



Our ref: 20-0143P

Your ref: A006494916

12 July 2024

Brisbane City Council

GPO Box 1434, Brisbane QLD 4001

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

Attn: Clifford Shoemith– Senior Urban Planner, Planning Services South

Dear Clifford,

RE: Response to Information Request (Section 13.2 DA Rules)

Reconfiguring a Lot (ROL) for two (2) into sixteen (16) residential lots, a balance lot and a partial lot
480 and 500 Rochedale Rd, Rochedale, QLD 4123

INTRODUCTION

We refer to your Information Request letter 21 May 2024 in relation to the abovementioned application and provide below a full response in accordance with section 13.2(a) of the Development Assessment Rules (DA Rules).

SUPPORTING MATERIAL

This response is supported by the following information:

- Attachment A – Revised Plan of Reconfiguration (Ver E) by WCG.
- Attachment B – Traffic Information Request Response by Stantec.
- Attachment C – Engineering Services Report and Stormwater Management Plan by Colliers.
- Attachment D – Environment Information Request Response and TRRP by WCG Environment
- Attachment E – Easement documents relevant to the site

RESPONSE TO INFORMATION REQUEST

Council Item 1 – Stormwater

1. *Submit a stormwater management plan that demonstrates how stormwater will be collected, piped and treated to achieve the benchmarks of the Stormwater code and associated planning scheme policies. The stormwater management plan is to:*
 - a) *Demonstrate flood immunity for the proposed lots fronting the 16m north-south road;*
 - b) *Where the development relies on basins on adjoining sites, demonstrate those basins have sufficient capacity for the detention and treatment of the anticipated stormwater flows; and*
 - c) *Demonstrate the infrastructure within Ford Road and Rochedale Road has capacity to accommodate flows from the site, having consideration for the proposed developments on the north adjoining site (A006169872) and south adjoining site (A005910927) which seek to utilise the same drainage infrastructure in those roads.*

Our Response

A Stormwater Management Plan/ Technical Memo has been provided with the Engineering Services Report by Colliers (Attachment C), which confirms the proposed stormwater outcome with use of basins on adjoining site to the north. Refer to the Stormwater Management Plan/ Technical Memo in Appendix C of Attachment C for more details on the proposed stormwater management system.

Council Item 2 – Refuse collection

2. *To demonstrate the development can be serviced by Refuse Collection Vehicles (RCV), and to ensure the reconfiguration plans are consistent with the transport impact assessment reporting and plans lodged with the development application, submit the following:*
 - a) *Amended reconfiguration plans that indicate the temporary RCV turnaround easements on proposed Lot 6 and proposed Lot 12 consistent with the transport impact assessment;*
 - b) *Demonstrate on plan that proposed Lot 6 and proposed Lot 12 can gain access to the new road network via private driveways with sufficient room for the kerbside presentation of two mobile garbage bins (1.8m verge area). The private driveways are to be separate from the temporary RCV turnaround facilities. Where the separate private access to the lots can't be accommodated with sufficient room for the temporary RCV turnaround facility and mobile garbage bin collection, the entirety of proposed Lot 6 and proposed Lot 12 are to be subject to the temporary RCV turnaround easement; and*
 - c) *Submit amended RPEQ endorsed swept path analysis plans that demonstrate the wheel track of the RCV manoeuvring from the proposed Lot 6 turnaround does not conflict with the verge.*

Our Response

A revised Plan of Reconfiguration Plan (Ver E) has been prepared by WCG and has been provided as Attachment A to this response and has included temporary RCV turnaround easements on proposed Lots 6 and Lot 12, as requested, to allow refuse vehicle turning until the wider road network is created.

The Traffic Information Request Response provided as Attachment B of this response has provided Swept Path Analysis Plans which confirm the suitability of these turning areas. Please refer to the responses and plans in Attachment B for more details.

Council Item 3-4 – Traffic layout

3. *The distance on the 16m north-south road between the proposed roundabout on the north adjoining site (A006169872) and the proposed T intersection on the south adjoining site (A005910927) is approximately 180m. To facilitate a safe traffic environment, submit amended plans that demonstrate:*
 - a) *A geometric constraint on the 16m north-south road. The geometric constraint is to consider the future expansion of the road network to the western adjoining site; and*
 - b) *Where the constraint is positioned in front of proposed lots, demonstrate the relevant lots can gain access to the new road network without conflicting with the constraint.*
4. *The proposed 2847m² balance lot that fronts Rochedale Road impedes the extension of Botanica Street to the north which will ultimately continue to connect to the proposed development to the north (A006169872). Submit amended plans that continue the Botanica Street Road reserve to the north for the width of the balance lot, with associated road stub to be extended accordingly.*

Our Response

Item 3 – Please refer to the Concept Roadworks and Drainage Layout Plan provided in Attachment C which confirms the proposed location of a Speed Platform as per BCC Std. Drawing BSD-3216 in lieu of a chicane type constraint given the potential conflict with stormwater capacity in the roadway.

The Traffic Information Request Response by Stantec (Attachment B) confirms the suitability of this Speed Platform with the intention that the speed platform will be able to be removed at the time of constructing any future intersection to the west. The Traffic Information Request Response also provides confirmation that each lot is able to be suitably accessed around the speed platform constraint. Refer to response in Attachment B for more details.

