



Our Ref: PL2222

Your Ref: A004685227

11 February 2022

The Chief Executive Officer

Brisbane City Council

GPO Box 1434

BRISBANE QLD 4001

Via email: [edaeast@brisbane.qld.gov.au](mailto:edaeast@brisbane.qld.gov.au)

Attention: Helen Danalis – Senior Urban Planner  
Development Assessment Planning Services East

Dear Helen,

**RE: RESPONSE TO OUTSTANDING MATTERS**

**Development Permit for Reconfiguring a Lot (2 Lots into 41 Residential Lots plus New Road,  
Environmental Reserve, Drainage Reserves and Balance Lots (Future Stages))  
381 Rochedale Road and 216 Gardner Road, Rochedale (Lots 1 & 2 on RP115631)  
Council Reference: A004685227**

**1. INTRODUCTION**

We refer to your Further Advice letter dated 22 March 2018 in relation to the abovementioned application and our most recent response dated 15 January 2021. Since our Response, a further revision has been made to the proposed subdivision layout, following further discussions with Council. As such, this letter provides an Additional Response to Outstanding Matters, taking into account these design revisions. The items addressed therein are summarised in Section 2 of this Response.

**BRISBANE**

This response is supported by the following information:

- **Appendix A:** Revised Plan of Reconfiguration (Rev. AK) prepared by Wolter Consulting Group;
- **Appendix B:** Updated Development Concept Plan (Rev. W) prepared by Wolter Consulting Group.

## 2. SUBDIVISION LAYOUT REVISIONS

This outline of the changes made to the development proposal is provided in accordance with section 52(1) of the *Planning Act 2016*. These changes are minor and, in accordance with section 52(3), do not affect the development assessment process.

The changes are:

- **Relocation of northern road connection:** the proposed new road connection to the north has been relocated from the edge of the waterway corridor to the location of previous Lot 12, further to the east, in consultation with Council. This provides access to the north-eastern lot, given the north-western lot above the handle is now constrained by State government koala mapping.

This road connection has been widened from 12.5m to 14m given it does not have the benefit of being adjacent to proposed open space. The additional width has been achieved by taking a small portion from Lot 905 and adjacent Lot 20, and the eastern boundary of Lot 20 has been straightened to regularise the shape of this lot, which together are consequential and minor lot configuration changes.

- **Lot 501 and 900 reconfigurations:** minor changes have been made to the size and shape of proposed Lots 501 and 900, adjacent to the existing house lot (Lot 1), to facilitate the future dedication of the access handle (Lot 501) if required and the drainage reserve (Lot 900).
- **Access easement:** as requested by Council, two alternative access easements are shown for Lot 1, connecting to Frangipani Street via the proposed internal road layout if the easement to Rochedale Road is unable to be provided due to the possible dedication of Lot 501.

### 3. CURRENCY PERIOD

As discussed, we request that a 6-year currency period be applied to the development approval, consistent with standard timing under the *Planning Act 2016*, rather than the *Sustainable Planning Act 2009* default period of 4 years as applied at the time of lodgement. This will ensure the approval is brought up to date with current planning practice.

### 4. CONDITIONS

As discussed, we request that the following conditions be included in the approval:

*If, at the time that the survey plan for stage 1 is submitted to Council for plan sealing, the trunk drainage from Rochedale Road to the waterway corridor (ROC-PR-157 & ROC-PR-153) has not commenced on land other than Lot 501 and the trunk drainage is still required, Lot 501 is to be transferred to Council for the drainage reserve purposes.*

*If Lot 501 is not required to be transferred to Council for drainage reserve purposes, an alternative access easement for Lot 1 can be provided through Lot 500 and Lot 501.*

This will ensure that only the necessary land is dedicated for trunk infrastructure requirements, at the time the development of this site commences, and that additional land is not unreasonably or unnecessarily dedicated. It also allows a shorter and more direct easement to Lot 1 if Lot 501 is not required to be transferred to Council for drainage reserve purposes.

