

Date: 14 November 2025
Ref: A006530099

Attn: Katrina Bogoevski

Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Via email (DSPlanningSupport@brisbane.qld.gov.au)

Dear Katrina,

**RE: RESPONSE TO FURTHER ADVICE
409 PRIESTDALE RD ROCHEDALE QLD 4123**

A full response to the Further Advice Letter that was issued by the Brisbane City Council (Council) on the 25 July 2025 is provided below.

Structure Planning

1) The revised structure plan has been reviewed and the development application as proposed does not provide for the continuation of the local road network (including stormwater network) to the east and south to provide an orderly development of the road network for the area. Provide a revised subdivision proposal plans and structure plan that continue the east-west 14m road corridor to provide future connection to the east of the site (i.e. Lot 11 to become road corridor), ensuring the amended structure plan is prepared in accordance with the "Structure planning" planning scheme policy (PSP) for the revised subdivision layout.

Response

The requested eastern road link has been reviewed in the context of the subdivision layout proposed within 435 Priestdale Road (A006769411), as illustrated in Figure 1. Extending the 14 m road corridor eastward through proposed Lot 11 would significantly compromise the lot efficiency and development potential of 425 Priestdale Road (Lot 12 SP131517), resulting in an unviable ~8 m deep allotment and increasing the overall length of road required to serve fewer lots.

An alternative connection alignment, shown in blue, provides a more practical and efficient road outcome. This alignment enables the creation of typical ~35 m deep residential lots fronting a centred road, consistent with the intended suburban character of the locality. This also aligns with the structure plan submitted as part of A006769411, ensuring a coordinated and efficient development pattern across the broader area.

The structure plans submitted with this application and the adjoining development applicant, demonstrate that an eastern road connection in the location of Lot 11 is not required to achieve an orderly or integrated development outcome. On this basis, no further structure planning amendments are considered necessary.

c) Provide amended SBSWMP and plans to show a stormwater quality (SWQ) basin in accordance with PO6 of the Stormwater code. Referencing the adjoining development (A005513937) for water quality is not relevant to this application. Further, the proposal to provide SWQ by installing street tree pods is not supported.

Response

Please refer to the attached civil engineering response and civil engineering report prepared by ADG Engineers (RPEQ), which includes a detailed response to this item.

Vegetation

3) An Arboricultural Impact Assessment has been reviewed and it has been identified that the proposal will impact the significant root zones (SRZ) of the street trees due to the proposed cut and location of the retaining wall on the northern boundary.

a) Provide amended plans reducing the amount of works intruding into the SRZ and tree protection zones (TPZ) of the street trees by relocating the retaining walls within proposed lots 1 – 3.

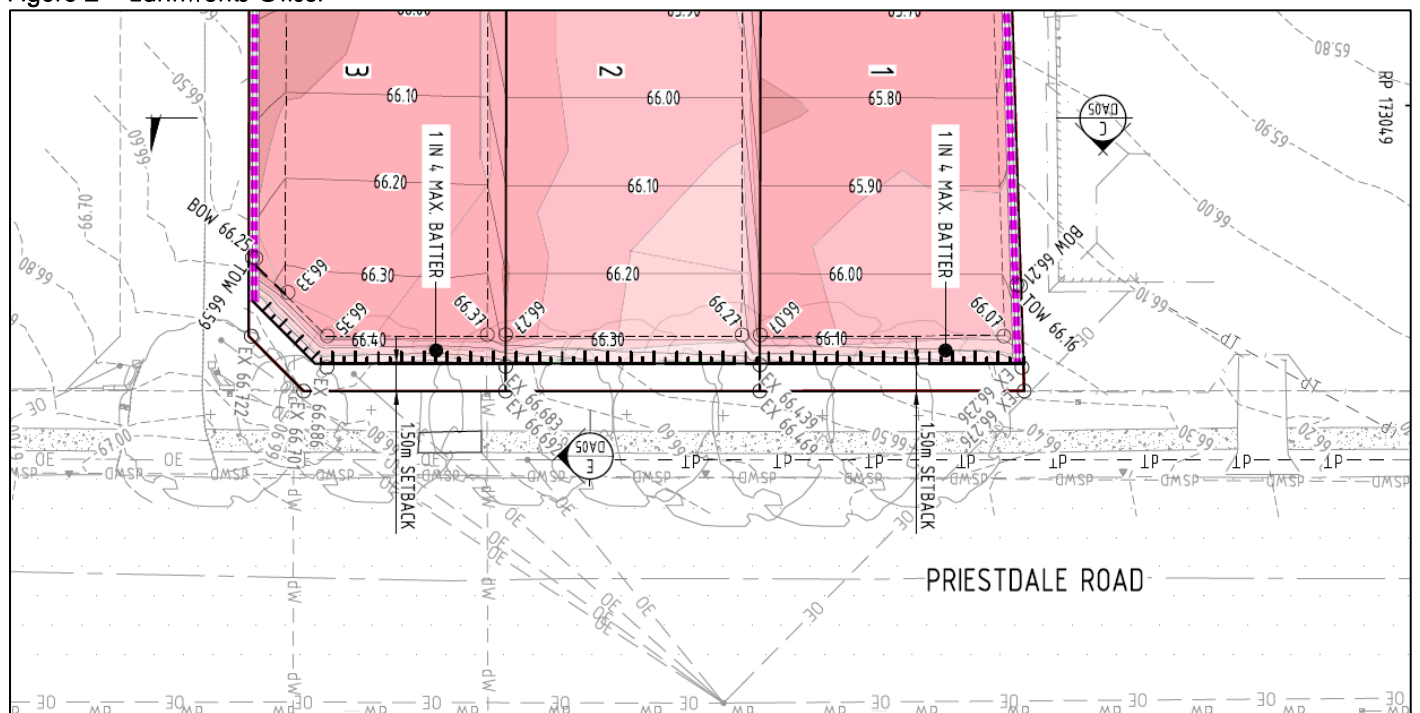
b) Provide an amended Arboricultural Impact Assessment to demonstrate the proposed works and areas of cut within the TPZ has no negative impacts on the long-term health of the street trees.

Response

Please refer to the amended earthworks plan, which relocates the cut batters within Lots 1–3 1.5m south of the front boundary in accordance with PPI Arboriculture’s advice. This removes earthworks from the SRZ of the existing street trees. A stabilised batter is proposed instead of a retaining wall, allowing this area to be landscaped and integrated into the private open space garden areas of each future Dwelling House.

Tree Science is currently preparing an updated Arboricultural Impact Assessment, however is operating under a high workload and therefore, a final copy may not be available for several weeks. As the amended earthworks design implements PPI Arboriculture’s preferred solution, we request that Council apply an amended in red to the current arborist report to reference the new earthworks design.

Figure 2 – Earthworks Offset



Should you have any questions or wish to discuss, please do not hesitate to contact the undersigned on 0428 731 863.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Underwood', with a horizontal line underneath the name.

Sam Underwood
B. Urb. Env. Plan.