

Ref: 24-0181P

21 August 2025

The Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001  
Via Email: [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au)

Attn: Kayal Chandrasekar – Urban Planner, Planning Services South

RE: Response to Information Request (s13.2 DA Rules)  
Development Permit for Reconfiguring a Lot (1 into 1 Lot plus new road)  
202 Gardner Road, Rochedale QLD 4123 - A006738631

Dear Kayal,

We refer to your information request dated 22 May 2025 in relation to the abovementioned application (Council reference: A006738631) and provide a full response in accordance with Section 13.2 of the Development Assessment Rules (**DA Rules**).

Thank you for your attention to this matter. As the development application is subject to impact assessment, the application will now proceed to public notification accordingly.

Should you have any further queries regarding this application, please feel welcome to contact the undersigned on (07) 3666 5200.

Yours sincerely,



Marnie Wood

SENIOR PLANNER

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# Response to Information Request

## Supporting Material

This response is supported by the following information:

Document Title	Prepared By	Date
Amended Plan of Reconfiguration (24-01814P-01, Version D)	Therefor Group	30.06.2025
Engineering Cover Letter	ADG Engineers	1.07.2025
Amended Engineering Services Report	ADG Engineers	1.07.2025
Amended Traffic Engineering Drawings	Colliers	19.06.2025
Ecological Assessment Report and Response (including Tree Retention and Removal Plan)	Therefor Group	14.08.2025
Updated DA Form 1	-	-
Owner's Consent	-	-

## Summary of Changes

The proposed changes to the development application, as listed below and shown on **the Amended Plan of Reconfiguration**, are considered by the applicant to be minor changes and in accordance with Section 52(3) of the *Planning Act 2016 (Planning Act)* and do not affect the development assessment process. The proposed changes are all made in response to the Information Request, and in accordance with Section 26.1 of the DA Rules, do not stop the development assessment (irrespective of whether the changes are a minor change or not).

- Deletion of crossover to Gardner Road (in response to Item 1).
- Addition of 4m-wide stormwater drainage easement along part of the northern property boundary (in response to Item 2).
- Inclusion of 198 Gardner Road in the development application.

## Inclusion of 198 Gardner Road in Development Application

As noted above, as part of this response to Council's Information Request, on behalf of the applicant, the land at 198 Gardner Road (Lot 3 on RP114765) has been included in the development application material. An updated DA Form 1 and signed Owner's Consent form have therefore been provided in support.

The purpose of the inclusion is to ensure that the construction of the new district road neatly ties into the already-approved section of the road (under Council approval A005747839) immediately to the north. As shown in **Figure 1** below, (which is an extract of approved plan DA105, Rev 04 of A005747839), the approved road was not designed to abut the southern boundary of 198 Gardner Road to ensure that the road's development footprint did not encroach into 202 Gardner Road, as it was not part of the application. Considering that the design of the district road has now been finalised, the intent is to include 198 Gardner Road in this application to demonstrate how the two applications will tie in together and the road will be seamlessly constructed.

The inclusion of this land parcel is in response to Council's Information Request in accordance with Section 26.1 of the DA Rules and therefore does not stop or restart the development assessment. Regardless of this, the proposed change is minor in nature and therefore under Section 52(3) of the Planning Act 2016, does not affect the development assessment process. It is therefore anticipated that the application's formal public notification period will commence shortly.

