

11 September 2026

Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

**Attention:** Alexandria Wood, Urban Planner – Planning Services South

Dear Alexandria,

**RESPONSE TO BRISBANE CITY COUNCIL INFORMATION REQUEST: S.13 OF THE  
DEVELOPMENT ASSESSMENT RULES**

**DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR SUBDIVISION (1 INTO 2 LOTS) AT  
LOT 660 GARDNER ROAD, ROCHEDALE (LOT 400 ON SP306488)**

**COUNCIL REFERENCE: A007057642**

Mewing Planning Consultants act on behalf of Haraba Pty Ltd as trustee for the Haraba Trust ACN 010 502 468 (**the Applicant**) in relation to the site at 660 Gardner Road, Rochedale (**the site**).

We refer to the correspondence from Brisbane City Council dated 31 July 2026 constituting an Information Request, pursuant to Section 13 of the *Development Assessment Rules (DA Rules)*.

In accordance with Section 13.2(b) of the DA Rules, please accept this correspondence, on behalf of the Applicant, as a response to the Information request, providing part of the requested information. We advise that Brisbane City Council should progress with the assessment of the Development Application in accordance with Section 13.3 of the DA Rules.

The following attached response extracts each part of Council's Information Request and provides a corresponding response. The response includes the following documentation:

- **Attachment A** – Brisbane City Council Information Request;
- **Attachment B** – Proposed Condition Changes for Stage 2 & 3 approvals; and
- **Attachment C** – Overland Flow / Easement Documentation.

We would welcome the opportunity to discuss any aspect of this Information Request Response. Should you wish to discuss, please contact Jared Stewart on 0432 154 328 or at [jared.stewart@mewing.com.au](mailto:jared.stewart@mewing.com.au).

Yours sincerely,



Jared Stewart  
Principal Planner  
**Mewing Planning Consultants**

# Information Request Response

660 Gardner Road, Rochedale

MEWING  
PLANNING  
CONSULTANTS

## Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Information Request dated 31 July 2026. The correspondence has extracted each part of Council's Information Request in italicised text and provides a corresponding response below.

## Application Strategy

### Item 1

*The application as submitted proposes a 1 into 2 lot subdivision to create a standalone lot (Lot 501). However, this proposal leads to uncertainty that key environmental outcomes conditioned as part of the existing development approval (Council reference: A006953910) for the Reconfiguration of a Lot (1 into 55 lots plus drainage reserve, new road and balance parcel) over the site will not be delivered and maintained.*

- a. *Provide amended documentation (including a proposed subdivision plan and DA Form 1), which includes the land at 200 School Road, Rochedale (Lot 1 SP218990) and seeks approval for a proposed 2 into 2 lot subdivision/lot amalgamation.*
- b. *Alternatively, if the intention is to continue to pursue the proposed 1 into 2 lot subdivision, provide confirmation that the survey plan would not be sealed until all conditions have been complied with and/or all obligations have been met under the existing Stage 2 approval (Council ref: A006953910). As part of this approach, the establishment of an environmental covenant/Environmental Protection Zone (EPZ) and the requirement for rehabilitation works to be carried out within proposed Lot 501 would need to be undertaken as part of the existing Stage 2 approval and not the subject application.*

### Item 1 Response

The Applicant has resolved to maintain the current application strategy for a 1 into 2 subdivision to create a standalone freehold lot (proposed lot 501) and facilitate this land to be created separately from the broader residential subdivision estate being delivered by Bespoke Rochedale Pty Ltd under their development approvals for Stage 2 (A006953910) and Stage 3 (A005563386). That strategy / approach is consistent with the outcome agreed in the pre-lodgement meeting with Council and the applicant groups.

We understand and appreciate Council's interest in the environmental outcomes conditioned as part of the existing development approval/s potentially being lost if proposed Lot 501 is subject to a separate development approval, and the Applicant is willing to work with Council to ensure there remains an effective mechanism to secure these environmental protections.

To alleviate Council's concerns and to create greater certainty around this aspect, the Applicant proposes for the relevant conditions imposed under the development approvals for Stage 2 and Stage 3 (i.e. Statutory Environmental Covenant, Environmental Protection Zone and Rehabilitation) be reproduced as part of this proposed subdivision development application.

The original application strategy sought to remove land forming proposed lot 501 from the existing development approval/s (via the current change applications submitted by Bespoke), with the environmental protections measures to be transferred entirely to our development application. However, given Council's concern that this approach could potentially result in the environmental protections not being delivered in the event our development application doesn't proceed, to address this concern, Bespoke (via their planners' Urbis) have amended their change application to retain the land and proposes to include the following amendment to the relevant conditions:

*The portion of approved Lot 500 west of the future Gardner Road extension, as shown on the Approved Plan, must be designated as an Environmental Protection Zone, protected by an environmental covenant, and rehabilitated in accordance with the conditions below or the conditions imposed under development approval A007057642.*

*If related development approval A007057642 is carried out first, the condition obligations below will no longer apply to the portion of Lot 500 west of the future Gardner Road extension.*

*Note: To remove the applicable conditions for Lot 500, evidence must be provided that Council has endorsed plan sealing and that the plan of survey for the related development approval has been registered with the Office of the Registrar of Titles.*

The proposed amendment would ensure that the existing condition obligations affecting Lot 501 remain in force under their development approvals, until such time as a survey plan associated with our subdivision is registered with Queensland Titles. Under this scenario, the conditions obligations for Statutory Environmental Covenant, Environmental Protection Zone and Rehabilitation would fall away for Stage 2 and Stage 3 development approvals.

We believe the above-mentioned approach resolves Council's concerns with the proposed application strategy and allow for the proposed development application (1 into 2 subdivision) and changes applications relation to Stage 2 and Stage 3 to proceed to decision.

The proposed condition changes for the Stage 2 and Stage 3 Development Approvals are contained in **Attachment B** for Council's convenience.

## Easements

### Item 2

*A proposed easement plan has not been provided demonstrating the extent of the easements required to account for the 1% of Annual Exceedance Probability (AEP) creek flooding and 2% AEP overland flow paths across the subject site.*

- a. *Provide a proposed easement plan, prepared by a suitably qualified professional, clearly identifying the location, dimensions and extent of all easements required for the 1% AEP creek flooding and 2% AEP overland flow areas.*

#### Item 2 Response

The subject land (being Lot 400 on SP306488) represents a 'balance parcel' created as part of an underlying development approval for Stage 1 of the broader residential subdivision estate being delivered by Bespoke Rochedale Pty Ltd (Council Reference: A004873426).

Condition 22 under this development approval required easements for underground drainage, open cut, overland flow and access purposes to be granted in in favour of Brisbane City Council over part of the site affected by creek/waterway flooding.

The survey plan registered with Queensland Titles for Stage 1 includes the creation of Easement J, K, L, M, N, O, P, Q & R for drainage purposes (overland flow) in favour of Brisbane City Council, with Easements N & O applying to the portion of the site being excised as part of the proposed development (referred to as proposed lot 501). A copy of registered legal document (Form 9 – Easement) is contained in **Attachment C**.

Flood mapping for both the 1% AEP Event and 2% AEP Event (peak developed flood impact) were included as part of the Hydraulic Impact Assessment undertaken by Cardno and assessment by Council as part of the development application for Stage 1 (refer to **Attachment C**) and have been captured with the easement extents shown on SP306488.

The mapped overland flow paths have already been preserved on site and won't be affected by the proposed subdivision outcome, which seeks to retain the excised land (proposed lot 501) as an 'Environmental Protection Zone' and consistent with the outcomes of the existing development approvals.