

Ref: 26-0012P

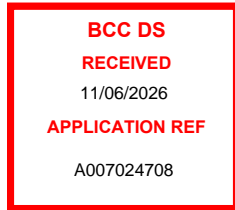
11 June 2026

Attn: Ryan Casey

Brisbane City Council

GPO Box 1434

Brisbane QLD 4565



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

RE: Response to Information Request
86 Peregrine Street, Rochedale QLD 4123 – A007024708
Development Permit for Reconfiguring a Lot (1 into 14 lots and park)

Dear Ryan,

We refer to your Information Request, dated 10 June 2026, in relation to the abovementioned application (Council reference: A007024708) and provide a full response in accordance with Chapter 1, Section 13.2 (a) of the Development Assessment Rules (DA Rules).

Thank you for your attention to this matter. As the development application is subject to Impact assessment, Part 4: Public Notification of the DA Rules apply, and the application will now proceed to public notification accordingly.

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

Yours sincerely,



Andrew Cawdord
MANAGING DIRECTOR

Brisbane
Turrbal and Yuggera Country
Longland Place, Level 2
76 Skyring Terrace
Newstead QLD 4006
PO Box 436 New Farm QLD 4005
Ph +61 7 3666 5200
brisbane@thereforgroup.com.au

Sunshine Coast
Gubbi Gubbi Country
Building 1
30 Chancellor Village Blvd
Sippy Downs QLD 4556
Ph +61 7 5294 0374
sunshinecoast@thereforgroup.com.au

Gold Coast
Kombumerri Country
Level 2
14 Edgewater Court
Robina QLD 4226
Ph +61 7 5636 9943
goldcoast@thereforgroup.com.au

ABN 61 147 343 084
ACN 147 343 084

www.thereforgroup.com.au

Response to Information Request

Response to Information Request

Please see our response to the items in Council's information request below.

Item 1 – District General Recreation Park

The application proposes 3,438m² of park within Lot 902, which would combine with the adjoining existing parkland to achieve an overall park area of 1ha. However, under Council's LGIP (ID ROC-A2-010), the Parks schedule of works, and the Rochedale urban community neighbourhood plan code, provision of a 1.7ha District General Recreation Park is required across the subject and adjoining site. Council previously supported a reduction in the park contribution attributable to the subject site to 7,415m² (reference: A006201233), resulting in a combined park area of 1.3977ha between this site and the adjoining site. Any further reduction in the total park dedication area and any changes to the approved park layout, alignment, or configuration are not supported as the proposed reduction in parkland area to 3,438m² would result in a park that is insufficient in size, dimensions, and functionality to adequately service existing and future development within the locality. Submit an amended plan showing:

- a) In accordance with PO10 of the Rochedale urban community neighbourhood plan code, PO1 of the Park planning and design code, PO4, PO18, and PO26 of the Subdivision code, submit revised plans showing a park with an area of 7,415m².

Response

The Applicant intends to maintain the lot layout and park design in accordance with the Plan of Reconfiguration submitted to Council on 15 May 2026; and an amended Plan of Reconfiguration and accompanying documentation is not proposed. In accordance with Chapter 1, Section 13.2 (a) of the DA Rules, this constitutes as a full response to Item 1.