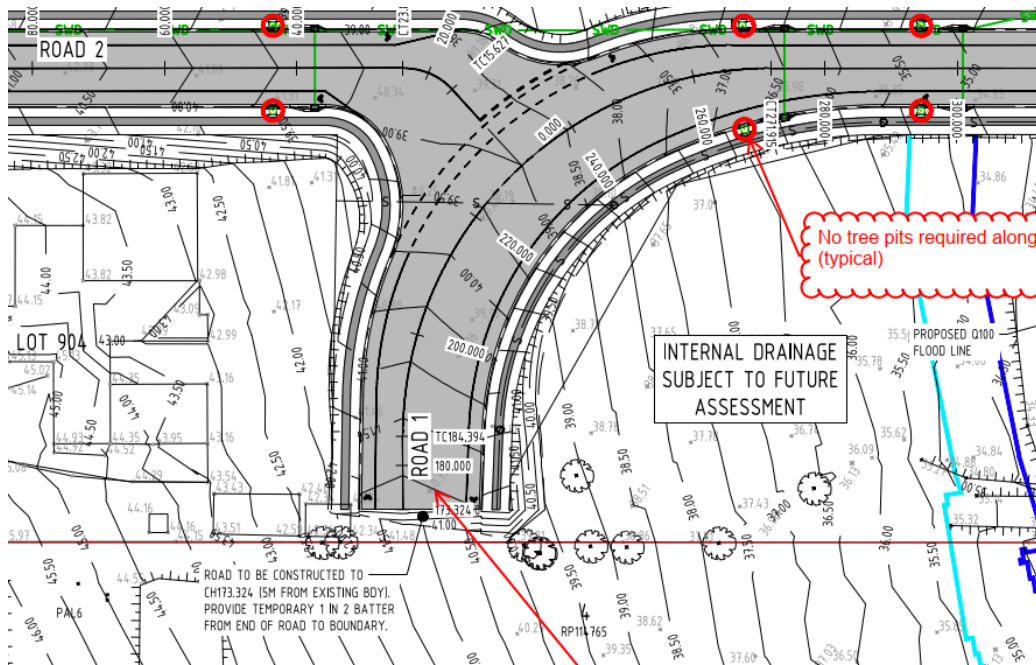


Figure 1: Extract of approved plan DA105, Rev 04 of A005747839

## Response to Information Request

Please see our response to the items in Council's information request below.

### Item 1 – Traffic – Road Layout and Design

While the roadworks and dedications shown on the proposed plans are generally consistent with Council requirements for future road dedications and works, some minor additional details and amendments are required in accordance with the requirements of the Road hierarchy overlay code (PO3, PO8) and Infrastructure Design Code (PO1, PO2, PO3, PO4):

- i) Some of the proposed works required to connect the Prebble Street-Farley Road connection to the Gardner Road/Prebble Street intersection (e.g. portions of the kerb and footpath, signal hardware changes) will be sacrificial in terms of the ultimate intersection form. The engineering plans are to be amended to delineate which elements are ultimate and which are interim.
- ii) No direct access to Gardner Road from the new western portion of Lot 4 will be supported. All references to direct access to Gardner Road are to be removed from the plans.

a) Provide amended engineering plans which delineate the ultimate and interim road works and remove all references to direct lot access to Gardner Road.

### Response

The proposed development intends to deliver a new road connection and signalised Gardner Road-Prebble Street intersection, completing the road network from Gardner Road to approved Road 1 (as per development approval A005747839). The Interim Intersection Road Layout design will be delivered as a temporary arrangement and will involve a signalised intersection and one (1) lane from the proposed new district road. It will act as an all-movements lane until the ultimate two (2) lane Ultimate Intersection Road Layout design can be constructed over land at 210 Gardner Road. Consequently, the intersection road layout design will involve sacrificial works.

The Civil Engineering Plans contained within the **Amended Engineering Services Report** provide a Sacrificial Works Plan (Drawing No. DA12, Rev 02) which clearly identifies which works are ultimate and which works are sacrificial. This plan will ultimately inform the trunk infrastructure offsets associated with this development application. To provide further clarification, the **Amended Traffic Drawings** include two separate drawings of the interim and ultimate intersection form. It also includes a drawing (23BRT0408-SK 3-01) that overlays the interim and ultimate intersection form.

In addition, the proposed development has removed the direct access to Gardner Road from the western portion of Lot 4. Please refer to the **Amended Traffic Drawings** and **Amended Engineering Services Report** to view the updated road design.

#### Item 2 – Stormwater Management

While the proposed works and layout are generally supported from a stormwater perspective further details and amendments are required in accordance with the Stormwater code (PO1, PO2, PO3, PO4) to address the following:

- i) The stormwater in Council road must be designed for the external catchment from Gardner Road that drains into this new road, and likely future lots on southern side of the new road. Ultimate development catchment plans are required.
  - ii) The stormwater from the new Council road requires an easement through the balance land to the creek for the interim scenario where the downslope road has not yet been constructed.
  - iii) An easement for overland flow purpose is required over the creek flooded area in the balance land.
  - iv) Proposed stormwater within the new road cannot cross the road from gully to gully. Gullies are to connect to manholes and drainage under the road pavement as per the Infrastructure Design PSP (Chapter 7 Stormwater Drainage).
  - v) Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure Design planning scheme policy. It will need to be ensured that any earthworks associated with Road 1 are not to cause ponding or nuisance on the neighbouring property at 210 Gardner Road.
- a) Provide an amended Stormwater Management Plan to address the above requirements.

#### Response

The applicant and project engineers have reviewed the stormwater matters raised by Council. As identified in the **Amended Engineering Services Report**, a Stormwater Management Plan is not required as the purpose of the proposed development is to create an englobo lot. Notwithstanding the above, a response to each part of this item is provided below for completeness.

#### Response to Part (i)

The proposed development has considered the stormwater for the external catchment, including the southern lot (identified as 210 Gardner Road). Please refer to the **Engineering Cover Letter** and **Amended Engineering Services Report** for the ultimate development catchment plan. Importantly, the stormwater discharge associated with the englobo lots will be subject to future development applications.

