



29 June 2026
Job Ref: B4355P-A1-DA1

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001
Att: Development Assessment (Alexandria Wood)
Via: DSPlanningSupport@brisbane.qld.gov.au and Alexandria.Wood@brisbane.qld.gov.au

RE: Response to Further Advice Request – 550 Priestdale Road, Rochedale QLD 4123 – COUNCIL REF: A006900571
APPLICANT: Mr. Peter Bellas, Bellafam Pty Ltd, Mrs. Angela Bellas, Manjan Pty Ltd C/- JFP Urban Consultants Pty Ltd

Dear Alexandria,

We refer to Council's Further Advice Letter, dated 21 May 2026, regarding the abovementioned application.

In accordance with s13.2 of the *Development Assessment Rules*, we hereby provide all of the information requested. In support of our response, please find **enclosed** the following documents for assessment:

Attachment A.	Aerial Photos (QImagery and Nearmaps); prepared by JFP Urban Consultants;
Attachment B.	Bushfire Hazard Assessment Letter; prepared by S5 Environmental; and
Attachment C.	Water Quality Management Plan; prepared by Range Environmental Consultants.

In response to the request, and as further detailed below, we note that the supporting information associated with the proposed development has been amended as follows: -

1. Inclusion of aerial historical photos retrieved from QImagery and Nearmaps to address the existing shop related items.
2. Inclusion of a Bushfire Hazard Assessment against the Bushfire Code to address the bushfire hazard matters.
3. Inclusion of a Water Quality Management Plan to address the Water Resource Catchments Overlay Code.

In accordance with Schedule 2 of the *Planning Act 2016* (the Act) and Schedule 1 of the *Development Assessment Rules*, we confirm that the above changes do not: -

- result in a substantially different development;
- seek approval for prohibited development;
- require the application to be referred to any additional referral agencies; or
- change the type of development approval sought.

Our responses to the outstanding issues are as follows: -

Existing Shop

1. It is unclear from the application material provided if the existing Shop is included in this Development application. On review of Council's records, some historic building cards are available which note that the site has approval for a Stall in 1975 (Approval Minutes 743/75) and was later approved as a General Store in 1977/1978 (Approval Minutes 3098/77 and 1016/78). However aerial photography from 1978 notes that there appears to be a number of incremental extensions that have occurred to the subject building which do not seem to have the relevant development or building approval. Please advise if the current gross floor area (GFA) of the existing Shop being 872m² is to be included in this Development application. Additional floor plans and elevation plans of the existing Shop and an addendum to the Needs report to include the existing GFA of the Shop would need to be provided.

- a) Advise if this Development application includes the existing Shop. If so, provide floor plans and elevation plans of the existing Shop, as well an addendum to the Needs report which includes the existing GFA of the Shop in its considerations.*

Response

Aerial imagery has been retrieved and included in Appendix A. As shown in the historical imagery, the existing shop has been established since 1977. As discussed in the Economic Need Overview Report and Town Planning Report previously, the application is limited to a 68 m² GFA extension, comprising the proposed shop extension of 55 m² and the proposed food and drink outlet (café) of 13 m², this has also been illustrated on the site plan.

In response to Council's query, we have been advised that the previous extensions were limited to the inclusion of cold rooms/storage located on the southern side of the existing shop. These existing cold rooms are not included as GFA, hence are not shown as part of the GFA on the site plan. A toilet block was also added via a development determination in 2023 (BCC Ref: A006261372). This toilet block is included in the existing GFA Calculation.

Overall, please note that this development application is limited to the food and drink outlet/café, shop extension and wholesale nursery. The existing shop, with a GFA of 872 m², does not form part of this development application. On this basis, floor plans and elevation plans for the existing shop are not considered warranted for this application.

Bushfire Hazard

2. The Bushfire Hazard Supporting Letter submitted as a response to Council's information request does not address the full extent of the proposed development with respect to the operation and function of the wholesale nursery, erroneously noting that the development proposal only involves the construction of a shade sail for the existing nursery.

- a) Provide a response to the Bushfire overlay code demonstrating that the proposed development (i.e. the establishment and operation of a wholesale nursery) will not increase the exposure of people (i.e. staff and customers) or property to bushfire hazard. Existing emergency plans for the site may assist in demonstrating compliance with the code. Alternatively, Bushfire Reporting (e.g. Bushfire hazard assessment and management plan) may be required to demonstrate compliance with the relevant sections of the code.*

Response

Please note that the Wholesale Nursery will not be open to the public and therefore, will not increase the exposure of people to the bushfire risk. Notwithstanding this, the site has previously been utilised for Agricultural purposes in the past. Please refer to the Bushfire Hazard Assessment Letter and code response included in Appendix B, which addresses the Bushfire Overlay Code as requested.

Water Resource Catchments Overlay Code

3. The Water Catchment Assessment Overlay Code Response, prepared by JFP Urban Consultants within Attachment C has been reviewed and does not address the impacts from the wholesale nursery farm due to wastewater being produced from this part of the site.

- a. Provide a management plan that addresses AC1 of Table 3 of the document "Water Quality Management in Drinking Water Catchments". The plan must be complete for all activities at the nursery, at least associated with maintaining plants using fertiliser/pesticide/insecticide causing contaminated runoff to the ground. The document is located at <https://www.seqwater.com.au/planning-anddevelopment>, and refer to <https://www.seqwater.com.au/catchments>

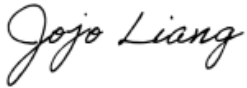
Response

In response to Council's request a management plan has been addressed. We note that per the water quality management plan and correspondence with the wholesale nursery owner, it has been confirmed that the plants on the site will only occur in pots and trays (no planting in ground) hence, there is minimal/no wastewater generated from the wholesale nursery. In support of the proposal, please refer to the Water Quality Management Plan in Appendix C for further information. We are also happy for Council to condition the findings of the management plan as required.

This correspondence and attachments represent a response to all the information requested. We trust the above and enclosed information satisfactorily addresses the request and we look forward to receiving Council's draft conditions package in the near future.

Please do not hesitate to contact the office on 07 3012 0100 should you have any questions.

Yours faithfully,



JOJO LIANG
TOWN PLANNER
JFP URBAN CONSULTANTS