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APPLICATION REF
A007024708



Park Needs Assessment

Proposed Lot Reconfiguration at 86 Peregrine Street Rochedale

PREPARED FOR MLA QLD PTY LTD
MAY 2026



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DOCUMENT CONTROL

VERSION	DATE	AUTHOR	REVIEWER
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2	14/04/2026	Jason Miller	Peter Strain
3	15/05/2026	Jason Miller	Peter Strain

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1.0 Introduction

1. This report forms part of a development application made over land described as 86 Peregrine Street, Rochedale (the Premises). The development application (the current development application) seeks approval to reconfigure 1 lot into 14 residential lots and 1 park lot (the proposed park lot). The proposed park lot (Lot 902) has an area of 3,438m².
2. The proposed park lot adjoins a parcel of land already dedicated to Council as a park (the existing park lot). The existing park lot has an area of 6,562m². Together, the existing park lot and proposed park lot will create a park (the Subject Park) having a total area of 10,000m² (1ha).
3. The purpose of this report is to provide the planning justification for the size of the proposed park lot, and by extension, the proposed size of the Subject Park.

2.0 Development of the Premises

2.1 APPROVED DEVELOPMENT

4. On 9 February 2023, GR Developments & Construction Pty Ltd (GR Developments) lodged a development application with Brisbane City Council (Council) over land at 322 Priestdale Road, Rochedale (Council Ref: A006201233).
5. The development application sought approval for 1 lot into 48 lots, (43 residential lots, bioretention lot, park lot, shared pathway lot, waterway corridor lot, balance lot) and new road in 2 stages. The proposed park lot was 8,027m² in area.
6. Following Council's deemed refusal of the development application, an appeal was lodged with the P&E Court on 22 August 2024.
7. The appeal to the P&E Court included a minor change that was similar to the application made to Council, however the 6 additional residential lots were repositioned, and the size of the proposed park lot was reduced by a further 612m² to 7,415m². This had the effect of reducing the total area of the Subject Park from 1.7ha to 1.37ha.
8. Following the preparation of a joint expert report, the P&E Court (with the consent of the parties) allowed the appeal. An order allowing the changed development was made by the P&E Court on 9 June 2025 (the P&E Court Order).

2.2 PROPOSED DEVELOPMENT

9. Stages 1 and 2 of the approved development have been completed. The current development application is being made over the balance lot (Lot 904), being stage 3 of the above referenced approval. The balance lot is known as 86 Peregrine Street, Rochedale (the Premises).
10. The current development application seeks approval to reconfigure the balance lot (Lot 904) into 14 residential lots and 1 park lot. The proposed development is shown in **Figure 1**.
11. The area of the proposed park lot (Lot 902) is 3,438m². When the proposed park lot is combined with the existing park lot, the area of the Subject Park will be 1ha.
12. A Park Schematic Design has been prepared for the Subject Park and is shown in **Figure 2**. The Park Schematic Design provides indicative locations for the features and activities described in the original Rochedale Urban Community Master Plan 2005, which was the basis for the current Rochedale Urban Community Neighbourhood Plan.



