



**City Planning & Sustainability
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

22 May 2025

Rochedale Development Partners Pty Ltd
C/- Therefor Group Pty Ltd
PO Box 436
NEW FARM QLD 4005

ATTENTION: Marnie Wood

Application Reference: A006738631
Address of Site: 202 GARDNER RD ROCHEDALE QLD 4123

Dear Marnie

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.

Traffic - Road Layout and Design

- 1) While the roadworks and dedications shown on the proposed plans are generally consistent with Council requirements for future road dedications and works, some minor additional details and amendments are required in accordance with the requirements of the Road hierarchy overlay code (PO3, PO8) and Infrastructure Design Code (PO1, PO2, PO3, PO4):
 - i) Some of the proposed works required to connect the Prebble Street-Farley Road connection to the Gardner Road/Prebble Street intersection (e.g. portions of the kerb and footpath, signal hardware changes) will be sacrificial in terms of the ultimate intersection form. The engineering plans are to be amended to delineate which elements are ultimate and which are interim.
 - ii) No direct access to Gardner Road from the new western portion of Lot 4 will be supported. All references to direct access to Gardner Road are to be removed from the plans.
- a) Provide amended engineering plans which delineate the ultimate and interim road works and remove all references to direct lot access to Gardner Road.

Stormwater Management

- 2) While the proposed works and layout are generally supported from a stormwater perspective further details and amendments are required in accordance with the Stormwater code (PO1, PO2, PO3, PO4) to address the following:
 - i) The stormwater in Council road must be designed for the external catchment from Gardner Road that drains into this new road, and likely future lots on southern side of the new road. Ultimate development catchment plans are required.
 - ii) The stormwater from the new Council road requires an easement through the balance land to the creek for the interim scenario where the downslope road has not yet been constructed.

- iii) An easement for overland flow purpose is required over the creek flooded area in the balance land.
- iv) Proposed stormwater within the new road cannot cross the road from gully to gully. Gullies are to connect to manholes and drainage under the road pavement as per the Infrastructure Design PSP (Chapter 7 Stormwater Drainage).
- v) Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure Design planning scheme policy. It will need to be ensured that any earthworks associated with Road 1 are not to cause ponding or nuisance on the neighbouring property at 210 Gardner Road.

a) Provide an amended Stormwater Management Plan to address the above requirements.

Ecological values and significant vegetation

- 3) The site is mapped under the Waterway corridors overlay code and Biodiversity areas overlay as 'High Ecological Significance Strategic' (HESS) and 'Koala Habitat Area'. While it is acknowledged the proposed boundary realignment will not be crossing the waterway corridor the 'Preliminary Roadwork Layout Plan' (Drawing no. DA02 Rev 2 – DA02 Rev 3) show proposed earthworks and services (stormwater and sewer) for the new road which will impact upon vegetation, and potentially the waterway corridor. It is noted the stormwater infrastructure is currently shown within the core waterway corridor, which is not a preferred location. Further detail on the vegetation in this area is required to demonstrate this is an appropriate location or move the outlet out of the core area.

Trees within the site and along the verge are also protected by Natural Assets Local Law (NALL). Significant trees which meet one or more criteria as described in Section 2 of the Vegetation Planning scheme policy are apparent between Gardner Rd and the proposed New Road and may be affected by the proposal. Long-term retention of significant trees within this area where possible may be appropriate for their contribution to local landscape character. The following further information is required to assess the ecological values and significant vegetation on site.

- a) Provide an assessment against Section C of the Biodiversity areas overlay code, Section A and Section C of the Waterway corridors overlay code and PO2/PO4/PO5 of the Rochedale urban community neighbourhood plan code including:
- i) An ecological assessment in accordance with the Biodiversity areas Planning scheme policy (PSP) prepared by a suitably qualified ecologist.
 - ii) A Vegetation Survey Plan in accordance with the Biodiversity PSP including:
 - (1) The location and description of existing vegetation within the proposed development footprint and associated works area and within 10 metres of the approved development footprint and associated works area.
 - (2) All trees 100 mm DBH or greater which must be surveyed (accurate to +/- 100mm). Note: GPS locations will not be supported.
 - (3) A description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified.
 - (4) The proposed development plan (as an overlay) including all services/infrastructure on site and external to the site, which clearly shows the full extent of all earthworks (cut/fill) required during construction of the development.
 - (5) A clear indication of which trees are to be retained and which trees are to be removed, both in the site and along the frontage, including the following information:

- (a) Scientific name;
 - (b) Height;
 - (c) Diameter of tree trunk at breast height (DBH);
 - (d) Crown diameter;
 - (e) Habitat features including hollows and scratch marks, nests etc.
 - (f) Tree Protection Zones (TPZs) and Structural Root Zones (SRZ) of trees in accordance (in accordance with AS4970); and
 - (g) General health assessment.
- (6) If works encroach into the TPZs of any trees identified to be retained, a report from a qualified arborist (AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees and the following detail:
- (a) Description of the proposed works and construction methodology to be used within TPZ of trees;
 - (b) Evaluation of proposed construction methodology and potential impacts on the trees;
 - (c) Evaluation of any pruning works (including canopy and/or root pruning) which may be required as a result of the proposed works; and
 - (d) An assessment of the vegetation under section 2.2 Attributes of significant vegetation of the Vegetation planning scheme policy.
- iii) For any significant residual impact, offsets may be required under the Environmental Offsets Act 2014 and the Offsets Planning Scheme Policy.
- 4) The proposed development is within a mapped identified koala broad hectare area.
- a) Provide an assessment against the assessment benchmarks in Schedule 11, Part 3, Section 6 of the Planning Regulation 2017 by a suitably experienced and qualified ecologist.

Note – Structure Plan

It is noted the 'Future Cycle Route' shown on the submitted Structure Plan ends at the western boundary of the site. Please note this shared pathway will be required to extend through the subject site to connect to the approved road to the north. Any future decision on this site is likely to include a condition on Shared pathway provision similar to Condition 63 of A005747839.

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 A006738631.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SHA' with a horizontal line through the 'A' and a small dash at the end.

Stephanie Honeysett
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7338
Email: Stephanie.Honeysett@brisbane.qld.gov.au
Development Services
Brisbane City Council