



Dedicated to a better Brisbane

25 July 2025

Packhill Pty Ltd
C/- Murray Bell Planning Co.
Level 16, 344 Queen Street
BRISBANE CITY QLD 4000

ATTENTION: Sam Underwood
Application Reference: A006530099
Address of Site: 409 PRIESTDALE RD ROCHEDALE QLD 4123

Dear Sam,

RE: Further advice

The response to the information request received on 13 May 2025 and the submissions received for this development application have been reviewed and there is outstanding information that is required to progress the application further.

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.

Stormwater

- 2) The submitted Civil engineering response refers to an updated Civil Engineering Report (ADG Ref 26551 C R001 Rev 02, however, this has not been submitted. Provide the amended report demonstrating on site stormwater quality and detention for the site, addressing the items below:
 - a) Provide an amended Site based stormwater management plan (SBSWMP), including assessment of the existing downslope 1050 dia. Drainage. The report is to demonstrate capacity, and provide detention as required in accordance with PO2/AO2.1 of the Stormwater code. It is noted that the adjoining site has no relevance to this application in that the flows from this proposed development will be in addition to the flows resulting from the adjoining approved developments. As such the flows generated by the proposed development application are to be considered and accounted for in the report.
 - b) Provide an amended SBSWMP addressing major flow paths in accordance with PO2/AO2.1 of the Stormwater code. The proposal to address major flow paths at the Operational works stage is not supported. Capacity of the existing 1050 RCP needs to be determined under the current application to ensure that it can take the major flows from the site so as not to impact external downslope properties.

- 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.

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.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely,



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Development Services
Brisbane City Council