Figure 1: Proposed Development

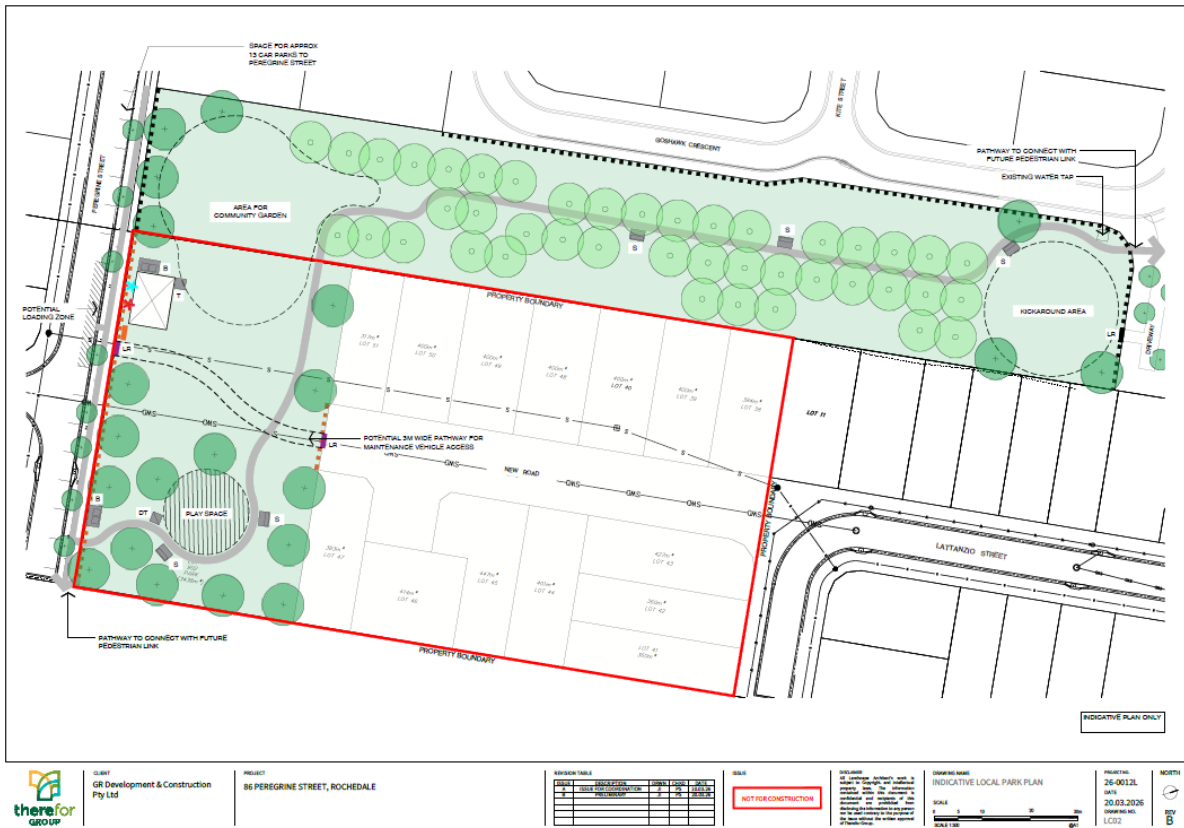


Figure 2: Subject Park - Schematic Design

3.0 The Subject Park

13. The Subject Park is identified in the current Local Government Infrastructure Plan (LGIP) as item ROC-A2-011 and is described as a District Recreation Park. It is stated as having a proposed area of 1.7ha and a delivery year of 2026.
14. As stated in section 2.1 of this report, an appeal to the P&E Court to change an existing development approval resulted in Council agreeing to reduce the size of the proposed park lot to 7,145m². This resulted in the overall size of the Subject Park being reduced from 1.7ha to 1.37ha. An order allowing the changed development (including the size of the proposed park lot) was made by the P&E Court on 9 June 2025.
15. The P&E Court Order dated 9 June 2025 followed the preparation of a joint expert report.¹
16. The matters addressed by the joint expert report, and which led Council to agree to reduce the size of the Subject Park are relevant to the current development application and the planning justification for the size of the proposed park lot. These matters are summarised in Section 3.1 of this report.

3.1 PREVIOUS PARKS NEEDS ANALYSIS – JOINT EXPERT REPORT

17. In preparing their report, the joint experts considered the following questions:
 - a. Is the Subject Park needed to provide district level recreation parkland to residents of the Rochedale Urban Community Neighbourhood Plan area? and
 - b. Does a smaller park meet the assessment benchmarks in the Brisbane City Plan 2014 (City Plan)?
18. To answer these questions, the joint experts considered the history of the Subject Park within the context of the parks planning undertaken for the Rochedale Urban Community Neighbourhood Plan area. The joint experts also undertook an analysis of district recreation parkland quantity and accessibility and provided opinions on whether the assessment benchmarks of the City Plan were met.
19. Having regard to the joint expert report, the following observations are relevant to the current development application:
 - a. The Subject Park had its origins in a strategy which proposed six 1.7ha District Informal Recreation parks being the focus of six (6) residential neighbourhoods. The strategy was articulated in the draft Rochedale Urban Community Master Plan, 2005.
 - b. Each district recreation park was to provide specific features and improvements unique to that neighbourhood. The Subject Park was to be the focus of the Town Centre neighbourhood precinct and was to incorporate specific features and improvements described in the Master Plan as follows:

