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05 August 2026

Hummarah Pty Ltd, Reyhaan Omar
C/- Radian Planning Group Pty Ltd
PO Box 3099
NEWMARKET QLD 4051

ATTENTION: Sam Pourmoradian
Application Reference: A006908873
Address of Site: 345 MILES PLATTING RD ROCHEDALE QLD 4123

Dear Sam

RE: Further advice

The information request response dated 29 May 2026 has been reviewed and the following further issues remain to be addressed.

Access

- 1) The proposed additional vehicle access to Miles Platting Road remains not supported. Miles Platting Road is a higher order road and the approved access arrangement for the broader site was established on School Road to limit additional driveway access to this frontage, while still enabling the future development of the eastern lot via the approved access easement. The approved School Road access arrangement remains suitable for the proposed multiple dwelling use. The approved plans provide a generally 11-metre-wide access easement from the School Road crossover, through Lot 1, to Lot 2. This arrangement provides a dedicated and practical vehicle access route for the residential component without requiring an additional driveway to Miles Platting Road.

Council also notes that the matters raised in relation to potential interaction between residential and service station traffic do not demonstrate that separate vehicle access to Miles Platting Road is necessary. The access route through the approved easement can be managed within a low-speed internal environment, and the forecast traffic generation associated with the residential use is expected to be low. Security and access control can also be managed through a gated arrangement, consistent with the current proposal.

The preliminary design for future upgrades to Miles Platting Road also indicates that the proposed driveway location may conflict with future road infrastructure, including verge levels, culvert works and guardrail. The proposed driveway and associated earthworks may therefore prejudice Council's ability to deliver the future road upgrade in this location.

- a) Accordingly, provide amended plans removing the proposed vehicle access to Miles Platting Road and provide vehicle access to Lot 2 via the approved School Road access easement as per A006403019. Pedestrian and cyclist access to Miles Platting Road may be supported, subject to detailed design.

Need Assessment

- 2) Council has reviewed the Economic Needs Assessment by Location IQ dated May 2026 and considers the assessment requires further analysis to demonstrate there is a need for the proposed development.

The site sits within the NPP003b Gateway Civic sub-precinct within the Rochedale Urban Community Neighbourhood Plan. The neighbourhood plan describes the NPP003b Gateway Civic sub-precinct as follows:

This sub-precinct is in a visible location near the motorways and has signature buildings that act as a gateway into Rochedale. It accommodates offices and related educational facilities. This is the only sub-precinct where a service station is appropriate.

The intent of the sub-precinct is to leverage the location of the sites adjacent to the Gateway Motorway and Pacific Motorway interchange to deliver an office precinct similar to the Brisbane Technology Park. Council's primary concern relates to the following:

- a) Potentially inflated residential/housing demand estimate. The assessment relies on population projections well in excess of QGSO population projections and appears to blend 'ultimate' development with 2046.
 - i) Provide further substantiation of the population projections, which underpin the dwelling demand estimates, distinguishing between 2046 projections and the 'ultimate' suburb (LGIP) capacity.
 - ii) Provide clarification of the basis/source of the population projections for the Rochedale-Burbank SA2.
- b) Overstatement of residential/housing need.
 - i) In addition to potentially overstating residential/housing demand, the assessment of need indicates there is in excess of 15 years of residential capacity within the Rochedale-Burbank SA2, indicating the need for residential/housing on the subject site is not immediate or strong.
 - ii) Provide further substantiation to indicate there is a need for residential/housing on the subject site.
- c) Limited assessment of office demand.
 - i) The assessment of demand for office floor space has not recognised the strategic location of the site to provide employment opportunities to a broader catchment than just Rochedale.
 - ii) While residential need can be assessed at a small area level (in this case the Rochedale-Burbank SA2), the need for the uses anticipated in the scheme requires consideration of a broader context, having regard to the intent of the sub-precinct as a largely commercial outcome taking advantage of the close proximity to the motorways.
 - iii) Provide further assessment of the need for the uses anticipated in the scheme across a broader, more appropriate catchment.
- d) Imprecise assessment of remaining supply of land for office uses.
 - i) The assessment of the remaining supply of land for office uses is broad and includes land within sub-precincts within which City Plan explicitly states, 'stand-alone office is not anticipated', as well as considering land within Neighbourhood Centre locations in its entirety as being available for office, despite the largely retail focus of such centres.
 - ii) Provide a revised assessment of remaining supply of land for office uses.

Refuse

- 3) Significant conflicts between the refuse collection points and the proposed landscaping (tree locations) remain. In addition, the indicative trees shown on the architectural plan are inconsistent with the landscape plans.
- a) In accordance with AO32 of the Multiple dwelling code and AO8.1, AO8.2 of the Infrastructure design code, demonstrate the refuse collection points (bins) are not placed under tree canopies. Ensure all plans are consistent.
 - b) Provide amended plans which amend the proposed tree species in proximity to the bin presentation area to a slender columnar species that does not conflict with bin servicing.
 - c) Consider the following species: *Backhousia citriodora*, *Banksia integrifolia*, *Elaeocarpus reticulatus*, *Hymenosporum flavum*, *Magnolia grandiflora*, *Stenocarpus sinuatus*, *Syzygium smithii*.

Landscaping

- 4) In addition to Item 3) above, inconsistencies remain with the proposed location of deep planting as illustrated on the architectural plans, internal to the common property driveway, and the proposed landscape concept plan.
- a) Ensure that all plans are consistent with each other in terms of the location of landscaping and deep planting, and that deep planting is wholly located in common property.

Parking

- 5) Amended plans have not been provided ensuring that parking spaces do not conflict with the proposed internal driveway for the development. The 5.4m length of each internal driveway, as detailed in the Transport Engineering Response prepared by Colliers, includes the area for pedestrian circulation and 'body corporate landscaped zone' (noting the conflict between the landscape concept plan in Item 4) and refuse in Item 3)).
- a) Provide amended plans, ensuring parking spaces do not conflict with the proposed internal driveway servicing the townhouses, landscaping, or pedestrian circulation areas.

Should you wish to amend the application to resolve these matters, it is recommended that you agree to extend 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.

Yours sincerely



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