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Dedicated to a better Brisbane

15 October 2026

254 Rochedale Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jordan Holman & Zoe Richards

Application Reference: A007103564
Address of Site: 254 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Jordan & Zoe

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.

Coffee / Café Hut

1) The application material states a centrally located ancillary coffee / café hut for the enjoyment of onsite employees is proposed as part of Stage 2. While the small size of the hut is noted, it is unclear how the hut would be limited to serving onsite employees only or how it functions as an ancillary component to the balance of the development. Notwithstanding, the coffee / café hut, as presented, goes beyond the scope of an outdoor staff recreation area and appears to constitute a Food and drink outlet land use. To resolve:

a) Remove the coffee / café hut form the proposal; or

b) Formally add a Food and drink outlet land use to the application, including:

i) Updated DA Form 1.

ii) Assessment against the Centre or mixed use code, PO23-24, PO25, and Overall Outcome 2.h. of the Industry code, Overall Outcome 2.f. of the Emerging community zone code, and the applicable overlay or prescribed secondary codes as required.

iii) Updated specialist reporting as required.

iv) Reidentification of what constitutes the proposed outdoor staff recreation area on the landscape and proposal plans.

Medium Impact Industry & Hazardous Goods

2) The application proposes a Medium impact industry land use at the site. However, insufficient information has been supplied for Council to identify and assess the impacts and extent of the proposed activities.

a) Identify the locations/tenancies of the Medium impact industry land use on revised plans.

b) Confirm if the activity is food, beverage, or pet food processing, smoking, drying, curing, milling, bottling, or canning works, if producing less than 200 tonnes per annum.

c) Advise if there are any other Medium impact industry uses.

d) Confirm the overall proposed levels of hazardous materials.

Air Quality

3) The proposal cannot achieve AO1.5-1.6 of the Industry code for the Medium impact industry component of the development without demonstrating/explaining how the small-scale food and beverage manufacturing does not involve activities that generate air emissions from the site. Moreover, AO1.11 provides no acceptable outcome for development in the Emerging community zone, and stating the proposal will not result in adverse air emissions beyond the boundaries of the site, or other amenity impacts on any adjoining sensitive land uses does not demonstrate compliance with PO1.

a) Provide an air quality report that addresses PO1 of the Industry code. The air quality report is to be prepared in accordance with the Air quality planning scheme policy (PSP) to demonstrate achievement of this performance outcome.

Noise Impacts

4) It has not been adequately demonstrated that the proposal complies with PO2/AO2.1-AO2.4. The submitted noise report does not identify all relevant noise sources, including reverse beepers on forklifts and specific industrial activities, with potential impacts on nearby sensitive receivers instead being assumed. The basis for these assumptions has not been adequately justified, and the report does not demonstrate how factors such as distance attenuation have been incorporated into the noise predictions. In addition, assessment locations are to be based on zone boundaries rather than the actual sensitive receptor locations.

a) Submit an amended noise report prepared in accordance with Council's Noise impact assessment PSP that addresses the above issues and demonstrates compliance with PO2 of the Industry code.

Building Height

5) A 3D height plane diagram has been submitted to illustrate the proposed building height outcome, relative to the boundary setbacks to the adjoining land, which is included in a sensitive zone. However, the angle of the diagram does not clearly show the area at the north-eastern corner of the premises, where the proposal exceeds the suggested maximum building height of 9.5m within 20m of a sensitive zone. To aid in Council's assessment of the impact of the height to ensure the development is reasonably compatible in appearance and scale in accordance with PO20/AO20.1 of the Industry code and PO1 and Overall Outcome 3.o. of the Rochedale urban community neighbourhood plan code:

a) Submit additional 3D Height Plane Diagram plans from different angles to illustrate the building height outcome in the northern and eastern areas of the site.