¹ Expert Joint Report: Open Space Assessment, prepared as part of Appeal No. 2904 of 2023 and dated 6 December 2024.

NEIGHBOURHOOD	PARK	FEATURES	SPECIFIC IMPROVEMENTS
Town Centre	TC2.3	Active open space to the east of a cluster of mature figs and a mango tree orchard (65 trees), to be incorporated in a community garden. Extent of garden is to respond to community needs and policy direction.	<ul style="list-style-type: none"> • Playground; • Large shelter and tool shed with electricity connection. Toilets/ shower ancillary to shed; • Composting facilities and stormwater harvesting; • Community notice board.

- c. Council subsequently abandoned its strategy to provide six (6) neighbourhood focused district recreation parks when it undertook new planning for the parks network in 2009 as part of its Priority Infrastructure Plan (PIP) and again for its first LGIP which commenced in 2018. This is evidenced by:
- The PIP reclassifying all 6 of the District Recreation Informal Parks (including the Subject Park) as Local Informal Recreation Parks; and
 - The LGIP removing the Local Informal Recreation Parks or reducing their size to 0.5ha. The exception was the Subject Park which remained 1.7ha in size and was reclassified again as a District Recreation Park.
- d. The decision to retain the Subject Park and reclassify it as a District Recreation Park in the 2018 LGIP was unusual given that the park site has a number of constraints which severely limit its use for higher order recreational activities. The principal constraints are:
- The Subject Park does not have frontage to a major road. As most users of district parks are expected to travel by car or public transport², embellishment of the Subject Park with higher order district recreation facilities would require visitors to access the park via neighbourhood streets.
 - The Subject Park cannot accommodate bus parking as required by the desired standards of service (DSS) and would be difficult to access by bus given that it must be accessed via neighbourhood streets.
 - The size of the Subject Park, combined with its irregular shape and the retention of an existing orchard of fruit trees limits the area within which district recreation activities and embellishments could be located. On site carparking would also be difficult to provide, meaning that visitors would have to use surrounding neighbourhood streets for carparking.
- e. The parks planning undertaken for the 2018 LGIP recognised that the Subject Park is highly constrained and unable to provide the suite of higher order district recreation activities normally associated with a District Recreation Park. This is evidenced by Council planning a new District Recreation Park (3ha) to service the Rochedale Urban Community Neighbourhood Plan area. This park was identified in Council's 2018 LGIP and all subsequent versions of the LGIP since that time.

² See s5.5.5.2 of the City Plan 2014 LGIP Extrinsic Material - Public parks and land for community facilities network, December 2021

