



**City Planning & Sustainability
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10 May 2018

Emaas Investments Pty Ltd
c/- Buckley Vann Planning + Development
PO Box 205
FORTITUDE VALLEY QLD 4006

Attention: Conrad Taylor
Application Reference: A004600399
Address of Site: 419 MILES PLATTING RD ROCHEDALE QLD 4123

Dear Conrad

RE: Further advice

Council has reviewed your response the information request and submissions received and advises that the following items can be supported subject to resolution of the following issues and submission of further information:

Overall Structure Plan

To clarify, it was agreed at the meeting held on 28 February 2018 that the proposal was to be amended and refined as follows, subject to outcomes of development applications on adjoining sites and further detailed assessment where necessary:

- Extension of the Gateway Civic sub-precinct onto subject site supported in principle but dependant on development outcomes of adjoining site – note road connection from Miles Platting Road into the site is not supported
- Extension of LMR area in the southern portion of the site supported in principle with road connection to adjoining development site to the south, but dependant on development outcomes of adjoining site
- Proposed mixed use area not supported and to be included in park (LGIP item). This area was reviewed in the recent LGIP review and the park reinstated at this location
- Extent of environmental management area to be refined subject to further ecological issues and information provided (see below)
- Waterway location and fringe areas to be refined, subject to further information being provided (reduction in waterway width is not supported)
- Small portion of LMR adjoining environmental management area may be considered following further investigation, particularly in relation to bushfire hazard management. Application on adjoining lot to south proposes environmental area adjoining.
- Road access from Miles Platting Road is not supported. Road access will be dependent on the development of adjoining lots.

As advised previously, any future development applications will be reliant on access and infrastructure items provided by development on adjoining premises.

Road Access

Direct road access to Miles Platting Road is not supported as it is a Suburban Road. Consideration has been given to the proposed temporary accesses, however, in addition to the road hierarchy designation, temporary access cannot be supported due to the following site constraints:

- Temporary access at western end of site 419 Miles Platting Rd (initially all turns, ultimately left in/left out) is not supported due to proximity to the existing waterway – fringe zone.
- The eastern proposed direct access to Miles Platting Rd is not supported as it will be at the end of an embankment once the culverts have been installed and the road level is raised. In addition, the north-eastern portion of the site is to be included in new parkland as per the LGIP.

Any proposed temporary crossing of the waterway corridor is not supported on ecological grounds, due to the impacts that the road will have on the ecological values of the waterway corridor (loss of ecological land and revegetation area, partial barrier to fauna movement).

Access to the site will need to be provided via developments to the south of the site that are currently under assessment (A003884427 – 10-14 School Rd – Reconfiguration of a Lot and Multiple Dwelling; and A003807511 – 250 Priestdale Rd – Reconfiguration of a Lot).

An amended structure plan is required to show access from an adjoining property from which access can be provided.

Waterway and Flooding

Amend all plans (including the proposed sub-precinct plan) to precisely show the location of the mapped City Plan 2014 Waterway corridor overlay. Remove all proposed development areas from the Waterway corridor area. The mapped waterway corridors are to be rehabilitated for ecological purposes and dedicated to Council as public land (drainage reserve).

Any reduction of waterway width is not supported. Waterway corridors are to contain even extreme floods, not just the 1% AEP and in addition they are not solely for flooding and are for ecology and water quality and the widths proposed do not meet those outcomes. The Rochedale urban community neighbourhood plan identifies waterways in public ownership so if the lot was developable then the full waterway should be dedicated with no reduction from that mapped. Furthermore, this is reasonable as the waterway is a Trunk LGIP item.

Any development is likely to trigger extensive LGIP upgrades of the culvert.

Show the required fringe waterway corridor area on the structure plan, adjoining the core waterway corridor, in accordance with AO14.1 and Figure b of the Rochedale urban community neighbourhood plan code. Fringe waterway areas can accommodate certain types of development, such as esplanade roads, stormwater infrastructure, bushfire management buffers, pathways etc, and are to be dedicated to Council.