Item 4 – Please refer to the amended Plan of Reconfiguration (Attachment A), which has included the continuation of Botanica Street from the south to sever the proposed balance lot, as requested.

Council Item 5 – Significant landscape tree

5. *The development site is subject to a Vegetation Protection Order (VPO) and is mapped as Natural Asset Local Law (NALL) - Significant Urban Vegetation and Significant Native Vegetation.*

The tree survey table provided with the ecological reporting indicates there is existing vegetation marked for removal that meets one or more of the 'significant vegetation' criteria set out in the Vegetation planning scheme policy (VPSP), specifically four Mangifera indica (Mango trees T16, T25, T26, T29). There may be more trees on the site that have not been identified and meet the 'significant vegetation' criteria as the information provided with the development application relates to an ecological assessment. To demonstrate PO2 of the Rochedale urban community neighbourhood plan and PO19 of the Subdivision code, submit:

- a. *A full assessment and review of all existing onsite trees to identify vegetation that meets one of more of the six criteria of 'significant vegetation' in the VPSP;*

- b. Revised development plans, including Tree Retention and Removal Plan (TRRP) and Tree Survey Table which illustrates the retention of significant vegetation through appropriate development design, layout, construction and operational measures;
- c. Where significant vegetation is proposed for removal, provide justification and explanatory notes and images on individual trees or stands of trees where removal is considered warranted; and
- d. Where works are proposed within the Tree Protection Zone (TPZ) of significant vegetation to be retained, demonstrate that the proposed development and construction methodology will not exceed a 10% encroachment within the TPZ or adversely affect the long-term health of these trees.

Our Response

Please refer to the Environment Information Request Response by WCG Environment (Attachment D), which has directly responded to item 5 and provided an updated TRRP to support the response.

Please refer to Attachment D for a more detailed response to this item.

Council Item 6 – Verge width

- 6. Submit amended subdivision plans that identify the existing verge width of Rochedale Road at the property frontage. Where the verge is less than 3.75m width, provide a non-trunk linear land dedication to achieve the minimum 3.75m verge width.

Our Response

The amended Plan of Reconfiguration provided as Attachment A has not indicated verge width or widening as requested given it is not anticipated that any land dedications will be required in this location and no detailed engineering assessment of the adjoining roadway has been prepared as a part of this application.

It is noted that the current boundary to Rochedale Road aligns with the recently registered Survey Plan for the land adjoining to the south lot (Lot 801 on SP321901), and it is therefore anticipated that a similar unchanged road alignment will be adopted.

Should road widening be required in this location it can easily be dedicated from the balance lot land which can be confirmed in detailed design or as a typical road widening plan approved and conditioned as a part of any approval documentation.

As a point of clarification, it noted that Rochedale Road is identified as a trunk road in the Brisbane City Plan 2014 (v29) LGIP mapping and therefore linear land dedication in this area would be a trunk dedication and not 'non-trunk' as indicated in the request item.

Council Item 7 – Existing easements

- 7. A number of easements exist on the subject site and are located in positions that conflict with the proposed lots. Provide the easement documents for each easement, clarify the purpose of the easements and how the easements are to be accommodated or relinquished to enable the development to be undertaken.

Our Response

Please refer to the collated easement document provided as Attachment E to this response which confirm the details for each relevant easement listed on title as follows:

- B on RP216005 (No 601941869)- Burdens the land along the southern boundary and gives Brisbane City Council full access to Priest Gully during any period of flooding.
- C on RP187496 (No 601899560) - Is situated on the eastern side of Priest Gully and allows for unimpeded access including for the use and management of services.
- D on SP331566 (No 721472179)- Burdens the land and sits within the access handle to Rochedale Road and part way along the southern boundary and is to the benefit of rear lot 123 on SP331566 in conjunction with Easement F for access and utility infrastructure and infrastructure services.
- E on RP889950 (No 700745207) - Is situated to the east of the site benefiting the land to allow for the use and management of the water pipeline
- F on SP336340 (No 721937056) - Burdens the land as an extension of Easement D and is to the benefit of rear lot 123 on SP331566 for access and utility infrastructure and infrastructure services.

Of the above easements listed on title and provided in attachment E only easements B, D and F burden the site and will have implications as a result of this proposed development.

It is anticipated that the need for easements D & F will be dissolved as a part the construction of the new eastern road and rear access handle to proposed Lot 123 providing access, utility infrastructure and infrastructure services for the rear lot.

It is anticipated easements B will be maintained through the rear of the site to allow Brisbane City Council access to Priest Gully from the newly proposed eastern road in a similar manner to the current arrangement.

Council Item 8 – General

8. *Submit engineering plans that demonstrate the development integrates into surrounding proposed development to the north and south. The engineering plans are to include stormwater drainage, roadworks, earthworks and retaining wall detail.*

Our Response

As confirmed earlier in this response, an Engineering Services Report by Colliers has been provided as (Attachment C), which demonstrates how the development integrates into surrounding proposed development to the north and south and the appropriate servicing of proposed new lots.

Refer to Attachment C for more details.

CONCLUSION

Thank you for your attention to this matter. As the development application is subject to impact assessment, Part 4: Public Notification of the DA Rules apply, and the application will proceed to public notification accordingly.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Toby Heap', with a long horizontal flourish extending to the right.

Toby Heap

Senior Planner

Wolter Consulting Group