- f. The new District Recreation Park (3ha) was planned to be co-located with the proposed District Sport Park at 323 Rochedale Road and 32 Farley Road, Rochedale. The central location was chosen to enable all residents of the Rochedale Urban Community Neighbourhood Plan area to be within the 3km accessibility distance required at the time.
- g. The most likely reason that the Subject Park was retained in the LGIP as a District Recreation Park (despite its known constraints and the inclusion of a new District Recreation Park (3ha) to service the area) was that it contained a cluster of mature figs and a mango tree orchard which Council wanted to retain as part of a proposed community garden. It is likely that Council officers considered a Local Recreation Park of 0.5ha-0.8ha³ to be too small to retain this feature and to accommodate the community garden, tool shed and playground anticipated by the Master Plan.
- h. The Desired Standards of Service (DSS) in Council's current (and previous) LGIP requires the quantity of District and Metropolitan Recreation parkland to be analysed at a Brisbane-wide level. Council's choice of a city-wide planning unit for this purpose is consistent with the statement in its Parks Extrinsic Material Report that park accessibility is the primary standard considered in network planning, with park provision (quantity) providing a means for checking how the network is performing from a citywide perspective⁴. Based on this analysis, the Appellants expert believed that a reduction in the size of the Subject Park would have no material impact on the performance of the recreation park network. This appears to have been accepted by Council, with Council agreeing to the P&E Court Order that approved a smaller proposed park lot.
- i. The DSS in Council's first LGIP required an analysis of District Recreation parkland accessibility to be undertaken using a 3km accessibility standard. The new District Recreation Park (3ha) planned at 323 Rochedale Road and 32 Farley Road, Rochedale was found to be within 3km of all residents within the Rochedale Urban Community Neighbourhood Plan area. Based on this analysis, the Appellants expert believed that a reduction in the size of the Subject Park would have no material impact on residents' access to District Recreation parkland and facilities. This appears to have been accepted by Council, with Council agreeing to the P&E Court Order that approved a smaller proposed park lot.
- j. The opinions of the Appellants expert are supported by comments made in Council's assessment of development application A005973509 at 32 Farley Road, Rochedale. As part of its decision to condition the approved development to deliver a 1.6ha portion of the new District Recreation Park, Council's assessment report dated 12 September 2023 stated that:

“the proposed 1.6ha park makes up a sufficient area (combined with 6.515ha park to be dedicated on the adjoining land via application number

³ The desired minimum size stated in the DSS was 0.8ha however the parks planning for Rochedale often stipulated 0.5ha local recreation parks.

⁴ See section 5.5.3(2) of LGIP Extrinsic Material – Parks and Land for Community Facilities Network June 2025.

A005052057) and dimension to cater for a district recreation park and a broad range of passive and active recreation activities, required under the Local Government Infrastructure Plan 2016-2026.”

“The realignment of the park is sought to provide sufficient and cumulative area to adequately cater for the recreation needs of the development and the Rochedale community. The park makes up a sufficient area and dimension to cater for a district recreation park and a broad range of passive and active recreation activities.”

It is also notable that when discussing the area of district recreation park needed to service the Rochedale community, the Council report made no reference to the Subject Park.

- k. The Appellants expert considered that all assessment benchmarks of the City Plan would be met notwithstanding that the Subject Park would have a smaller area than planned in the LGIP. Key factors were:
 - i. The proposed size of the Subject Park is adequate to protect existing features and accommodate improvements referenced in the draft Master Plan which formed the basis of the current Neighbourhood Plan. This was the retention of a mature fig and mango tree orchard, as well as improvements including a community garden, playground, shelter and tool shed, composting faculties and a community garden.
 - ii. The Subject Park would have a road frontage of approximately 70%, exceeding the required 50%.
 - iii. The Subject Park would maintain the efficiency and capacity of the infrastructure network by providing all the park features and improvements required by the City Plan at a lower cost. Based on a January 2024 valuation of the land, the savings to Council at the time were estimated to be approximately \$2 million. It was suggested that these savings could be used to embellish the Subject Park or the new District Recreation Park (3ha).

3.2 ANALYSIS OF CURRENT PROPOSAL

20. The current development application seeks approval to reconfigure 1 lot into 14 residential lots and 1 park lot (the proposed park lot). The proposed park lot (Lot 902) has an area of 3,438m². Combined with the existing park lot, the area of the Subject Park is proposed to be 1ha.⁵
21. To determine the advantages and disadvantages of the proposed development (and its impact on the size of the Subject Park), it is considered appropriate to assess the development against the following questions:
 - a. Is the Subject Park needed to provide district level recreation parkland to residents of the Rochedale Urban Community Neighbourhood Plan area?; and
 - b. Does the proposed size of the Subject Park meet the assessment benchmarks in the City Plan?

⁵ The existing park lot is 6,562m².

