

State code 24: Urban Design

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APPLICATION REF
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UDT- 049

(SARA Reference 2507- 46989 SRA) 318 Miles Platting Road, Rochedale

Advice is provided as triggered by Schedule 10, Part 18 of the Planning Regulation 2017.

Advice is structured as per the principles contained in State code 24: Urban design outcomes for significant projects.

Table of Advice

General
The Office of the Government Architect (OQGA) supports and recognises the importance of achieving best practice urban design and the public realm outcomes for significant projects across South-East Queensland. In its role providing architecture and urban design advice, the OQGA aims to provide feedback that is relevant and constructive. Through the SARA process a desktop review has been undertaken which has identified a number of key urban design elements specific to this project that would benefit from further consideration by the proponent. These elements are described below and reference the relevant <i>QDesign</i> Principles. The OQGA has focused on three key recommendations in recognition that the proposal is at a conceptual / structure plan resolution. The three recommendations are summarised below; • Recommendation 1: Refocus the masterplan to better connect with adjoining town centre activities to the west of the site. • Recommendation 2: Reimagine the proposed road, open space and site drainage strategy within the site. • Recommendation 3: Deliver a flexible mixed-use outcome that can be successfully staged over time. These recommendations are linked to relevant <i>QDesign</i> Principles. For further guidance or clarification on the Government's commitment and priorities for better urban design outcomes across Queensland please refer to <i>QDesign</i>.
Overarching QDesign Principal: Create functional, well defined, legible and connected streets and spaces
The successes of these types of developments relies heavily on a clear understanding of the entry and arrival sequences. The transition from higher-speed arterial to lower speed shared environments is key to ensuring legibility, way-finding and providing a safe, comfortable environment for all road users including cyclists and pedestrians. Establishing an integrated network of comfortable streets (internal access roads \ driveways) and spaces is essential to creating connectivity and supporting healthy, vibrant communities. Streets and spaces, both public and private are fundamental elements.

The proposal currently has an overreliance on motor vehicles accessing the development via Miles Platting Road, with a predominant North / South internal road network in conflict with underlying site drainage (refer recommendation 2). This permanent Miles Platting Road intersection appears to depart from the original DA intent.

A singular entry and exist point off Miles Platting Road provides limited opportunities to develop meaningful relationships with the surrounding context. The importance of the future School Road extension, coupled with additional East/West connections to the Rochedale Town Centre Precinct and Rochedale Village Shopping Mall cannot be underestimated.

The internalised nature of the proposal has the potential to cannibalise the civic, commercial and retail offerings within the surrounding area that are already at risk due to the polycentric development patterns that have occurred over many years in this part of SEQ.

Recommendation 1: Refocus the masterplan to better connect with adjoining developments to the west of the site.

An overreliance on a dedicated Miles Platting Road entry is an inherent masterplan weakness. Consider re-orientating the entry and primary axis of the masterplan from a North/South to an East/West axis to re-prioritise the future School Road mid-point entry and linkages to developments to the west of the site from 'day one'.

Overarching QDesign Principal: Be inspired by local place, character, form and culture AND work with and enhance natural systems , landscape character and biodiversity

The site analysis by Aspect Studios of the underlying site condition (habitat and topography) is commendable but is at odds with the proposed masterplan.

There is a significant opportunity to enhance the natural, albeit degraded values of the site, through the delivery of public spaces and streetscapes that work with rather than against the natural systems of the site including overland flow paths, soil and drainage patterns.

Recommendation 2: Reimagine the proposed road and open space network and site drainage strategy.

Greater consideration should be given to the inter-relationship between the proposed road and open space network and the site drainage strategy, including water sensitive urban design (WSUD) features that contribute to street appeal, urban cooling, user amenity and comfort.

The proponent is encouraged to better map the proposed pedestrian pathways within the site and elevate these in the masterplan structure to include both urban all weather covered connections to key building edges, complimented by 'soft' landscape driven pathways.

It is anticipated that the open space offering – particularly high-quality public space – will bring significant value to residents and visitors alike. There is the potential to extend the proposed pedestrian and cycle paths to better connect to the fragmented environmental open space network beyond the site.

As the design progresses, considerations should include;

- maximising the provision of trees with clear setbacks in the public space to shade buildings and public spaces at ground level;
- preservation of existing vegetation where possible (not currently identified)
- incorporating nature strips that contribute to habitat;

- designing stormwater detention systems with visual amenity and user comfort in mind;
- embedding the maintenance of open space in the operational model of the project; and
- ensuring adequate space is provided for plants and trees to develop and thrive to maturity.

Overarching QDesign Principals:

Consider and embed opportunities for adaptation and change AND lead by example by being innovative, creative and forward-thinking

The overall bulk and scale of the development is an outlier. Much is made of exemplar built form benchmarking, albeit within a very different urban (not peri-urban) context.

The current development pattern will result in large format building footprints with single land uses. The proponent is encouraged to deliver greater mixed-use outcomes or in the very least focus on fine grain and diverse ground plane activation to each building typology.

Vibrant human-scaled places require a rich mixture of building types, quality public spaces and strong design outcomes to support sustainable population densities, encourage diversity and assist in the establishment of a strong local character and identity.

Recommendation 3: Deliver a flexible mixed-use outcome on the site that can be successfully staged over time.

The most resilient places are those that can be repurposed and reoccupied; they are places that are capable of adapting to changing social, economic and environmental influences.

Strategies that are encouraged to be explored include;

- providing flexible buildings that are capable of being adapted to new uses and user requirements;
- delivering accessible units consistent with the Liveable Housing Design Guidelines Silver, Gold or Platinum Level Standards to support inclusivity and 'whole of life' homes.
- providing flexible car parking provisions that anticipate future technologies including autonomous vehicles;
- providing a mixed-use outcome capable of responding to changing climatic conditions including warmer temperatures, reduced water supply and more frequent climate events including Bushfire Risk.

This project provides the proponent with an opportunity to lead by example and to embed emerging community values within the proposal. Establishing clear priorities and a design intent to drive adaptive and flexible spaces would allow the project to be economically and socially robust in the years to come.

A more innovative, robust and resolved built form and urban design solution would see a project that:

- delivers a new standard for well-connected and affordable housing;
- embraces design excellence as a core value for the project;
- establishing a sustainability benchmark for the project; and
- engages broadly and deeply; with future users, neighbours and existing residents, with local heritage and Traditional Custodians to inform a broader history of Place and Country and with other stakeholders as appropriate.