



Our Ref: PL2222

Your Ref: A004685227

1 August 2022

The Chief Executive Officer

Brisbane City Council

GPO Box 1434

BRISBANE QLD 4001

Via email: edaeast@brisbane.qld.gov.au

Attention: Helen Danalis – Senior Urban Planner
Development Assessment Planning Services East

Dear Helen,

RE: ADDITIONAL RESPONSE TO OUTSTANDING MATTERS

**Development Permit for Reconfiguring a Lot (2 Lots into 41 Residential Lots plus New Road,
Environmental Reserve, Drainage Reserves and Balance Lots (Future Stages))
381 Rochedale Road and 216 Gardner Road, Rochedale (Lots 1 & 2 on RP115631)
Council Reference: A004685227**

1. INTRODUCTION

We refer to your Further advice letter dated 22 March 2018 in relation to the abovementioned application and our most recent response dated 11 February 2022. Since our Response, a further revision has been made to the proposed subdivision layout, following further discussions with Council. As such, this letter provides an Additional Response to Outstanding Matters, considering these design revisions. The items addressed therein are summarised in Section 2 of this response.

This response is supported by the following information:

BRISBANE

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DIRECTORS: MICHAEL WOLTER, ANDREW CRAWFORD, NATALIE RAYMENT

- **Appendix A:** Revised Plan of Reconfiguration (Rev. AN) prepared by Wolter Consulting Group;
- **Appendix B:** Updated Development Concept Plan (Rev. Z) prepared by Wolter Consulting Group.

2. SUBDIVISION LAYOUT REVISIONS

This outline of the changes made to the development proposal is provided in accordance with section 52(1) of the *Planning Act 2016*. These changes are minor and, in accordance with section 52(3), do not affect the development assessment process.

The changes are:

- **Division of the trunk infrastructure area into Lots 900, 501 and 503:** Proposed Lot 501, 503 and 900 will maintain the same area as Council's proposed Lot 900 but will be separated from each other in recognition of the different roles for each part. This will enable the parcels to be dedicated to Council at Stage 1 if required (ensuring no risk to Council), but also facilitating the opportunity for the retention of Lot 501 and 503 in private ownership if at the time, for any reason, it is no longer required by Council (together with the proposed Condition wording in section 3 below). Lot 900 is not hindered in this scenario as it also has an alternative access arrangement via Frangipani Street as required.
- **Dedication of Lot 900, and if necessary, Lots 501 and 503 for trunk infrastructure at Stage 1:** Proposed Lots 900, and if required, Lots 501 and 503, will be delivered to Council at the time of survey endorsement of Stage 1, if at the time these lots are required for the trunk infrastructure. Alternatively they can be dedicated at any stage, as required by Council.
- **Boundary realignment of balance Lot 500:** The boundaries of the balance parcel (Lot 500), have been realigned as per Council's preferred alignment, thereby reducing the area of the parcel and positioning it generally parallel with the waterway fringe.
- **Retention of the existing house and proposed Lot 1:** It has been established and agreed with Council that the existing house will be retained. In relation to Lot 1, Wolter Consulting Group surveyors have traversed the boundary for this lot on site in preparation of this plan.
- **Access via Frangipani Street:** Access via Frangipani Street has been granted to both Lot 1 and Lot 900 as requested by Council.

As discussed, these design changes to the layout will ensure that Council are not at risk or potential loss from the outcome of this development.

3. CONDITIONS

As previously discussed in the Response to Outstanding Matters letter dated 11 February 2022, we request that the following conditions be included in the approval:

If, at the time that the survey plan for stage 1 is submitted to Council for plan sealing, the trunk drainage from Rochedale Road to the waterway corridor (ROC-PR-157 & ROC-PR-153) has not commenced on land other than Lots 501 and 503 and the trunk drainage is still required, Lots 501 and/or 503 are to be transferred to Council for the drainage reserve purposes.

This will ensure that only the necessary land is dedicated for trunk infrastructure requirements, at the time the development of this site commences, and that additional land is not unreasonably or unnecessarily dedicated.

When drafting final conditions, we also ask that you consider only requiring dedication of the proposed road reserve providing access to the north of the western handle area, rather than construction of new road in that location, given it is not clear what type of development, or when or if a development will result to the north. Providing the road dedication will provide for future connection, if required in the future. The developable area of the property immediately to the north is very small and not only is it heavily constrained with waterway corridors and fringe waterway areas, it is burdened by an easement in favour of many other neighbourhood properties. With so many interested parties in the easement, it is unlikely that the land would be developed for a very long time. Otherwise providing a constructed road stub to the northern boundary will be an unnecessary maintenance liability for Council to maintain and may concentrate stormwater on the northern property.

4. CONCLUSION

Thank you for your attention to this matter. We trust that this response now finalises any outstanding issues with this application, allowing an approval to be issued subject to reasonable and relevant conditions. **We would appreciate the opportunity to review draft conditions prior to issue.**

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,



Natalie Rayment

Executive Director

Wolter Consulting Group