3.2.1 IS THE SUBJECT PARK NEEDED TO PROVIDE DISTRICT LEVEL RECREATION PARKLAND?

22. The analysis undertaken as part of the joint expert report demonstrated that the Subject Park is a planning anachronism that:
 - a. Reflects a district recreation parks strategy long since abandoned by Council; and
 - b. Has a number of constraints which make compliance with the current DSS for district recreation parks difficult to achieve.

23. As discussed previously, the constraints are:
 - a. The Subject Park is not located on a major road, with vehicular access to the site to be achieved via narrow neighbourhood streets. Given that most users of district recreation parks are expected to arrive by car, use of the site for higher order recreational facilities would adversely impact the amenity of nearby residents; and
 - b. The existing fig and mango orchard is approximately 5,100m² in size, and limits the area of the site that is available for higher order recreational activities. This makes provision of the following essential embellishments on the site very difficult:
 - i. Car parking; and
 - ii. Bus parking.
 - c. The parkland has an irregular shape which limits the useability of the site.

24. Because of these constraints, the Subject Park is unsuited to providing the suite of higher order recreation activities and other embellishments normally associated with a District Recreation Park.

25. Council recognised this fact when it planned for a new District Recreation Park (3ha) at 323 Rochedale Road and 32 Farley Road, Rochedale as part of its first LGIP. This park was planned to be of a size (3ha) that can accommodate the suite of higher order recreation activities and other embellishments normally associated with a District Recreation Park.

26. The new District Recreation Park (3ha) was also planned to be within 3km of all residents located within the Rochedale Urban Community Neighbourhood Plan area. Notwithstanding that Council's accessibility standard for district recreation parks has subsequently been reduced to 2km, the majority of residents within the Rochedale Urban Community Neighbourhood Plan area will continue to meet this standard. Only those residents in the very southern portion of the Rochedale Urban Community Neighbourhood Plan area will not meet the new accessibility standard. For those residents that are located 2-3km from the park, an additional 2-minute driving time will be required when journeying to the park by car. This is considered acceptable.

27. A portion of the new District Recreation Park (3ha) has been conditioned as part of approved development A005973509 at 32 Farley Road, Rochedale. It is understood that various operational works applications associated with this development have been lodged with Council in recent months.

28. It is concluded that it would be both difficult and unnecessary to embellish the Subject Park to deliver higher order district recreation park activities to the residents of the Rochedale Urban Community Neighbourhood Plan area. With a new District Recreation Park planned to be delivered at 323 Rochedale Road and 32 Farley Road, Rochedale, the Subject Park is not needed to provide district level recreation parkland.
29. The size of the proposed park lot, and by extension the size of the Subject Park, is considered suitable to protect the relevant features (mature fig and mango orchard), whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan.

3.2.2 DOES THE PROPOSED SIZE OF THE SUBJECT PARK MEET THE ASSESSMENT BENCHMARKS IN THE CITY PLAN?

30. The relevant assessment benchmarks under the City Plan are set out in Column 1 of **Table 1**. An assessment of each benchmark is provided in Column 2 of **Table 1**.

Table 1: Assessment against assessment benchmarks

COLUMN 1	COLUMN 2
ASSESSMENT BENCHMARK	COMMENT
Strategic Framework	
Theme 2-Brisbane's outstanding lifestyle. Element 2.4 , L7.2 Development protects park infrastructure identified in the Local government infrastructure plan, the Long term infrastructure plans and the open space in the Greenspace System.	<p>The Subject Park will be provided in accordance with Council's LGIP, albeit of a smaller size that recognises the inherent constraints of the site and its unsuitability for delivering higher order district recreation activities. These constraints have been largely ignored by Council's parks planning to date.</p> <p>The proposed size of the Subject Park (1ha) is a more efficient outcome than that planned for in the LGIP, being sufficient to protect the relevant features (mature fig and mango orchard), whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. This is demonstrated in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.⁶</p> <p>It is also noted that infrastructure in the LGIP is subject to change and that for this reason, different infrastructure to that identified in the LGIP is permissible under the <i>Planning Act 2016</i>. There are</p>

