



**City Planning and Economic Development Services
Development Services**

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1 October 2026

GR Development & Construction Pty Ltd
C/- Therefor Group Pty Ltd
PO Box 436
NEW FARM QLD 4005

ATTENTION: Gabriella Camilleri

Application Reference: A007096730

Address of Site: 295 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Gabriella

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.

Local Government Infrastructure Plan (LGIP) - Parkland

1) The site is affected by two (2) LGIP park infrastructure items:

- ROC-A2-011, comprising 3 hectares of district recreation parkland; and
- ROC-A5-001, comprising 6.8 hectares of district outdoor sport parkland.

These items require a combined total of 9.8 hectares of trunk parkland. Existing development approvals provide the following contributions:

- 6.515 hectares at 323 Rochedale Road, Lot 7 on SP202605; and
- 1.6 hectares at 32 Farley Road, Lot 2 on RP59061.

These contributions total 8.115 hectares, leaving an outstanding amount of 1.685 hectares.

The remaining parkland is to be provided across the subject site and the adjoining site at 253 Rochedale Road, Lot 4 on RP95759. While this area does not independently achieve Council's Desired Standards of Service (DSS), it is sufficient to function as a District recreation park, particularly where facilities are shared between the District recreation and District outdoor sport park sites.

Accordingly, a parkland contribution is to be provided from the site. Based on the properties identified in the LGIP extrinsic material:

- a) Submit amended proposal plans to show a regular, rectangular parkland contribution within the site generally in accordance with Figure 1 below.
- b) Submit an amended structure plan to show a regular, rectangular parkland contribution of approximately 1.685 hectares across the site and within 253 Rochedale Road, with overall dimensions of approximately 120m by 140m, generally in accordance with Figure 1 below.



Figure 1: Aerial mark-up to show the outstanding parkland configuration from the site and 253 Rochedale Road.

Needs Assessment

- 2) The site is located within the Business park sub-precinct of the Rochedale urban community neighbourhood plan, yet the proposal provides exclusively for residential development. This is inconsistent with the intended high-amenity, low-impact industrial and employment-generating function of the precinct. Given the site's proximity to the landfill facility to the north, non-residential development, particularly high-amenity and low-impact industrial uses, remains the preferred land-use outcome for the site.

Residential subdivision is also not reflective of the scale or form of development intended for the precinct under the Rochedale urban community neighbourhood plan. Overall Outcome 3.o. of the neighbourhood plan code provides that development is to be of a scale and form consistent with the amenity, character, community expectations, and infrastructure

assumptions intended for the Business park and gateway civic precinct and is only developed to an alternate outcome where there is both a community need and an economic need for the development. Further investigations are therefore required with respect to the need for land uses that support economic activity in the area and whether there is surplus to warrant additional residential land uses at the site.

a) Submit a needs assessment that:

- i) assesses the existing and anticipated demand for business park and high-amenity and low-impact industrial land within the relevant catchment;
- ii) demonstrates whether the site is surplus to the land required to support economic and employment-generating activity;
- iii) justifies the proposed reduction in business park land; and
- iv) demonstrates the community and economic need for residential development on the site.

Note: There is an additional assessment fee for the review of a needs assessment. Refer to Brisbane City Council's Schedule of Fees and Charges 2026-2027 for details.

Notwithstanding the required LGIP parkland dedication and consequential amendment to the development layout, the following is provided regarding the proposal as currently presented.

Stormwater Management & Earthworks

- 3) The development proposes reliance on works associated with the adjoining approval at 32 Farley Road (ref: A007057398), which have not been constructed, to provide both Lawful Point of Discharge (LPD) and access to the site. The proposed stormwater detention basin connection is directly into the unconstructed pit located within the adjoining Community Title Scheme (CTS) development. Any drainage connection from the proposed basin is to be connected directly into Council infrastructure within road reserve, namely manhole '12/1' as shown the approved Operational Work development permit A006972109 associated with the approved subdivision.

Moreover, the information submitted regarding the proposed earthworks and Rochedale Road verge outcome does not provide sufficient information to satisfy PO1/AO1 and PO2/AO2.2 of the Stormwater code and PO2/AO2.1 and PO3/AO3.5 of the Subdivision code.