#### Response to Part (ii)

Pursuant to the development approval over land at 180, 184 Gardner Road & 56 Farley Road (Council reference: A005747839), a district road connection and associated servicing infrastructure is located within the land at 198 Gardner Road. This infrastructure directly abuts part of the northern property boundary of 202 Gardner Road.

The proposed development will discharge into the stormwater infrastructure contained within the district road as the adjoining development approval (Council reference: A005747839) will be delivered concurrently.

In the event that the adjoining development approval has not been carried out, a stormwater easement is required to facilitate drainage to the waterway corridor. The **Amended Plan of Reconfiguration** is inclusive of a stormwater easement along part of the northern boundary and will be established only if required. It is requested that Council includes wording in a condition to reflect this.

Please refer to the **Engineering Cover Letter** and **Amended Engineering Services Report** for further information.

Response to Part (iii)

The purpose of this development application is to facilitate trunk road infrastructure only. The proposed road connection is located wholly outside of the waterway corridor.

A separate development application has been lodged over land at 198 & 202 Gardner Road for a Development Permit for Reconfiguring a Lot - 2 into 5 Lots (including 2 development lots, a drainage lot and 2 balance lots) (Council reference: A006761597). This concurrent development application seeks to reconcile and realign the mapped waterway corridor in accordance with the Flood Impact Assessment approved as part of Council approval A005747839. Under the concurrent development application, the drainage reserve / waterway corridor will be located on its own lot (Proposed Lot 500) and is intended to be dedicated to Council for drainage purposes (shown in **Figure 2** below). As such, it is requested that Council indicate (amendment in red) on any approved plans the location of the required easement. As this land remains under assessment as part of other development applications, it is critical for our client that this land is not put under any environmental covenant or be dedicated until the other applications have been decided.

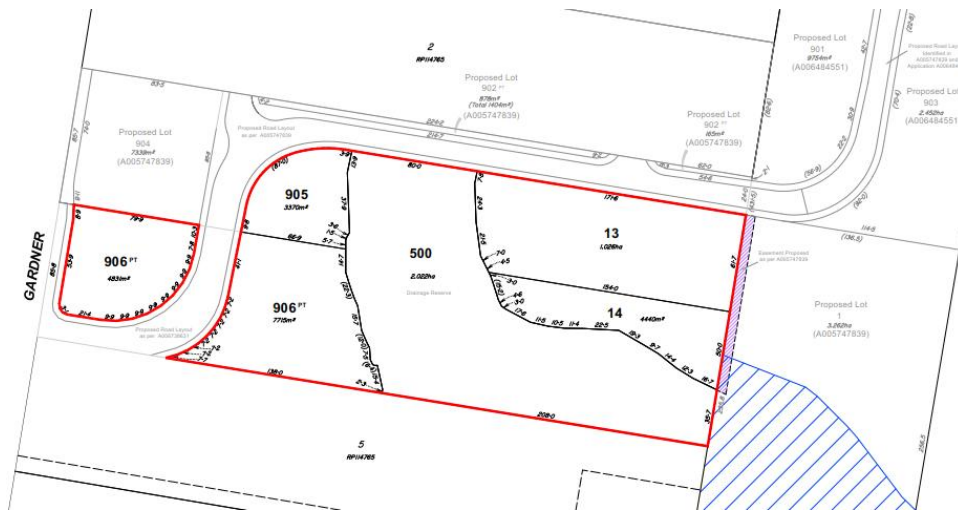


Figure 2: Extract of Proposed Subdivision at 198 & 202 Gardner Road (Council Reference: A006761597)

Response to Part (iv)

The engineering drawings contained within the **Amended Engineering Services Report** include additional manholes in accordance with the Infrastructure Design PSP. Please refer to the **Engineering Cover Letter** for further details.

Response to Part (v)

These matters are subject to detailed design and can be conditioned. The proposed drainage is designed to ensure no ponding or nuisance to the adjoining property at 210 Gardner Road.

### Item 3 – Ecological Values and Significant Vegetation

The site is mapped under the Waterway corridors overlay code and Biodiversity areas overlay as ‘High Ecological Significance Strategic’ (HESS) and ‘Koala Habitat Area’. While it is acknowledged the proposed boundary realignment will not be crossing the waterway corridor the ‘Preliminary Roadwork Layout Plan’ (Drawing no. DA02 Rev 2 – DA02 Rev 3) shows proposed earthworks and services (stormwater and sewer) for the new road which will impact upon vegetation, and potentially the waterway corridor. It is noted the stormwater infrastructure is currently shown within the core waterway corridor, which is not a preferred location. Further detail on the vegetation in this area is required to demonstrate this is an appropriate location or move the outlet out of the core area.

