

Ref: PL3211
BCC Ref: A005559232

31/03/2025

Attn: Clifford Shoesmith
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via email: DSPlanningSupport@brisbane.qld.gov.au

RE: Response to Further Advice
401, 429 & 507 Rochedale Road, Rochedale (Arise at Rochedale – Stages 8, 9,
10 & 11) – A005559232

Dear Clifford,

We refer to your further advice dated 21 November 2024 in relation to the abovementioned application and provide a full response below.

Thank you for your attention to this matter. We trust that this has addressed your queries and request that Council resume their assessment of the development application.

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

Yours sincerely,



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SENIOR PLANNER

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Response to Further Advice

Supporting Material

This response is supported by the following information.

Document Title	Prepared By	Date
Plan of Reconfiguration (Version X)	Therefor Group	26-03-2025

Summary of Changes

The development design and layout has been updated in responding to council's Further Advice request. The key changes include:

- Inclusion of an offset T-head at the adjacent Bottlebrush Street termination to accommodate manoeuvring of a refuse truck from the roadway to the west.
- Reduction in the extent of park lot 900 and relocation of Lot 13 as a result of the inclusion of the T-head to Bottlebrush Street.

Importantly, all proposed changes to the application are minor changes and do not change the development assessment process in accordance with section 26.1 of the DA Rules.

Response

Please see our response to the items in the further advice as follows.

Item 1 – Park Dedication – ROC-A1-011

Proposed Lot 900 with an area of 861m² along with the existing park (Lot9800 SP271896) with an area of 3048m² does not provide for the total required land dedication of 5000m² for LGIP park item ROC-A1-011. Submit revised plans that increase the park dedication to align with the LGIP item ROC-A1-011.

Response

It is acknowledged that there is a balance of 1,952m² to be acquired to achieve the anticipated land dedication of 5000m² for LGIP park item ROC-A1-011; however, the full provision of this park is not considered to be viable in the context of the surrounding road network and the delivered and proposed park network in the vicinity of the site.

We highlight the outcomes of Pre-lodgement Meeting discussions surrounding the proposed development (A004341321) and also more recent correspondence with Council that confirmed that the full dedication of the park would not be viable or required. The initial recommendation during pre-lodgement discussions confirmed that the road layout in Stage 8 and the associated position of Lot 900 would require no further parkland on the eastern side of the intersection to the Wanless Way extension. As such, Council confirmed that the proposed development was not required to deliver the full balance of land required for ROC-A1-011 due to the constraints of the recommended site layout.

Furthermore, the requirement to establish a turnaround facility at the current Bottlebrush Street termination, as requested in item 2 of this request, has resulted in a further reduction in the viable contribution of land for ROC-A1-011 (Bottlebrush Street Park). The reduced requirement of park dedication in favour of the turnaround facility to Bottlebrush Street was confirmed in correspondence from the Brisbane City Council DA team on 18 March, 2025.

Accordingly, the proposed park dedication has been reduced to 129m² in a way that helps to integrate the proposed Bottlebrush Street turnaround facility into the existing park facility, creating a combined 3,177m² for ROC-A1-011, which is considered to be appropriate in the context of the nearby parkland established within the Arise at Rochedale Estate and the proximity to the existing park on Major Drive to the north west (150m) as well as Brisbane City Council's more recent reluctance to allow suitable funding for embellishment of parks within Rochedale due to reduced funding/budget for maintenance.

Item 2 – Refuse Vehicle Turnaround Facility

The development does not accommodate a refuse truck turning facility at the termination of Bottlebrush Street. Where not providing a continuation of Bottlebrush Street to the east, submit amended plans and supporting RPEQ certified turning templates that demonstrates a refuse collection vehicle can turn around at the termination of Bottlebrush Street.

Response

As alluded to in the response to item 1 (above), the proposal has been amended to establish a standard offset T-head at the current Bottlebrush Street termination, in accordance with BSD 3001. The newly included T-head facility will accommodate a refuse truck turning manoeuvre as required and will replace the reliance on the existing outcome established as a part of development to the west (A003767021).

Items 3 & 4– Road Layout

3. *The eastern termination of proposed ‘new road 3’ does not achieve the minimum required 14m road reserve width. Submit amended plans that either:
 - a) *Increase the road reserve with to a minimum 14m; or*
 - b) *Alter the lot configuration to a private easement/access handle arrangement instead of road reserve. Where providing access via access handles or easements, detail the kerbside refuse bin collection on the proposed plans for proposed Lots 150-153.**
4. *The proposed Lot 800 residential balance lot has potential to impede completion of future road networks, particularly the eastbound 16m road as identified on the proposed plans for A006629490 (97 Aspire Street). Submit amended plans that demonstrate the residential balance dedicates road that correlates with adjoining development at 97 Aspire Street.*

Response

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 - a) The eastern termination of proposed ‘new road 3’ is not a standard road and instead provides access to Lots 150-152 and a pedestrian link through to Rochedale Road with no vehicular access allowable directly to Rochedale Road. As seen in excerpt from the Concept Roadworks and Drainage Layout Plan (Refer to Figure 1 - 18-0150 P105), the proposal include bollards along the interface to Rochedale Road to prevent vehicle access, but allow pedestrians. These access laneways have been widely used throughout Rochedale in similar scenarios with 10m wide laneways; however, in this instance a road reserve width of 12m has been adopted to contain extra infrastructure in the form of trunk sewer infrastructure that enters the site from Rochedale Road at this location. Accordingly, this eastern termination is not intended for frequent vehicular traffic and a reduced width is sought.
 - b) With the proposed 12m road being retained in this scenario, the use of private easements has not been introduced. Detail of the kerbside refuse bin collection for Lots 149-153 has been demonstrated on proposed Concept Roadworks and Drainage Layout Plan (refer to Figure 1), which illustrate the positioning of 8 bin pads to service these 4 lots with bins having to be positioned no further than 25m from the respective lot frontage.