### 5. CONCLUSION

Thank you for your attention to this matter. We trust this response now finalises any outstanding issues with this application, allowing an approval to be issued subject to reasonable and relevant conditions. We would appreciate the opportunity to review draft conditions prior to issue.

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

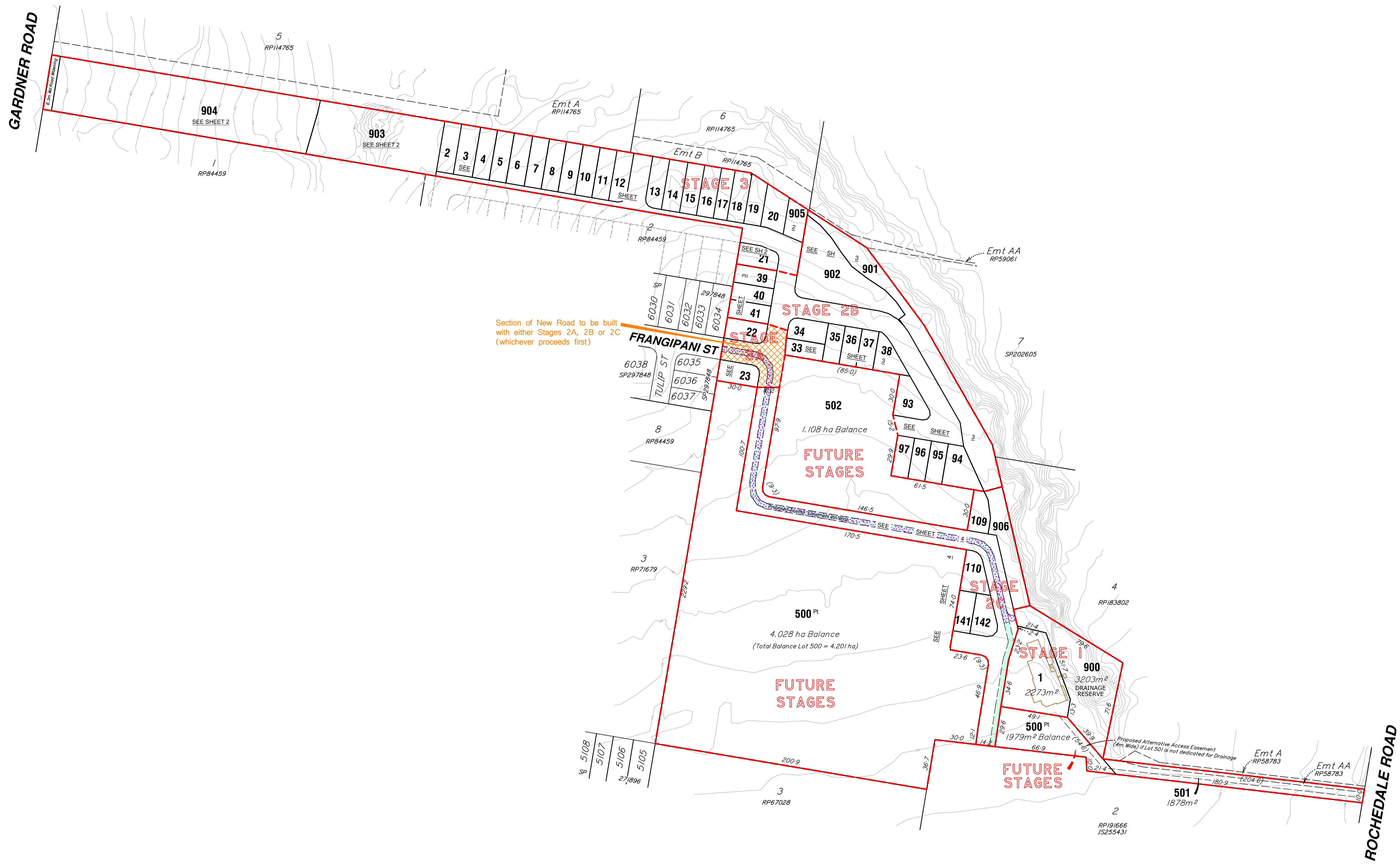
Yours sincerely,



Natalie Rayment

Executive Director

Wolter Consulting Group



Section of New Road to be built with either Stages 2A, 2B or 2C (whichever proceeds first)