Trees within the site and along the verge are also protected by Natural Assets Local Law (NALL). Significant trees which meet one or more criteria as described in Section 2 of the Vegetation Planning scheme policy are apparent between Gardner Rd and the proposed New Road and may be affected by the proposal. Long-term retention of significant trees within this area where possible may be appropriate for their contribution to local landscape character. The following further information is required to assess the ecological values and significant vegetation on site.

- a) Provide an assessment against Section C of the Biodiversity areas overlay code, Section A and Section C of the Waterway corridors overlay code and PO2/PO4/PO5 of the Rochedale urban community neighbourhood plan code including:
  - i) An ecological assessment in accordance with the Biodiversity areas Planning scheme policy (PSP) prepared by a suitably qualified ecologist.
  - ii) A Vegetation Survey Plan in accordance with the Biodiversity PSP including:
    - (1) The location and description of existing vegetation within the proposed development footprint and associated works area and within 10 metres of the approved development footprint and associated works area.
    - (2) All trees 100 mm DBH or greater which must be surveyed (accurate to +/- 100mm). Note: GPS locations will not be supported.
    - (3) A description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified.
    - (4) The proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) required during construction of the development.
    - (5) A clear indication of which trees are to be retained and which trees are to be removed, both in the site and along the frontage, including the following information:
      - (a) Scientific name;
      - (b) Height;
      - (c) Diameter of tree trunk at breast height (DBH);
      - (d) Crown diameter;
      - (e) Habitat features including hollows and scratch marks, nests etc.
      - (f) Tree Protection Zones (TPZs) and Structural Root Zones (SRZ) of trees in accordance (in accordance with AS4970); and
      - (g) General health assessment.
    - (6) If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees and the following detail:
      - (a) Description of the proposed works and construction methodology to be used within TPZ of trees;
      - (b) Evaluation of proposed construction methodology and potential impacts on the trees;
      - (c) Evaluation of any pruning works (including canopy and/or root pruning) which may be required as a result of the proposed works; and
      - (d) An assessment of the vegetation under section 2.2 Attributes of significant vegetation of the Vegetation planning scheme policy.
  - iii) For any significant residual impact, offsets may be required under the Environmental Offsets Act 2014 and the Offsets Planning Scheme Policy.

### Response

An **Ecological Assessment Report** and supporting Tree Retention and Removal Plan has been prepared by Therefor Group in accordance with the Biodiversity Areas Planning Scheme Policy.

As described above, the purpose of this development application is to facilitate trunk road infrastructure only. The proposed road connection is located wholly outside of the waterway corridor in accordance with Section A and Section C of the Waterway Corridors Overlay Code.

A stormwater easement along part of the northern property boundary is proposed to facilitate drainage to the waterway corridor in the event that the adjoining development approval (Council reference: A005747839) has not been carried out. The Ecological Assessment Report identifies the proposed road layout and associated earthworks and servicing infrastructure is located wholly outside of the mapped HESS area. The proposed development therefore retains the mapped biodiversity value and existing ecological attributes on the site pursuant with PO2, PO4 and PO5 of the Rochedale Urban Community Neighbourhood Plan Code and Section C of the Biodiversity Areas Overlay Code.

The Tree Retention and Removal Plan identified a total of four (4) significant landscape trees within the site, identified as Trees 22, 29, 30 and 187. All significant landscape trees will be retained, with the exception of Tree 187. The proposed earthworks associated with the road connection will unavoidably impact Tree 187, however as the tree's removal is a direct consequence of the construction of the new trunk road (whose location has been dictated by Council), its removal should not attract vegetation offset charges.

For further details, please refer to the **Ecological Assessment Report** and the **Tree Retention Removal Plan**.

#### Item 4 – Ecological Values and Significant Vegetation

The proposed development is within a mapped identified koala broad hectare area.

a) Provide an assessment against the assessment benchmarks in Schedule 11, Part 3, Section 6 of the Planning Regulation 2017 by a suitably experienced and qualified ecologist.

### Response

Please refer to **Ecological Assessment Report** prepared by Therefor Group for a response to the relevant assessment benchmarks contained within the Planning Regulation.

#### Note – Structure Plan

It is noted the 'Future Cycle Route' shown on the submitted Structure Plan ends at the western boundary of the site. Please note this shared pathway will be required to extend through the subject site to connect to the approved road to the north. Any future decision on this site is likely to include a condition on Shared pathway provision similar to Condition 63 of A005747839.

### Response

The above is noted. The applicant agrees to the inclusion of a condition associated with a shared pathway on the site, similar to condition 63 of A005747839.