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HPC Ref: 22252
Council Ref: A006973579

13 March 2026

Brisbane City Council
Planning Application Review Service
Via email: DSPlanningSupport@brisbane.qld.gov.au
Attn: Biljana De Sousa

Dear Biljana,

RE: Response to Further Lodgement Requirements for A006973579 – 39 Gardner Road, Rochedale

The following information is enclosed in response to the Further Lodgement Requirements correspondence issued by BCC on 11 March 2026 for the subject change application:

- **Revised Planning Act Form 5**
- **Title search – Lot 3 on SP343539**
- **Easement documents – dealing no 717252300 and 717252359**
- **Payment advice – BCC application fee**

Responses to the items raised within Council's further advice are provided below:

1. DA Form 5

- Complete and submit a revised DA Form 5 to address Schedule of lot - Lot 6 on SP283241 to reflect the correct address: 15 BRICKWORKS PL ROCHEDALE QLD 4123*
- Schedule of lot - Please add an additional lot 3 on SP343539 - 227 GARDNER RD ROCHEDALE QLD 4123 as per dalodgement form.*

Response:

- We understand that Council's records show Lot 5 and 6 on SP283241 as a single property holding, with the address of 15 Brickworks Place. We have amended the Form 5 accordingly.
- Lot 3 on SP343539 has been added to the schedule of lots.

2. Current Title Search

- Provide a current Title Search for Lot 3 SP343539 - 227 GARDNER RD ROCHEDALE QLD 4123 to show the name of the current landowner and that it supports the written consent provided at lodgement*

Response:

- Refer enclosed Title search for Lot 3 on SP343539

3. Terms of Easement Documents

- a) For the easements that are not in gross, please provide the Terms of Easement documents to demonstrate:
 - how the proposed works are consistent with the terms of the easement, and
 - that the proposal does not materially affect the premises.
- **The list of easements is attached for your reference.*

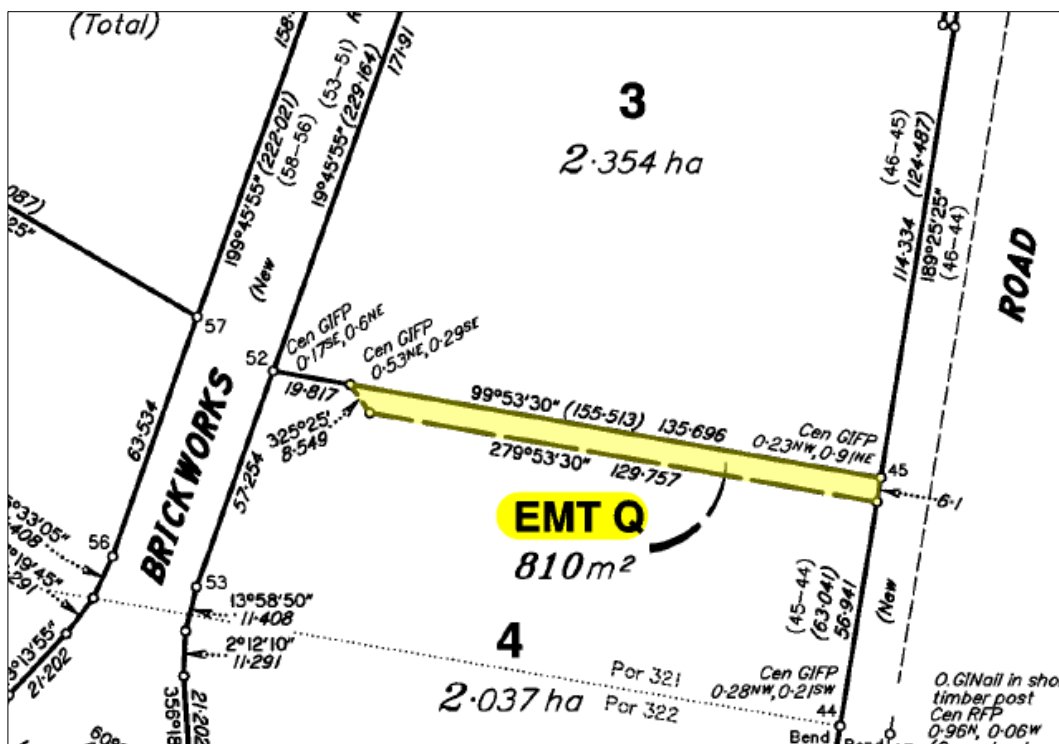
Response:

The table below identifies the easements for which a copy of the terms is required, that is the easements that are not “easements in gross”, and which burden the land.

