



Dedicated to a better Brisbane

31 July 2026

Haraba Pty Ltd As Trustee For The Haraba Trust ACN 010 502 468
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Jared Stewart
Application Reference: A007057642
Address of Site: 660 GARDNER RD ROCHEDALE QLD 4123

Dear Jared,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Application strategy

1. The application as submitted proposes a 1 into 2 lot subdivision to create a standalone lot (Lot 501). However, this proposal leads to uncertainty that key environmental outcomes conditioned as part of the existing development approval (Council reference: A006953910) for the Reconfiguration of a Lot (1 into 55 lots plus drainage reserve, new road and balance parcel) over the site will not be delivered and maintained.
 - a. Provide amended documentation (including a proposed subdivision plan and DA Form 1), which includes the land at 200 School Road, Rochedale (Lot 1 SP218990) and seeks approval for a proposed 2 into 2 lot subdivision/lot amalgamation.
 - b. Alternatively, if the intention is to continue to pursue the proposed 1 into 2 lot subdivision, provide confirmation that the survey plan would not be sealed until all conditions have been complied with and/or all obligations have been met under the existing Stage 2 approval (Council ref: A006953910). As part of this approach, the establishment of an environmental covenant/Environmental Protection Zone (EPZ) and the requirement for rehabilitation works to be carried out within proposed Lot 501 would need to be undertaken as part of the existing Stage 2 approval and not the subject application.

Easements

2. A proposed easement plan has not been provided demonstrating the extent of the easements required to account for the 1% of Annual Exceedance Probability (AEP) creek flooding and 2% AEP overland flow paths across the subject site.
 - a. Provide a proposed easement plan, prepared by a suitably qualified professional, clearly identifying the location, dimensions and extent of all easements required for the 1% AEP creek flooding and 2% AEP overland flow areas.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007057642.

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