Stormwater

6) The proposed stormwater discharge point is located within 187 Rochedale Road, which is privately owned land. As proposed, this does not represent a lawful point of discharge unless stormwater detention is provided. Compliance with Council's Infrastructure design PSP requirements is to be demonstrated by either:

a) Providing on-site stormwater detention in accordance with Council standards; or

b) Submitting hydrological modelling demonstrating that detention is not required.

7) A stormwater pipeline is proposed within the Rochedale Road corridor. The site and proposed works are in proximity to Local Government Infrastructure Plan (LGIP) item ROC-PR-144 for a stormwater relief pipe. Much of the proposed pipeline is non-trunk infrastructure and appears to be significantly larger than required to service the development and existing upstream catchment. Accordingly:

a) Provide detailed design plans demonstrating how LGIP Item ROC-PR-144 can be constructed, including consideration of existing levels, road geometry, and underground services within Rochedale Road and extending to 187 Rochedale Road. Notwithstanding, where this cannot be demonstrated, a non-trunk drainage solution is to be provided for the development.

b) Provide plans and longitudinal/cross sections showing how the proposed pipeline can discharge into the existing creek invert at 187 Rochedale Road while maintaining appropriate levels and cover requirements.

Note: Based on the information provided, it is unlikely that a 1200mm reinforced concrete pipe can be accommodated without significant excavation within 187 Rochedale Road. Any works within private property would require:

i) The consent of the landowner; and
ii) An easement for drainage purposes in favour of Council, where applicable.

c) Reassess the required pipe size.

d) Provide a drainage solution that services the development site with appropriate detention.

e) Account for any existing catchment draining onto Rochedale Road upstream of the site.

f) Submit supporting calculations and design details to justify the proposed infrastructure.

8) The MUSIC modelling file for the proposed stormwater quality solution has not been submitted to Council for assessment.

a) Submit the MUSIC modelling file for the stormwater quality aspect of the Stormwater Management Report, Rev. A, dated 10/08/2026.

Traffic, Access & Manoeuvring

9) No road widening or other works are required for LGIP item ROC-RC-048 for the future road corridor project upgrade. However, land dedication and associated works are required to accommodate the left-turn and right-turn treatments identified in the submitted traffic report for the site's proposed access arrangements. These works will be classified as non-trunk.

a) Provide a Traffic Functional Layout Plan (TFL) prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) demonstrating the ultimate access arrangements for the development. The TFLP is to include:

i) The proposed site access arrangements, including any required land dedication and associated roadworks necessary to accommodate the left-turn and right-turn treatments identified within the submitted Traffic Impact Assessment.

ii) The extent of road upgrading works required along the site frontage, including construction of kerb and channel on a 4.25m alignment.

iii) Existing and proposed property boundaries, road reserve widths, pavement widths, lane configurations, turning lanes, verge widths, and traffic control devices.

iv) Existing and proposed services, drainage infrastructure, street lighting, signage, line marking, and any other constraints affecting the delivery of the proposed access treatments.

v) Vehicle swept path assessments demonstrating that the proposed access arrangements can accommodate the design vehicle(s) nominated in the Traffic Impact Assessment.

vi) Demonstrate that all access and frontage works can be delivered within the available road reserve or otherwise identify any land requirements necessary to facilitate the proposed infrastructure.

Note: It is not possible to construct the proposed median on its ultimate alignment at this stage. Accordingly, all median and right-turn lane works will be redundant in the ultimate road arrangement. The right-turn lane at the all-turns access will ultimately be retained, although its final location will be further west than can currently be constructed.

10) The proposal includes Medium impact industry without identifying how the proposal has a hazard-free route to a critical route or an interim critical route during a natural disaster event. In accordance with PO3/AO3 of the Critical infrastructure and movement network overlay code:

a) Explain how a hazard-free route is achieved to support appropriate access and egress for personnel and emergency services during a natural disaster event.