⁶ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

COLUMN 1	COLUMN 2
ASSESSMENT BENCHMARK	COMMENT
	<p>numerous instances of Council having conditioned applicants to deliver parks that are smaller than identified in the LGIP.</p> <p>This assessment benchmark is met.</p>
<p>Theme 4-Brisbane's highly effective transport and infrastructure. Element 4.2 , L35 Public park infrastructure is planned in accordance with the Local government infrastructure plan or the Long term infrastructure plans to provide a diversity of experiences including:</p> <ul style="list-style-type: none"> a. informal recreation and active transport at local, district and metropolitan scales; b. formal sports and community gathering spaces at the district and metropolitan scale. 	<p>The Subject Park will be provided in accordance with Council's LGIP, albeit of a smaller size that recognises the inherent constraints of the site and its unsuitability for delivering higher order district recreation activities. These constraints have been largely ignored by Council's parks planning to date.</p> <p>The proposed size of the Subject Park (1ha) is a more efficient outcome than that planned for in the LGIP, being sufficient to protect the relevant features (mature fig and mango orchard), whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. This is demonstrated in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.⁷</p> <p>It is also noted that infrastructure in the LGIP is subject to change and that for this reason, different infrastructure to that identified in the LGIP is permissible under the <i>Planning Act 2016</i>. There are numerous instances of Council having conditioned applicants to deliver parks that are smaller than identified in the LGIP.</p> <p>This assessment benchmark is met.</p>
<p>Rosedale Urban Community Neighbourhood Plan</p>	
<p>7.2.18.4.2.3(m). New infrastructure will be provided to the neighbourhood plan area in accordance with Council's LGIP.</p>	<p>The Subject Park will be provided in accordance with Council's LGIP, albeit of a smaller size that recognises the inherent constraints of the site and its unsuitability for delivering higher order district recreation activities. These constraints have been largely ignored by Council's parks planning to date.</p>

⁷ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

COLUMN 1	COLUMN 2
ASSESSMENT BENCHMARK	COMMENT
	<p>The proposed size of the Subject Park (1ha) is a more efficient outcome than that planned for in the LGIP, being sufficient to protect the relevant features (mature fig and mango orchard), whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. This is demonstrated in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.⁸</p> <p>It is also noted that infrastructure in the LGIP is subject to change and that for this reason, different infrastructure to that identified in the LGIP is permissible under the <i>Planning Act 2016</i>. There are numerous instances of Council having conditioned applicants to deliver parks that are smaller than identified in the LGIP.</p> <p>This assessment benchmark is met.</p>
<p>Table 7.2.18.4.3.A P010. Development provides public parkland on a site or a number of sites that:</p> <ol style="list-style-type: none"> is of a sufficient cumulative area to adequately cater for the recreation needs of the development and the Rochedale community; is of a sufficient area and dimensions to cater for a broad range of passive and active recreation activities; is distributed to be within comfortable walking distance of the majority of dwellings; is located to protect and optimise valuable landscape feature, including the features identified in Table 7.2.18.4.3.C and view corridors; has a minimum road frontage of approximately 50%. 	<ol style="list-style-type: none"> The proposed size of the Subject Park (1ha) will be sufficient to protect the relevant features (mature fig and mango orchard) whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground. This is demonstrated in Figure 2 – Park Schematic design. The site of the Subject Park is heavily constrained and not suitable for most higher order recreational activities. The proposed park size (1ha) will be sufficient to cater for the passive and active recreation facilities anticipated by the original Master Plan. The Subject Park will remain accessible. The proposed size of the Subject Park (1ha) will be sufficient to protect the relevant features identified in Table 7.2.18.4.3.C (mature fig and mango orchard).