This should align with the LGIP mapping and designations for stormwater infrastructure, and should also align with the easement and corridor mapping on the adjoining site (A004809603 - 451 Miles Platting Rd. NB this site has an area of private waterway fringe).

The Flood analysis provided is not supported - The flood extent for planning purposes is the ultimate catchment development flood extent. While the waterway is within private ownership upslope development needs to manage impacts; however, where a site is proposed to be developed and the waterway identified as a trunk purpose, the waterway is to be designed for ultimate catchment development.

Extension of Gateway Civic sub-precinct

The proposed extension of the Gateway Civic sub-precinct onto the western end of the property at 419 Miles Platting Road (Environmental management zone) is supported in principle subject to demonstrating compliance with the Biodiversity areas overlay code, and within the following limitations:

- Council could support a development intrusion of up to 3000m² into this property (including all development impacts such as buildings, roads, driveways, services, stormwater basins, bushfire buffers etc), if located outside of the mapped Biodiversity areas overlay and outside of the extent of all existing vegetated areas (based on 2015 aerial photography)
- Any required bushfire management buffers should be achieved through site design to provide satisfactory building separation from any potential current or future bushfire hazards (e.g. driveway interface). Bushfire management buffers are to be included in the 3000m² development area. The proposal must not rely on adjoining properties creating or maintaining cleared areas for bushfire management purposes
- The remainder of the property will be required to be protected under an environmental covenant and rehabilitated for ecological purposes in accordance with PO3 & PO6 of the Biodiversity overlay code, PO4 and PO5 of the Rochedale urban community neighbourhood plan code, and the Environmental management zone code

The waterway corridor and fringe waterway corridor areas within this property are to be dedicated to Council as public drainage reserve as previously stated.

Extension of LMR area into 419 Miles Platting Road

The proposed extension of the residential precinct into the eastern end of the property at 419 Miles Platting Road (Environmental management zone) is not considered to be compliant with the Environmental management zone code, the Biodiversity areas overlay code and the Rochedale urban community neighbourhood plan code, and requires further assessment for bushfire hazard (see below).

Extent of parkland on 441 Miles Platting Road

The exact location of the park area to be located at 441 Miles Platting Rd under the LGIP requires further investigation from an ecological perspective. The park uses are generally incompatible with the required Biodiversity functions, which includes rehabilitation and habitat restoration, and will need to be considered for this site.

Vegetation Retention

Provide a Vegetation retention plan (VRP) for the site, for all areas of the site where development works or impacts are proposed. The VRP is to include the following:

- All trees with a trunk diameter of 150mm DBH or greater clearly mapped showing Tree protection zones (TPZs) in accordance with AS4970 (note that GPS error is unacceptable)
- Tree details, including botanical species names; height, DBH & crown diameter; habitat features evident including hollows and scratch marks, nests, etc.; TPZs; and general health assessment
- The proposed development plan (as an overlay) including earthworks, services and bushfire management buffers
- Identification of any significant vegetation located on the site, in accordance with PO2 of the Rochedale urban community neighbourhood plan
- A clear indication of which trees are to be retained and which trees are to be removed.

Bushfire Management

The Bushfire overlay affects the site (Medium and High hazard area, High hazard buffer area). An assessment against the Bushfire overlay code is required.

- Any required bushfire management buffers must be located outside of the mapped core Waterway corridor areas, and must not result in vegetation removal being required.
- Bushfire buffers must also be located within the subject site and must not rely on fuel management regimes on adjoining properties (unless adjoining properties are currently managed in a low fuel state and are not identified in City Plan 2014 for future ecological purposes).
- The required fringe waterway corridor area and esplanade roads can be used to perform a bushfire management buffer function.

In addition, bushfire assessment must be done using the assumption that the mapped waterway corridor areas and habitat areas on and adjoining the site will all ultimately be completely vegetated, even if some of these areas are currently in a semi-clear / low fuel state.

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

Yours sincerely



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