- a) Amend the application to include the adjoining site at 32 Farley Road and include design details for the stormwater drainage LPD to be constructed.
- b) Provide amended Concept Earthworks Plans to show the future verge of Rochedale Road being filled (or wall height constructed to ultimate height) to address PO1/AO1 of the Stormwater code.
- c) Demonstrate the proposed retaining wall at the rear of Lots 1 to 14 will be at ultimate road verge levels that drain to Rochedale Road as standard crossfall. This will prevent the requirement for future additional retaining within the road reserve and aids in demonstrating compliance with PO2 of the Subdivision code.
- d) Demonstrate that the existing swale along Rochedale Road has capacity to convey 2% Annual Exceedance Probability (AEP) flows to ensure that lots fronting Rochedale Road will not be impacted by stormwater runoff as per PO2 of the Stormwater code.
- e) Confirm the height of all proposed retaining walls on the revised Concept Earthworks Plans in accordance with PO2/AO2.1 and PO3/AO3.5 of the Subdivision code.

Roads & Access

- 4) The proposed temporary access via Rochedale Road is not supported in accordance with PO3/AO3.1-3.3 and PO4 of the Subdivision code. Access to the development is to be reliant upon the construction of the road on the adjoining site at 32 Farley Road. Accordingly:
 - a) Amend the application to include adjoining site at 32 Farley Road and include design details for construction of the new road access to Farley Road.
- 5) The 16m Neighbourhood road cross section is excessive for the needs of the development and provides additional maintenance burden. Further, the proposed interim road reserve for New Road 1 is shown as 12m, with the ultimate being 14m. In accordance with PO11/AO11, of the Subdivision code, transitioning the proposed internal loop road from 14m to 16m is not anticipated by the Infrastructure design planning scheme policy.
 - a) Submit amended plans to provide a 14m local road cross section for the internal roads.

Land Use Separation

- 6) The proposed development does not demonstrate an appropriate interface with the adjoining land to the north, which is intended to accommodate non-residential development consistent with the Business park and gateway civic precinct of the Rochedale urban community neighbourhood plan. The proposed layout effectively transfers responsibility for providing an appropriate land use transition to the adjoining site by relying on that land to accommodate part of the residential road corridor and/or landscape buffering if it is redeveloped.

Moreover, the application has not demonstrated that adequate separation and mitigation between potentially incompatible residential and non-residential land uses can be achieved wholly within the subject site. Having regard to Overall Outcome 2.b of the Emerging community zone code, the proposal is to demonstrate an orderly and coordinated development outcome that appropriately responds to the site's local context without prejudicing the future development of adjoining land.

- a) Submit amended plans demonstrating that measures to buffer the residential lots from the adjoining site is accommodated within the subject site. The amended outcome is to demonstrate that the proposal does not transfer undue road, buffering or land use interface requirements to the adjoining site or prejudice its future development for the outcomes intended by the Rochedale urban community neighbourhood plan.

Air Quality

- 7) The site is located within the Industrial amenity investigation area sub-category of the Industrial amenity overlay. Accordingly, the application is to demonstrate the sensitive use outside of a sensitive land use precinct is prevented from encroaching upon land that supports non-sensitive land uses. The application is also to demonstrate that an adequate level of air quality can be achieved in accordance with the Industrial amenity overlay code.
 - a) Submit further information demonstrating the creation of residential lots at the site achieves Overall Outcome 2.c. of the Industrial amenity overlay code. It is suggested the assessment have regard to the separation distances as per PO1/AO1 of the code.
 - b) Submit an Air Quality Report prepared in accordance with the Air quality planning scheme policy to demonstrate compliance with PO2 and Overall Outcome 2.c of the Industrial amenity overlay code. It is suggested the assessment have regard to the separation distances as per AO2 of the code.

Note: The Rochedale Landfill includes gas recovery systems and power generation plants, with seven (7) cogeneration plants present with future intention for ten (10) cogeneration plants on the site. Odour from the landfill and emission from ten (10) cogeneration plants, as well as dust emissions from the nearby brick factory, including Kiln emissions, are to be considered and modelled for.

Noise

8) As the site is in the Industrial amenity investigation area of the Industrial amenity overlay, the application is to demonstrate that suitable noise levels can be provided for the future occupants of the proposed residential lots.

- a) Submit further information demonstrating that the proposed use can comply with the separation distances as prescribed in AO3 of the Industrial amenity overlay code. Where the intended separation distances cannot be achieved, submit a Noise Impact Assessment Report in accordance with PO3 of the code.

Note: Further guidance can be found in the Noise impact assessment planning scheme policy. Noise from the nearby brick factory and all the activities from the landfill site are to be accounted for, to demonstrate acoustic criteria can be achieved for the residential subdivision.

