



Dedicated to a better Brisbane

05 May 2026

Woolworths Group Limited
C/- Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

ATTENTION: Liam Holliday

Application Reference: A006512843
Address of Site: 11 INTERCHANGE PL ROCHEDALE QLD 4123

Dear Liam,

RE: Further advice

A review of the information provided in response to Council's Further advice letter has been carried out, however further information is required to support the application.

Air Quality

1. The Air Quality Report by JT Environmental, dated 8/04/2026, has been reviewed. However issues previously raised have not been satisfactorily addressed. Although the report now states that the emission factors are sourced from US EPA AP-42, the specific emission factors applied and the resulting calculated emission rates cannot be clearly determined. The emission rates presented appear to be at least an order of magnitude lower than expected. Please review and revise the emission factors and corresponding emission rates, and clearly document the methodology and calculations used. To meet the requirements of the Air Quality Planning Scheme Policy (AQ PSP) under City Plan 2000, please provide the following information:
 - a) Provide the outstanding details previously requested and demonstrate good air quality modelling practices in accordance with Section 7 of the AQ PSP. This should include, but not be limited to, detailed justification of emission parameters, selection and identification of representative meteorological data, consideration of terrain effects, and assessment of building wake effects. While JT Environmental has stated that building wake effects have been considered and emission parameters can be identified within the model files, the remaining supporting information has not been provided. Please also include the basis and justification for the assumed emission parameters. It is noted that the surface file relates to meteorological inputs rather than terrain data, and review of the model files indicates that terrain has not been incorporated, with a flat topography assumed across the modelling domain.
 - b) Provide the maximum results for both the predicted concentrations for all areas and for sensitive receiving environment and compare them against the criteria in Table 3.
 - c) Provide the air quality model files if any amendments are made.

Noise

2. The Amended Noise Report by Palmer Acoustics, dated 24/03/2026, has been reviewed. The following information is requested to satisfactorily address P2 of the Industrial Amenity and Performance Code (City Plan 2000).
 - a) Assess the noise impacts against the relevant criteria specified in the Noise Impact Assessment Planning Scheme Policy (City Plan 2000).

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

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

Yours sincerely



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Development Services
Brisbane City Council