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3 July 2026

Verso 318 Pty Ltd  
C/- Saunders Havill Group Pty Ltd  
9 Thompson Street  
BOWEN HILLS QLD 4006

**ATTENTION:** Liam Wiley

**Application Reference:** A006786626

**Address of Site:** 318 MILES PLATTING RD ROCHEDALE QLD 4123

Dear Liam,

**RE: Further advice**

Council has reviewed the response to Information request and additional information and amendments are required to address the Gateway Business Park precinct of the Eight Miles Plains neighbourhood plan and Specialised centre (mixed industry and business) zone and to ensure the proposed mix of uses on the site is more aligned with the current zoning.

**Uses and Height**

- 1) It is acknowledged that the amended proposal has significantly reduced the non-residential components and increased residential land uses in response to the traffic and road capacity issues. However, the proposed land use mix does not meet the intent for the Specialised centre (Mixed industry and business) zone and the Gateway business precinct (NPP-003) of the Eight Mile Plains gateway neighbourhood plan. The precinct seeks to support employment generating activities (industrial and business uses supported by office activities, small scale food and drink outlets, service industry, Indoor sport and recreation, small scale shop and educational establishment uses etc.), set in a business park environment.
  - a) While a predominantly residential proposal may be considered, provide a mix of uses that are more in line with those envisaged within the neighbourhood plan and zone (i.e. indoor sport and recreation uses, educational establishment, community use where a maximum of 1,000m<sup>2</sup>, and office etc.) while ensuring road capacity and functioning of the local road network is maintained. Demonstrate how the specific mix or type of activities is provided in an integrated and co-located manner to maximise site multi-functionality and efficiency of the use of land in accordance with OO2a of the Specialised centre code.
  - b) Where the development is not for purposes anticipated in the zone precinct, such as residential, demonstrate how the proposal provides quality design and integration with the surrounding area, and offers compensatory community benefits in accordance with OO2c of the Specialised centre code.
  - c) Provide justification to demonstrate that the proposed land use mix (particularly residential) would not undermine the potential of the Specialised centre (mixed industry

and business) zone to continue to cater for future demand for the intended employment generating activities.

- d) Where Centre Activities beyond those anticipated by the Specialised centre zone are proposed, assess the need for these uses and their likely economic impacts on the nearby Rochedale Urban community Town centre precinct, assuming the maximum GFA allowed by the proposed Variation request application and the proposed variation request application at 400 Miles Platting Road, Rochedale (A006522664).
- 2) Provide amended plans reducing the proposed height across the site to a maximum of 10 storeys. The height of the development has increased from that initially proposed and is to be reduced to ensure limited overshadowing to the adjoining sensitive use to the east. The lower density heights proposed at the rear of site in the bushfire hazard area is supported.

## Zoning

- 3) Provide an amended zoning plan with precincts (including areas in m<sup>2</sup>). The plan is to delineate the zoning proposed for the site, in line with the zones of the City Plan 2014 to ensure future assessment is conducted with the current planning scheme at the time of lodgement.
  - a) Clarify what is anticipated in the amenities use area on the current uses plan.
  - b) Where necessary overlays like active frontages may be utilised to ensure an appropriate outcome is provided along the ground floors of the development proposed on the active edges plan.
- 4) Demonstrate on the plan the proposed precincts and/or how the staging of the development is going to be delivered, noting that the development is limited by the traffic capacity on Miles Platting Road. Provide key development milestones that are linked to the staging of the development, including the staged access to the site.
- 5) With the updated zoning plan provide clarity about what uses are proposed in line with City Plan 2014 definitions.

## Traffic

- 6) Provide an amended Traffic report to address the following:

### Stage 2:

- a) The design is to be revised so that all external road works (including the provision of standard verges) are located within the existing road reserve and land that will ultimately be dedicated as road from the subject site. The works should tie into the existing road prior to 400 Miles Platting Road, noting the culverts under the road on the frontage of that site will be realigned and extended as part of the future corridor upgrade.
- b) Remove the proposed right turn lane into the site from Miles Platting Road. The design is to be revised to include a short right turn lane to allow vehicles entering 326 Miles Platting Road from the east (at the School Road intersection) to store clear of the through lanes.
- c) The adopted signal phasing for the Miles Platting Road/School Road intersection is to be revised to ensure that the Miles Platting Road pedestrian crossing is operated with full protection from the right turn movement out of School Road (i.e. runs in a different phase).