11) With reference to the Transport, access, parking and servicing (TAPS) PSP, the proposed staging boundary appears to result in an impractical manoeuvring outcome for space 40 in stage 1 without a terminated aisle extension or localised aisle width widening to 8m. Moreover, Unit 78 in stage 4 does not appear to be practically serviceable, as the staging boundary to stage 5 obstructs a portion of the roller door.

a) Provide car parking space 40 in stage 1 as a turning bay until stage 2 continues the driveway 01 aisle. Alternatively, stage 1 could be modified to provide a 2m terminate aisle extension over a portion of the aisle proposed to be delivered in stage 2.

a) Extend the stage 4 boundary to include all areas where a Small Rigid Vehicle (SRV) manoeuvres to the roller door of Unit 78, incorporating the full extent of the roller door and an aisle extension for the service vehicle to turn around and exit using the northern crossover.

Refuse Management

12) Four (4) “bin stores” are shown on the proposed plan. However, they appear to be insufficient in size as the Warehouse refuse generation rate has been used to calculate the size of the bin stores. The development has applied for low and medium impact industry uses, which means the Industry refuse generation rate (50L per 100m^2 per day for each stream) must be used. Further, the refuse calculation has utilised only four (4) days of operation, the bin stores are not within a roofed and screened enclosure, and the dimensions have not been noted on the plans. In accordance with PO17/AO17.2 of the Industry code, PO4/AO4.1 of the Airport environs overlay code, and PO8/AO8.1-AO8.2 of the Infrastructure design code:

a) Demonstrate bin stores that have capacity for each stage using the Industry refuse generation rate and seven (7) days of operation.

b) Clarify which stage uses which bin store. If two (2) stages are to use the same bin store, demonstrate the bin store has capacity for both stages.

c) Provide elevation/sectional plans for ‘Bin Store Location 3’ that clearly show the height, length, width, and access to the bin store.

d) Clarify if ‘Bin Store Location 3’ is within Stage 1 or Stage 5 on amended plans.

e) Denote the dimensions of the bin stores on amended plans. The bin stores must have a minimum internal height of 2.1m.

f) Denote the bin stores as “Roofed and Screened Bin Store” on amended plans.

Note: It may be advisable to consider front lift bins for the proposed development.

13) While a Refuse Collection Vehicle (RCV) swept path analysis has been provided, the proposal is for a staged development. The swept path analysis only considers the ultimate solution and not the interim solution for each stage. Accordingly, the RCV swept path analysis must demonstrate each stage being serviced individually as per PO1/AO1 and PO19/AO19.2-AO19.3 of the TAPS code.

a) Provide a RPEQ endorsed swept path analysis demonstrating the RCV as per BSD-3008 sheet 2 of 2 (or BSD-3009 if for front lift bulk bins) can safely and efficiently service the development. The RCV swept path analysis must include each interim stage and the ultimate solution and must demonstrate the RCV servicing each bin store location.

Bushfire Hazard

14) The site is mapped as medium hazard area within the Bushfire overlay and high hazard potential bushfire intensity within the State Planning Policy (SPP) Natural hazards, Risk and Resilience bushfire mapping, which trigger assessment against sections A and B of the Bushfire overlay code. The Bushfire overlay code requires the development to demonstrate it:

- will not be exposed to intolerable levels of radiant heat (i.e. >29kW/m^2) in accordance with PO1;
- minimises bushfire risk from build-up of fuels around buildings and structures as per PO2;
- is designed to facilitate safe and efficient emergency services access and egress to/from the site regarding PO4; and
- makes adequate provision for fire-fighting requirements, including water supply in accordance with PO6.

A bushfire advice letter has been submitted, which does not include a bushfire hazard assessment, a bushfire management plan, or any assessment against the Bushfire overlay code. Further, the radiant heat exposure assessment does not correspond to any assessment of vegetation communities or identify the distance to potentially hazardous vegetation.

a) Provide a site-specific bushfire hazard assessment and management plan in accordance with the Bushfire PSP or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with PO1 of the Bushfire overlay code.

b) Based on the finding of the bushfire hazard assessment (including radiant heat exposure assessment) and management plan, provide revised development plans that identify any required setbacks to achieve the relevant radiant heat exposure to comply with PO1.

c) Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the bushfire reporting.

