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27 February 2026

Rochedale C4 Pty Ltd  
C/- Therefor Group Pty Ltd  
PO Box 436  
NEW FARM QLD 4005

**ATTENTION:** Toby Heap  
**Application Reference:** A005559232  
**Address of Site:** 401 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Toby

**RE: Further Advice; LGIP Item ROC-A1-012 (Park)**

Council has sought internal endorsement from our Natural Environment Water and Sustainability branch (NEWS) regarding the Without Prejudice Staging Plans that were discussed in July 2025.

There are concerns that these plans do not provide certainty for the Trunk Park required under the Local Government Infrastructure Plan (LGIP) identified as ROC-A1-012. It is not clear where the park is intended to be located which leads to concerns on both its functionality and how it addresses the requirements of the City Plan.

The location of lots 111, 112 and 113 and the location of the Stormwater Basin (beside Lot 111) creates uncertainty on the park's location and therefore how it will respond to CPTED and the requirements of PO12(i), PO19 and PO26 of the Subdivision code. The current staging plan, including a balance lot in place of Stage 9, leaves even a basic assessment of the Park Code unable to be undertaken.

The location of the park needs to be included within this approval to ensure that it responds to the current lot layout and that the assessment benchmarks under City Plan are appropriately addressed.

- 1) Provide amended plans which show the proposed location of the park within the Balance area (formerly stage 9) of the development application. The park should be:
  - a) An unconstrained area, regularly shaped at a minimum size of 5095m<sup>2</sup>; and
  - b) A maximum of 1748m<sup>2</sup> located within the mapped waterway corridor (resulting in a total area of 6843m<sup>2</sup>).
  - c) Have a minimum 50% road frontage
- 2) The stormwater basin shown on the proposed *Concept Bulk Earthworks Layout Plan Sheet 2 of 2* received 28 April 2023, is located within the balance area and outside of the proposed Stages. The basin and piping infrastructure needs to be included within the Stages that it is servicing (Stages 10 and 11) and not in a separate a balance lot. Note the PO11 of the Rochedale Urban Community neighbourhood plan code requires stormwater management infrastructure to consider utility, amenity and function of public parkland.

- a) Provide amended plans which locate the basin within one of the Stages it is servicing.
- b) Ensure the stormwater basin does not conflict with the location of the trunk park as per PO11 of the Rochedale Urban Community neighbourhood plan code.

It is noted that the park was shown on a previous iteration of this application which included Stage 9. In the latest plans, the amended location of the stormwater basin conflicts with the park's location shown on the original plan.

Yours sincerely



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