- Legend**
- Stage Boundary
  - Existing Building/Structure
  - Section of New Road to be built with either Stages 2A, 2B or 2C (whichever proceeds first)
  - Proposed Access Easement
  - Proposed Access Easement in favour of Council (Lot 900 Access)

- Notes**
1. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between the consulting group and the instructing party.
  2. Design subject to local authority approval & detailed engineering requirements, areas and dimensions are approximate only and are subject to survey.
  3. Contours and buildings/structure locations from others and are approximate only. Western waterway corridor derived from survey.
  4. Indicative road pavement design, subject to biopods and engineering review.
  5. This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

**Table of Development**

Gross area of subject land.....	11,074 ha
Area of proposed park and open space.....	2,177 ha (Lots 900-906)
Area of new road.....	1,365 ha
Length of new road.....	1,140m
Net area of subject land.....	7,532 ha (Excluding park & open space)
Number of proposed lots.....	41
Number of Existing lots.....	2

**Final intended use of new lots:**  
 Proposed Lots 1-23, 33-41, 93-97, 109 & 110, 141 & 142 are for residential use.  
 Proposed Lots 900, 901, 903, 905 & 906 are for Drainage Reserves.  
 Proposed Lot 902 is for Bio Basin use.  
 Proposed Lot 904 is for an Environmental Reserve.  
 Proposed Lots 500-502 are Balance Lots (Future Stages).



Planning Urban Design Landscape Environment Surveying  
 Brisbane: Level 2, 1 Breakfast Ck Road, Newstead, QLD 4006 Phone: (07) 3666 5200

Scale 1:1500 @ A1  
 Lengths are in Metres.  
 20 0 20 40 60

# Plan of Reconfiguration

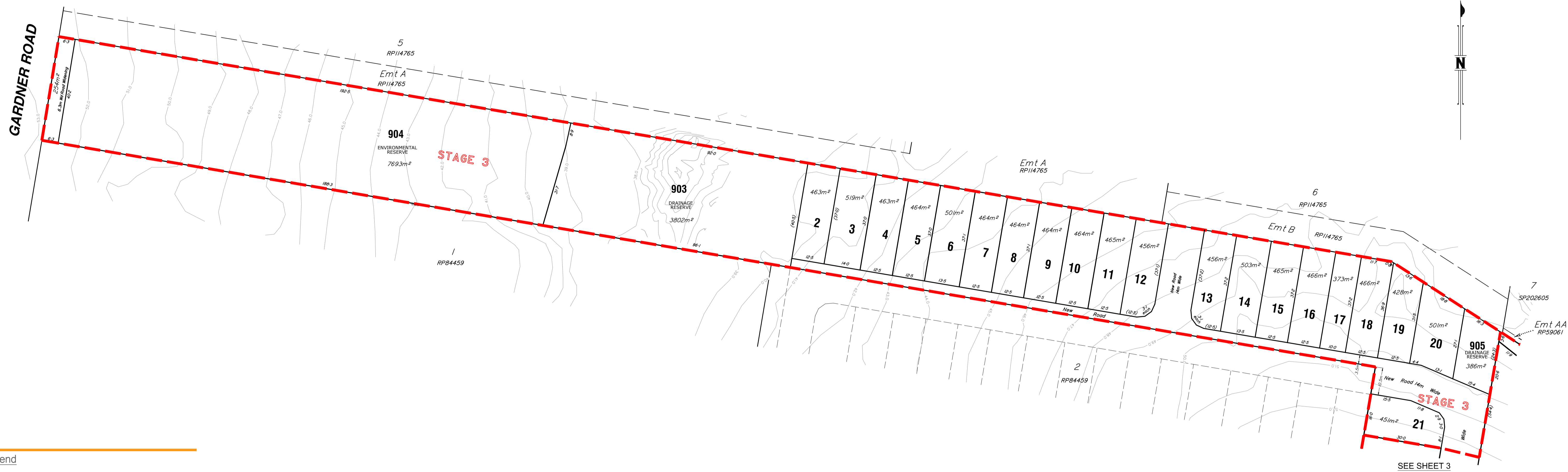
Proposed Lots 1-23, 33-41, 93-97, 109 & 110, 141 & 142, 500-502 & 900-906