⁸ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

COLUMN 1	COLUMN 2
ASSESSMENT BENCHMARK	COMMENT
	<p>e. The Subject Park will have a minimum road frontage of approximately 70%.</p> <p>This assessment benchmark is met.</p>
Park Planning & Design Code	
<p>PO2. Development is located, designed and constructed to deliver the desired standard of service for public park infrastructure as described in the Local government infrastructure plan.</p>	<p>The Subject Park will be provided in accordance with Council's LGIP, albeit of a smaller size that recognises the inherent constraints of the site and its unsuitability for delivering higher order recreation activities.</p> <p>Being an historical planning anomaly (see Section 3.0 of this report), the infrastructure described in the LGIP (the Subject Park) currently does not meet key DSS for a District Recreation Park. This includes a minimum desired size of 3ha and essential embellishments such as car parking and bus parking.</p> <p>The constraints which prevent the Subject Park performing as a District Recreation Park have been largely ignored by Council's parks planning and the proposed size of the Subject Park is a more efficient outcome than that planned for in the LGIP. The proposed size of the Subject Park (1ha) will be sufficient to protect the relevant features (mature fig and mango orchard) whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. This is demonstrated in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.⁹</p> <p>It is also noted that infrastructure in the LGIP is subject to change and that different infrastructure to that identified in the LGIP is permissible under the <i>Planning Act 2016</i>. There are numerous instances of Council having conditioned applicants to deliver parks that are smaller than identified in the LGIP.</p> <p>This assessment benchmark is met.</p>

⁹ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

COLUMN 1	COLUMN 2
ASSESSMENT BENCHMARK	COMMENT
<p>PO3. Development is of an appropriate size and scale for its park type as described in the Local government infrastructure plan and zone precinct to ensure that parks are predominantly open in landscape character and are readily maintainable by the Council.</p>	<p>The development will enable the Subject Park to be delivered in a manner which recognises the inherent constraints of the site and the sites unsuitability for higher order recreation activities. The park will be of a size (1ha) that is sufficient to protect the relevant features (mature fig and mango orchard) whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. This is demonstrated in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.¹⁰</p> <p>This assessment benchmark is met.</p>
Subdivision Code	
<p>PO4. Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks.</p>	<p>The development will enable the Subject Park to be delivered in a manner which recognises the inherent constraints of the site and the sites unsuitability for higher order recreation activities. The Subject Park will be of a size (1ha) that is sufficient to protect the relevant features (mature fig and mango orchard) whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. This is demonstrated in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.¹¹</p> <p>This assessment benchmark is met.</p>
<p>PO26. Development provides land for park purposes that is well distributed and located and is consistent with:</p> <ul style="list-style-type: none"> a. the nature of surrounding parks; b. the needs of occupants and visitors; 	<p>Council has recognised that the Subject Park cannot provide the suite of recreational activities associated with a District Recreation Park and has planned a new District Recreation Park (3ha) at 323 Rochedale Road and 32 Farley Road, Rochedale. This new park</p>

¹⁰ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

¹¹ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

COLUMN 1	COLUMN 2
ASSESSMENT BENCHMARK	COMMENT
<p>c. the safety and connection to the transport network.</p>	<p>will provide District Recreational Park activities for occupants and visitors.</p> <p>The proposed size of the Subject Park (1ha) will be sufficient to protect the relevant features (mature fig and mango orchard) whilst providing adequate area to accommodate a community garden, shed, composting facilities and playground anticipated by the original Master Plan. The Subject Park will continue to be well-located for lower order recreational activities that are appropriate to the constrained site (e.g. it is only accessible by neighbourhood streets). A schematic layout of these activities is shown in Figure 2 – Park Schematic design.</p> <p>The efficiency achieved by the proposed size of the Subject Park will save Council a further \$3 million in acquisition costs.¹²</p> <p>It is also noted that infrastructure in the LGIP is subject to change and that different infrastructure to that identified in the LGIP is permissible under the <i>Planning Act 2016</i>. There are numerous instances of Council having conditioned applicants to deliver parks that are smaller than identified in the LGIP.</p> <p>This assessment benchmark is met.</p>

¹² This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m2 to \$700m2. The land value is now estimated to be approximately \$775m2. The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.