### Stage 3:

- d) The assumed future form of the Miles Platting Road/School Road intersection should be amended to include:
  - i) 170m long right turn lane into School Road.

- ii) Conventional short left turn lanes on northern and western legs rather than left turn slip lanes.
  - iii) Westbound kerbside lane to continue as the left turn lane to the Gateway Motorway southbound on-ramp rather than terminating downstream of the intersection.
  - e) The assumed form of the Miles Platting Road/West Street intersection should be amended so that the storage length of the left turn lane into West Street is 40m.
  - f) The interim left turn movement from the site onto Miles Platting Road should be removed, noting the potential demand to access the right turn lane into School Road (which will develop upstream of the access location) and availability of alternative egress via the northern leg of the Miles Platting Road/School Road intersection. The interim left turn into the site could potentially be maintained, however additional land would need to be dedicated on a non-trunk basis to allow for this as the proposed design relies upon space in the corridor that will be utilised by Council's upgrade for other purposes.
  - g) Demonstrate that the proposed development will accommodate the area shown on road widening plan **318 Miles Platting Road - RC16095 - Issue 5** which provides additional space to maintain a left turn lane into the site when the Miles Platting Road upgrade is undertaken.
  - h) Construction of the internal section of the eastern access road (up to the site boundary) is to occur as part of Stage 3.
- 7) Confirm the proposed tenure of the internal road network within the site. Note that Council will not accept retrospective requests to dedicate private roads (where not delivered to Council's public road standards) due to non-local use etc.

## **Bushfire**

- 8) The uses and locations proposed on the site have the potential to be impacted by Bushfire and buffer areas. Further, the material provided identifies that to meet PO2 of the bushfire overlay code 'future development should include a minimum of 20m separate from classifiable vegetation'. However, the report (Page 14) identifies a minimum of 16 meters is required for BAL- 29 and 32 meters is required for BAL-12.5. The submitted plans shows future development located within the proposed setback area which conflicts with the requirements of PO1 for residential or vulnerable/assembly/difficult to evacuate uses.
- a) In accordance with Bushfire overlay code and [BCC's Technical Assessment Guide - Bushfire reporting](#) submit a revised a Bushfire Hazard Report and Management Plan that demonstrates and provides:
    - i) Flame temp of 1200K where following Method 2 (AS3959-2018) using alternative dataset (i.e. QFES datasets).
    - ii) Patch and Corridor Filtering as per Step B.2.1, Step 1 of the Fit for Purpose in accordance with Estimating the Potential bushfire hazard of vegetation patches and corridors - Leonard & Opie, 2017. Note: This is a GIS-driven exercise, manual assessment of patch and corridor filtering is unlikely to be accepted.
    - iii) All bushfire management areas (buffers and setbacks) are to be located wholly within the subject site. Proposed plans are to be updated with required bushfire setbacks which are to be in accordance with PO1 for residential or vulnerable/assembly/difficult to evacuate uses that are clearly shown on all plans.
    - iv) Further information as to how the proposed development can comply with PO4/PO5 of the Bushfire overlay code, with particular consideration of the proposed uses and proposed locations of the 'Main Road' and 'Private Road'.

## Noise and Air Quality

- 9) It is acknowledged that the future development applications will address Noise and Air concerns however, the proposed change of the zoning from industry uses to residential and commercial uses is located adjoining land that is still earmarked under the EMPGNP for a Gateway business precinct. To ensure compatibility of the proposed change of the uses on the site, in particular the sensitive uses proposed, need to ensure they are compatible with these adjoining uses allowed and the potential reverse amenity from an air quality and noise capacity and protects the viability of the specialist centre purpose by excluding development that could prejudice the establishment of new activities appropriate to the specific nature of the zone precinct in accordance with OO2b of the Specialised centre zone.
- a) Submit a Noise Impact Assessment Report and Air quality report demonstrating the proposed sensitive uses on the site are compatible with uses anticipated within the Gateway business precinct.

Should you wish to amend the application to resolve these matters it is recommended that you extend the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely,



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