12.5.3 (VHC 9.1). The assessment must utilise the approved rehabilitated Regional Ecosystems (and associated VHC's) at full maturity.

- a. Provide a revised Bushfire Risk Assessment which includes setback calculations for unmanaged grasslands associated with the bio-basins as well as VHC's which reflect the approved Rehabilitation Plan (ref. A005824334) for the waterway corridor.

Note: In accordance with Council's Technical Assessment Guide (Bushfire Reporting), the flame temperature used to calculate appropriate setback distances from hazardous vegetation must be 1200K.

Advice

17. It is noted that a Site Based Stormwater Management Plan and Engineering Report have recently been submitted.

These reports are still under assessment by Council and any further information required subsequent to this assessment will be requested in due course.

18. The proposal includes the removal of at least one tree along the Acacia Street frontage. It is understood that street trees along this frontage are still within a 'on-maintenance' period and have not been transferred to Council.

Ensure that necessary arrangements are made with Council's Public Space Operations Arboriculture (PSO-Arc) team regarding the removal of the impacted tree. PSO-Arb can be contacted via ISG-CS-PPI-PLANNING-ARB@brisbane.qld.gov.au.

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 A007059558.

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

Yours sincerely

A handwritten signature in dark ink, appearing to be 'J. Wake', with a long horizontal stroke extending to the right.

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