4.0 Conclusion

31. This report has shown that:

- a. The Subject Park is a planning anachronism – part of a long-abandoned District Recreation Park strategy for the Rochedale area that is no longer suited to current circumstances;
- b. The Subject Park is constrained and cannot be used for higher order recreation activities without loss of amenity to surrounding residents. This is due its inadequate size, the existing orchard as well as being accessed via neighbourhood streets rather than a higher order road. Key essential embellishments such as carparking and bus parking would be difficult to provide onsite, meaning that park users would need to use surrounding residential streets for parking.
- c. Council has recognised that the location and size of the Subject Park would make its embellishment for District Recreation Park activities difficult. This is evidenced by its decision to plan a new District Recreation Park (3ha) at 323 Rochedale Road and 32 Farley Road, Rochedale. This park was planned to provide accessible district recreational facilities to residents of the entire Rochedale Urban Community Neighbourhood Plan area.

32. Having regard to the original Master Plan for the area and the subsequent Rochedale Urban Community Neighbourhood Plan, it is common ground that the Subject Park was intended to protect an existing mature orchard of fig and mango trees and to provide space for a community garden, shed and playground. It is understood that this remains the intended use of the Subject Park.¹³

33. This report has also shown that:

- a. The features and improvements referenced in paragraph 32 can be readily accommodated within a smaller 1ha footprint without loss of function. A schematic layout which demonstrates this is shown in Figure 2 – Park Schematic design; and
- b. The proposed size of the Subject Park (1ha) will have:
 - i. a negligible impact on the overall quantity of recreation parkland at a Brisbane wide level and no material impact on the performance of the recreation park network; and
 - ii. no impact on residents' access to District Recreation Park facilities, noting that this is the primary criteria used by Council for parks planning. The planning of a new District Recreation Park at 323 Rochedale Road and 32 Farley Road, Rochedale is an important factor when considering compliance with this standard.
 - iii. no impact on the Subject Park being able to meet all the assessment benchmarks in the City Plan.

¹³ Council did not refute this assertion during preparation of the joint expert report.

34. A further and important consideration is that all development infrastructure must be efficient (cost effective), and the public parks network is no exception to this rule. Council has a finite budget for public park acquisitions and embellishments and a decision to acquire more parkland than is necessary in one location is also a decision to acquire less parkland than is necessary in another location.
35. This principle can be observed in Council's decisions concerning the proposed District Sport Park (Item ROC-A5-001) and proposed District Recreation Park (Item Roc-A2-011) at 323 Rochedale Road and 32 Farley Road, Rochedale. Despite the LGIP identifying these parks as having an area of 6.8ha and 3.0ha respectively, Council has conditioned the applicants to provide 6.515ha and 1.6ha respectively. It is likely that budgetary considerations influenced the decision to acquire less land than Council had planned to take in its LGIP.
36. A better outcome for the community would be for Council to identify those planned park acquisitions that are ill-suited to their intended purpose and to rationalise those acquisitions rather than reducing the size of parks that are located on sites suitable for their intended purpose.
37. We believe that the Subject Park is ill-suited to the type of District Park Recreation activities anticipated by Council's current DSS. The proposed size of the Subject Park (1ha) is considered to be a better planning outcome as it will:
- a. Continue to protect an existing feature of the site identified in the Master Plan (a mature orchard of fig and mango trees);
 - b. Accommodate the desired improvements identified in the Master Plan such as a community garden, shed and playground;
 - c. Enable Council to save a further \$3 million¹⁴ in acquisition costs which could be used to help fund a District Recreation Park at 323 Rochedale Road and 32 Farley Road, Rochedale that meets Council's DSS.

We consider this to be a more prudent and cost-effective outcome for Brisbane ratepayers and recommend that Council agree to the size of the proposed park lot.

¹⁴ This is an estimate. A land valuation undertaken in January 2024 estimated the land value to be \$650m² to \$700m². The land value is now estimated to be approximately \$775m². The estimated \$3 million saving is in addition to the saving associated with the previous P&E Court Order.



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