216 Gardner Road & 381 Rochedale Road, Rochedale

Description: Lots 1 & 2 on RP115631  
 Local Authority: Brisbane City



<b>DRAWING NO.</b>	<b>VERSION</b>
SB2222-01	AK
<b>DATE DRAWN</b>	<b>SHEET NO.</b>
11-02-2022	1 of 4



- Legend**
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# Plan of Reconfiguration

Proposed Lots 1-23, 33-41, 93-97, 109 & 110, 141 & 142, 500-502 & 900-906

216 Gardner Road & 381 Rochedale Road, Rochedale

Description  
Local Authority

Lots 1 & 2 on RP115631  
Brisbane City



DRAWING NO. VERSION

SB2222-01 AK

DATE DRAWN SHEET NO.

11-02-2022 2 of 4



**Legend**

- Stage Boundary
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**Notes**

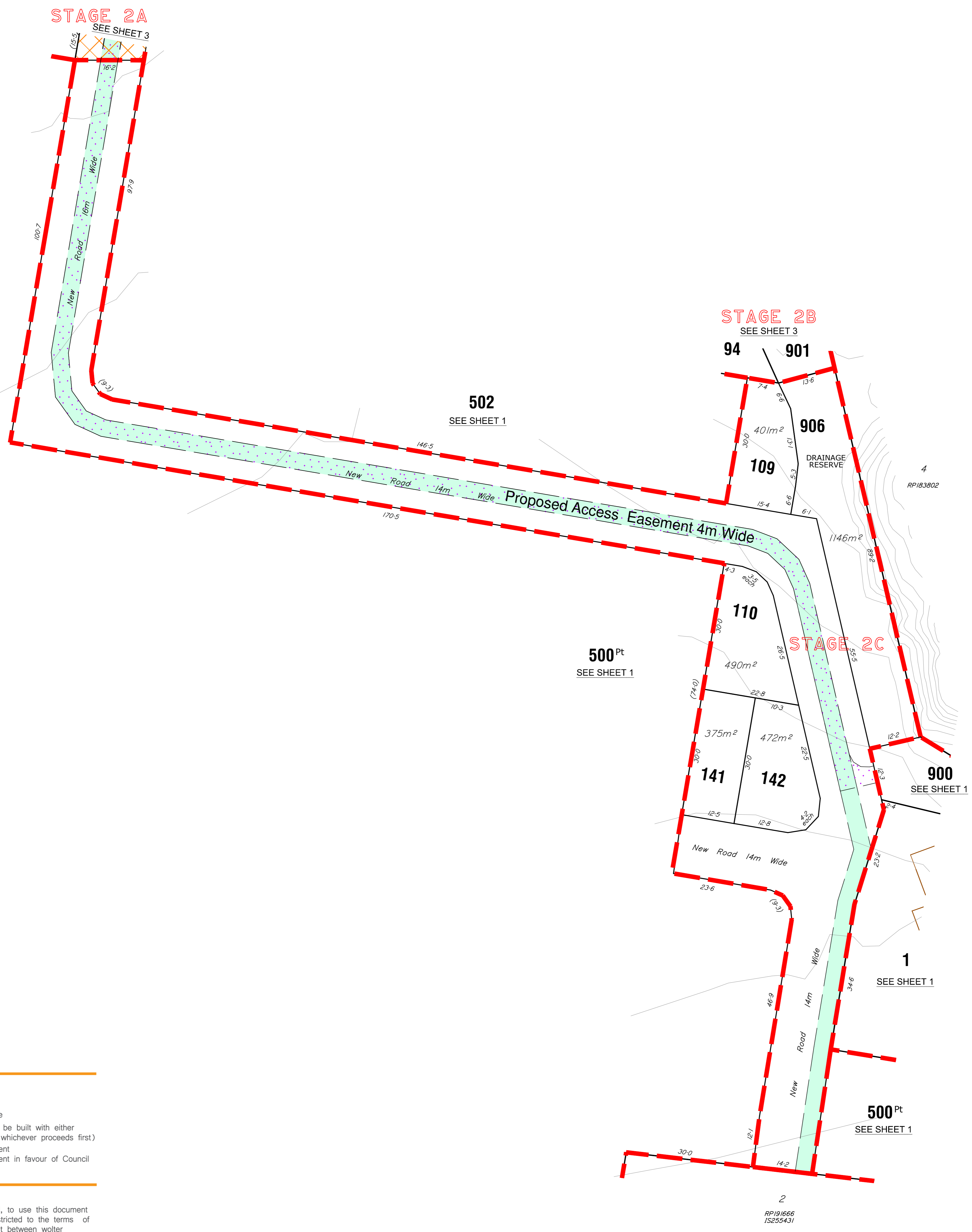
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# Plan of Reconfiguration

