



*Dedicated to a better Brisbane*

21 May 2026

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C/- JFP Urban Consultants Pty Ltd  
PO Box 3634  
SOUTH BRISBANE QLD 4101

**ATTENTION:** Jojo Liang  
**Application Reference:** A006900571  
**Address of Site:** 550 PRIESTDALE RD ROCHEDALE QLD 4123

Dear Jojo,

**RE: Further advice**

Council has reviewed the response to the Information Request received on 3 March 2026, and note that further information is required before Council can determine the application, as detailed below:

**Existing Shop**

1. It is unclear from the application material provided if the existing Shop is included in this Development application.

On review of Council's records, some historic building cards are available which note that the site has approval for a Stall in 1975 (Approval Minutes 743/75) and was later approved as a General Store in 1977/1978 (Approval Minutes 3098/77 and 1016/78).

However aerial photography from 1978 notes that there appears to be a number of incremental extensions that have occurred to the subject building which do not seem to have the relevant development or building approval.

Please advise if the current gross floor area (GFA) of the existing Shop being 872m<sup>2</sup> is to be included in this Development application. Additional floor plans and elevation plans of the existing Shop and an addendum to the Needs report to include the existing GFA of the Shop would need to be provided.

- a. Advise if this Development application includes the existing Shop. If so, provide floor plans and elevation plans of the existing Shop, as well an addendum to the Needs report which includes the existing GFA of the Shop in its considerations.

**Bushfire Hazard**

2. The Bushfire Hazard Supporting Letter submitted as a response to Council's information request does not address the full extent of the proposed development with respect to the operation and function of the wholesale nursery, erroneously noting that the development proposal only involves the construction of a shade sail for the existing nursery.

- a. Provide a response to the Bushfire overlay code demonstrating that the proposed development (i.e. the establishment and operation of a wholesale nursery) will not increase the exposure of people (i.e. staff and customers) or property to bushfire hazard. Existing emergency plans for the site may assist in demonstrating compliance with the code. Alternatively, Bushfire Reporting (e.g. Bushfire hazard assessment and management plan) may be required to demonstrate compliance with the relevant sections of the code.

**Water resource catchments overlay code**

3. The Water Catchment Assessment Overlay Code Response, prepared by JFP Urban Consultants within Attachment C has been reviewed and does not address the impacts from the wholesale nursery farm due to wastewater being produced from this part of the site.
  - a. Provide a management plan that addresses AC1 of Table 3 of the document "Water Quality Management in Drinking Water Catchments". The plan must be complete for all activities at the nursery, at least associated with maintaining plants using fertiliser/pesticide/insecticide causing contaminated runoff to the ground. The document is located at <https://www.seqwater.com.au/planning-and-development>, and refer to <https://www.seqwater.com.au/catchments>

Please advise how you wish to proceed with the application. It is recommended that you either agree to further extend the decision period or 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.



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