Note: Bushfire reporting and hazard assessment guidelines are available within the technical assessment guide for Bushfire reporting available on Council’s website.

Pedestrian Entry

15) The application proposes a direct and separate pedestrian entrance from Rochedale Road. However, the pedestrian path network is disconnected through the site. In accordance with PO12 of the Industry code:

a) Provide accessible, legible, and safe pedestrian prioritised pathways from the street frontage to the main entrance of each group of units. The pathways must be differentiated in colour and texture from the driveway surface.

b) Extend the stage 4 boundary to include the path connection between Units 61 and 84.

Significant Vegetation

16) Significant vegetation within and adjoining the site is protected by Council's *Natural Assets Local Law 2003* (NALL), with both Significant Native Vegetation (SNV) and Significant Urban Vegetation (SUV) present. The proposal has not adequately addressed options to retain or reinstate significant vegetation where this is proposed for removal. It is acknowledged that some trees adjoining the southern boundary have been approved for removal, however, the proposed extent of tree removal along the southern boundary appears to conflict with trees protected by NALL and by the existing adjoining development approval (ref: A006769389), including trees within the mapped Biodiversity area adjoining the site.

PO2 of the Rochedale urban community neighbourhood plan code and Overall Outcome 2.g. of the Emerging community zone code require the retention of significant vegetation. Retention of trees 86-88 may be required to avoid impacts on significant vegetation to be retained on the adjoining site. The location of trees 86-88 also appears inconsistent with details provided and approved for the adjoining development, although it appears that the tree surveys and related arboricultural reporting for both applications was prepared by the same consultant. Moreover, the property that tree 86 is located on is inconsistent between the subject and the adjoining application material.

Accordingly, further information is required to continue the assessment, including confirming the location of protected vegetation on the adjoining site.

a) Amend the tree survey and proposed tree retention plan to include:

   i) Approved development footprint on adjoining site (southern boundary).

   ii) Approved tree retention and tree removal details for trees within the adjoining site and located within 5m of the southern boundary.

   iii) Approved civil works on the adjoining lot (southern boundary), including finished levels and surface finishes, at the interface between the approved development and trees to be retained.

   iv) Trees on the adjoining lot to be identified to allow cross-referencing to approved tree retention plans. Where tree locations have previously been inaccurately reported, identify both the approved and accurate location of trees to support the assessment.

b) Provide amended plans to:

   i) Remove earthworks and built form where required to ensure the healthy retention of significant vegetation within and adjoining the southern boundary to achieve PO2 of the Rochedale urban community neighbourhood plan code.

   ii) Revise the proposal to include local endemic buffer planting to minimise long-term impacts to existing significant vegetation to be retained, on or adjoining the site.

Landscape Concept Plan

17) Tree planting along the site frontage does not adequately meet PO13/AO13.1-13.2 and AO13.4 of the Industry code. The number of shade trees in the open car parking areas also does not meet the intended rate in AO13.3. Additional tree planting is required to help minimise the impacts of heat and glare to improve site amenity and comfort for site visitors and staff.

a) Amend the Landscape concept plan to include:

   i) Large shade trees along the frontage in minimum 2m wide prepared garden beds, including revised tree species with increased height and density which will achieve a canopy spread over 50% of the site frontage within 5 years of planting.

   ii) Shade canopy trees in car parking at a ratio of 1 tree for each 6 car parking spaces, providing sufficient soil volumes to support effective tree growth and long-term viability.

iii) A revised landscaping layout and planting palette to include endemic buffer planting at the interface with significant vegetation to be retained.

Sewer & Water Reticulation

18) 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 PO5/AO5 of the Industry 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 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 A007103564.

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

Yours sincerely



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Development Services
Brisbane City Council