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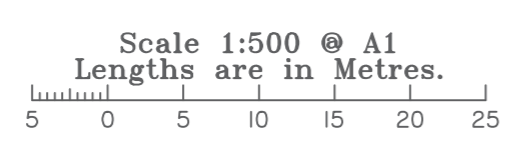
216 Gardner Road & 381 Rochedale Road, Rochedale

Description: Lots 1 & 2 on RP115631  
Local Authority: Brisbane City



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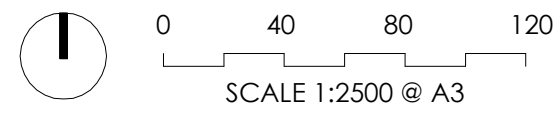
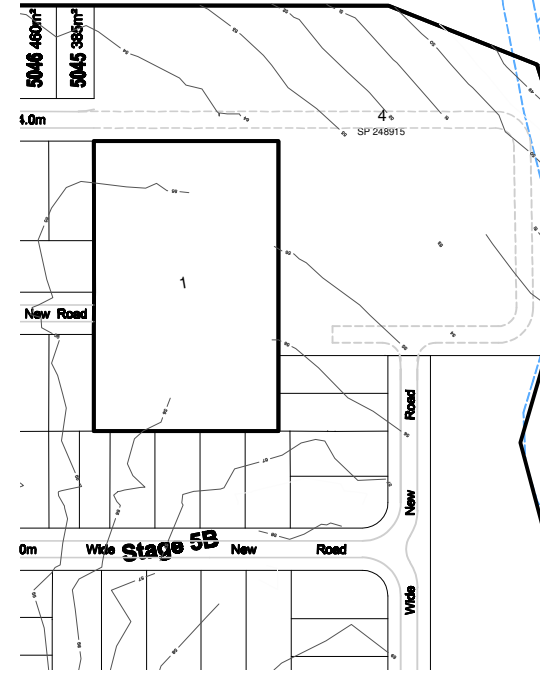
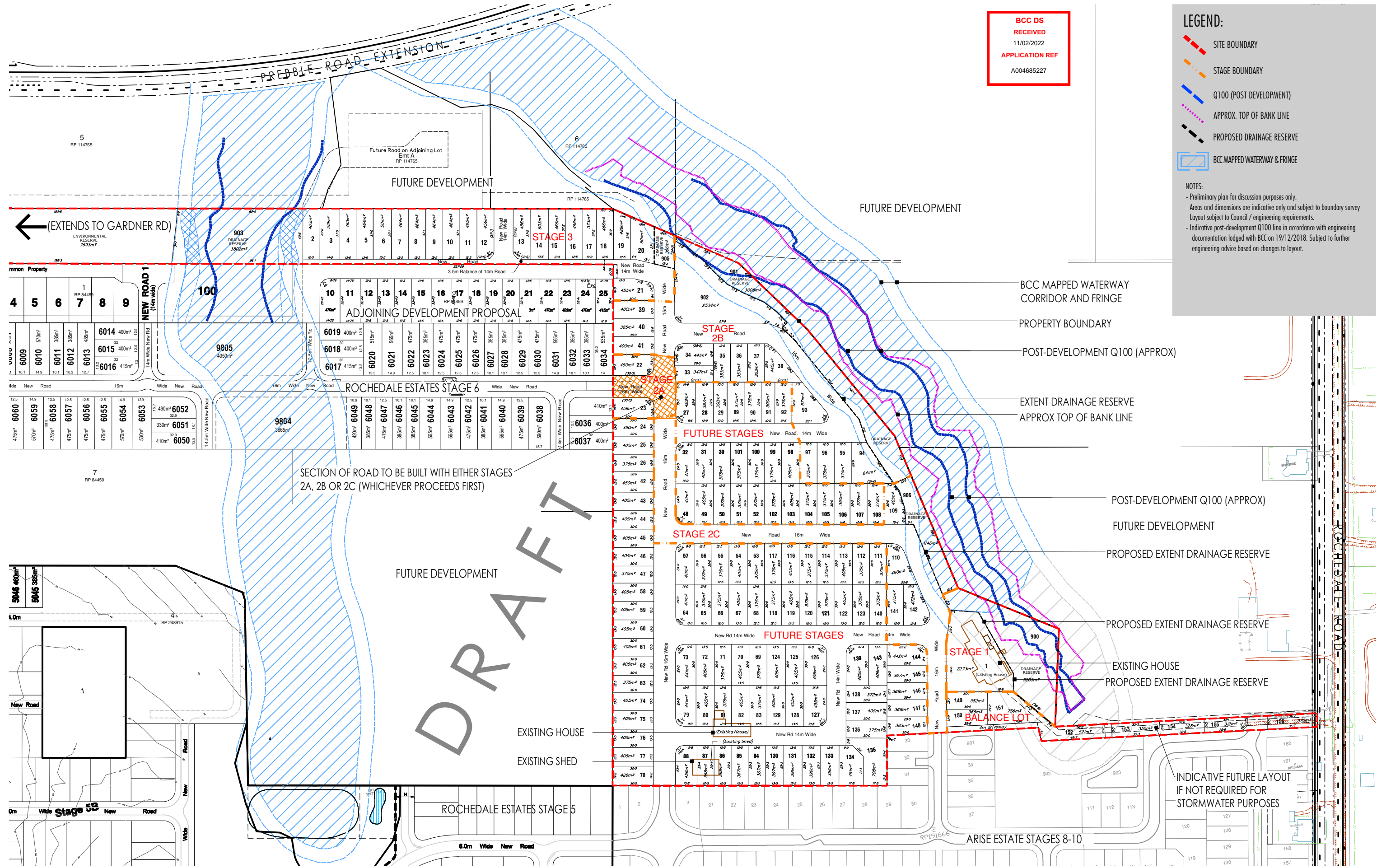


**BCC DS RECEIVED**  
11/02/2022  
**APPLICATION REF**  
A004685227

- LEGEND:**
- SITE BOUNDARY
  - STAGE BOUNDARY
  - Q100 (POST DEVELOPMENT)
  - APPROX. TOP OF BANK LINE
  - PROPOSED DRAINAGE RESERVE
  - BCC MAPPED WATERWAY & FRINGE

**NOTES:**

- Preliminary plan for discussion purposes only.
- Areas and dimensions are indicative only and subject to boundary survey
- Layout subject to Council / engineering requirements.
- Indicative post-development Q100 line in accordance with engineering documentation lodged with BCC on 19/12/2018. Subject to further engineering advice based on changes to layout.



**DEVELOPMENT CONCEPT**

**SITE ADDRESS:** (L1&2 RP115631)  
381 ROCHEDALE RD & 216 GARDNER RD, ROCHEDALE

<b>PROJECT NO.</b>	<b>DRAWING NO.</b>	<b>SHEET NO.</b>
LA2222	U01	01
<b>VERSION</b>	<b>DWN</b>	<b>CHK</b>
W	DU	JB
		<b>DATE</b>
		11-02-2022