Landfill Gas

9) The site is located in the Rochedale urban community neighbourhood plan area, which includes a site used for landfill. The proposed development is within the buffer area between the landfill and future residential areas, meaning the site may have experienced landfill gas migration and site contamination. Council is required under the *State Planning Policy (State Interest Guideline Emissions and Hazardous Activities) 2016* to assess development applications in areas within the relevant industry standard buffer distances to manage landfill gas migration risk. Accordingly, the following is sought to demonstrate compliance with the State Planning Policy and overall outcomes of the Rochedale urban community neighbourhood plan code:

- a) Engage a Contaminated Land Suitably Qualified Person (SQP) and/or a Registered Professional Engineer of Queensland (RPEQ) with experience in contaminated land investigations, closed landfill assessment, landfill gas risk assessment, and landfill gas management system design.
- b) Conduct a Preliminary Site Investigation in accordance with the *National Environment Measure (Assessment of Site Contamination) Measure 1999* (as amended in 2013) (NEPM). As part of the Preliminary Site Investigation, the SQP is to:
 - i) Undertake historical aerial photography review for the site and confirm that the site has been subjected to previous site disturbances / ground surface changes / historical filling / historical cropping, farming, and/or market garden activities / historical building demolitions / historical vegetation removals onsite (based on my review disturbance / change observations in historical aerial imagery, which includes but is not limited to 1946, 1995, 1997, 1999, 2001, 2005, 2013, 2015, July 2017, 2019, 2021, and 2023).
 - ii) Conduct a Landfill Gas Migration Risk Assessment prepared by a Queensland approved Contaminated Land Auditor in accordance with the New South Wales Environment Protection Authority (EPA) guidelines for the assessment of ground gas migration to demonstrate compliance with Overall Outcome 6(b) of the Rochedale urban community neighbourhood plan code. The risk assessment will likely require landfill gas monitoring to be undertaken on the site to accord with the EPA guidelines.
 - iii) Prepare and submit a Preliminary Site Investigation Report to Council for review.

Significant Vegetation

10) The site contains an avenue of mature trees together with single mature Flindersia and Gum tree species. Trees within the site are protected by the Natural Asset Local Law - Significant Urban Vegetation (NALL - SUV) category. Significant Urban Vegetation is to be integrated into the lot layout to comply with PO2 and PO19/AO19.1 of the Subdivision code.

- a) Provide a Tree Retention and Removal Plan, including a Tree Survey overlaid with the proposed lot layout and earthworks, together with a corresponding Tree Schedule to allow assessment of existing significant vegetation within or immediately adjoining the site. The Tree Survey and reporting must be prepared by a min AQF Level 5 Arborist, and must include:
 - i) All trees within the site with a DBH greater than 300mm.
 - ii) All trees within the verge, with any boundary trees being surveyed and calculated to determine percentages within the verge and within site.
 - iii) All trees and other vegetation within adjoining lots that may be impacted by proposed earthworks (e.g. within tree TPZ and/or within 6m of site boundaries). Any trees in the Rochedale Road verge that are proposed to be removed are to be noted.

Small Lots

- 11) The application proposes contiguous small lots of a consistent size and width. AO22.2 of the Subdivision code intends for the development to provide no more than six (6) contiguous small lots that are separated by no less than two (2) standard lots from other small lots. Moreover, the built-to-boundary wall outcome for the proposed small lots is unclear and Lot 15 and Lot 21 have a frontage width of less than 10.0m. To demonstrate compliance with PO22 and PO27/AO27.1-27.4 of the code:
 - a) Provide a range of lot sizes and types on amended plans, noting that no more than six (6) contiguous small lots is the suggested outcome for demonstrating compliance with PO22.
 - b) Submit a plan of development that nominates built-to-boundary wall and driveway locations for the contiguous small lots and Lot 15 and Lot 21, as well as setbacks, private open space, and site cover provisions as per Council's Dwelling house (small lot) code in version 36 of *Brisbane City Plan 2014*.

Public Transport

- 12) It is unclear how the development provides 90% or more of lots within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway or busway station. In consideration of a performance outcome in accordance with PO20/AO20 of the Subdivision code:
 - a) Confirm how the proposal provides a layout that supports pedestrian access to public transport services by facilitating a high proportion of the dwellings close to public transport stops.

Sewer and Water Reticulation

- 13) Development is to provide for infrastructure to support the development as per overall outcomes 2.b. and 2.m. of the Emerging community zone code and 2.g. of the Subdivision code. Noting the site is in an emerging community area, assurance is sought that there is sufficient water supply and sewerage capacity to support the development.
 - a) Apply to and provide a Service Advice Notice (SAN) from Urban Utilities to confirm the proposed development can be serviced by an acceptable sewer system in accordance with current standards.

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 A007096730.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Casey', with a long, sweeping horizontal stroke extending to the right.

Ryan Casey
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Development Services
Brisbane City Council