Property	Easements that are: - Not “in gross” - Burdening the land	Purpose of easement	Benefitted party
28 Brickworks Place Lot 4 on SP283241	Easement Q SP283241 (Easement No 717252300)	Access	BGAI10 Pty Ltd, owner of Lot 3 on SP283241
105 Gardner Road Lot 8 on SP283241	Easement N SP283241 (Easement No 717252359)	Open cut drainage and access	BGMG 9 Pty Ltd, owner of Lot 7 on SP283241

Per above and the submitted Title Searches, there are only two Easements affecting the application land which are not Easements in Gross and which burden the land to a Dominant Tenement. Copies of these easement documents are enclosed

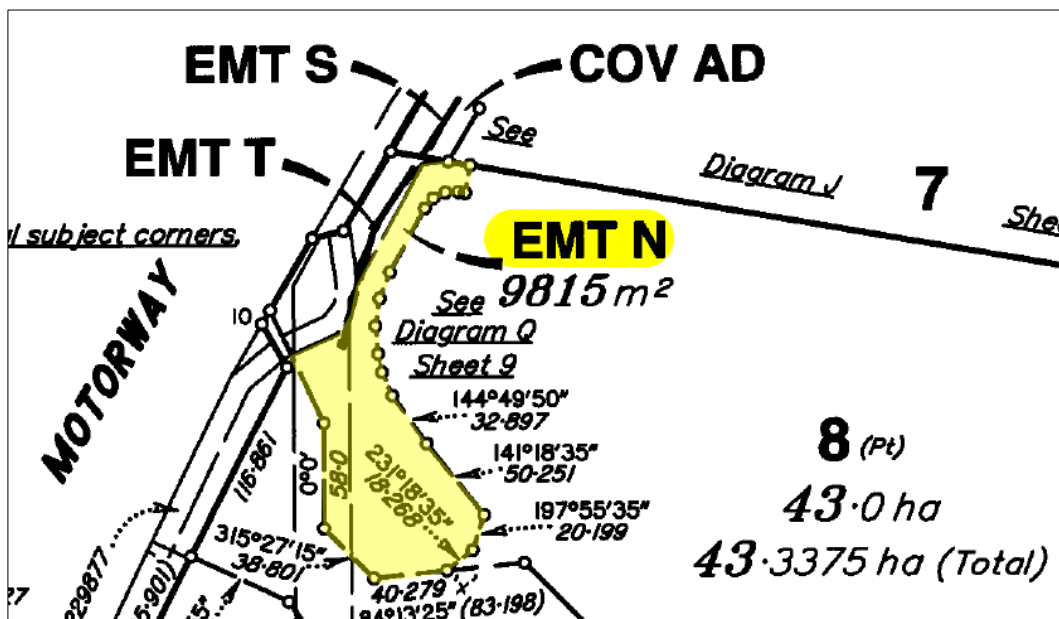
1. Easement no 717252300, over Easement Q on SP283241 as shown below:



This easement is for the purpose of allowing access for Queensland Fire and Emergency Services. This change application includes no changes to the Preliminary Approval as it relates to this land, nor will it result in any changes to the constructed developments on these lots.

The application is therefore not inconsistent with the easement terms. It is also noted that the same entity (BGAI10 Pty Ltd) owns both the Dominant and Servient Tenement (Lots 3 and 4 respectively)

2. Easement no 717252359, over Easement N on SP283241 as shown below:



This easement contains an open drainage swale and bio-retention basin. No changes will occur to this constructed stormwater management infrastructure as a result of this change application.

The application is therefore not inconsistent with the easement terms. It is noted that both the owner of the Dominant Tenement (Lot 7 – BGA10 Pty Ltd) and the Servient Tenement (Lot 8 – Build Sub Co Pty Ltd) are consenting parties to this change application.

4. Payment of the application fee for the change application is required.

Response:

Refer enclose remittance advice confirming payment of BCC application fees.

The submitted material is considered sufficient for the change application to be accepted as 'made' by Council. For any further enquiries please contact the undersigned on 3217 5800 or 0403 193 879.

Yours sincerely,

HPC Planning
A.B.N. 93 670 815 022

Chris Lewis
Director
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