Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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

04 November 2026

Innova South Pty Ltd
C/- Murray Bell Planning Co
Level 10, 167 Eagle Street
BRISBANE CITY QLD 4000

ATTENTION: Brock Ackworth

Application Reference: A007116478
Address of Site: 221 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Brock

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.

Sewer Connections

1) Overall outcome 2.m of the Emerging community zone requires that development provides the infrastructure required to support the development. As the site is located within the Emerging community zone, assurance is sought that there is sufficient sewerage capacity to support the development.

a) Provide a current Service Advice Notice from Urban Utilities (UU) confirming that the proposed development can be adequately serviced by sewer system in accordance with current standards. Where an alternative servicing arrangement is proposed, provide evidence that the arrangement is supported by UU and amend the engineering plans to show the proposed sewer infrastructure and connection arrangements.

Traffic

2) Provide a Traffic Functional Layout (TFL) plan, prepared and endorsed by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) with detailed crossover designs demonstrating that the proposed access arrangement is compatible with the access and channelisation proposed for the development opposite at 254 Rochedale Road (A007103564). The TFL should include the following:

a) The splitter island associated with the proposed crossover is to be relocated further north to avoid conflict with the channelised right-turn treatment for 254 Rochedale Road.

b) The geometry and entry/exit angle of the proposed splitter island does not appear sufficient to physically prevent vehicles from turning right out of the subject site onto Rochedale Road. Either redesign the splitter island to physically restrict right-turn egress or provide raised median islands along the Rochedale Road frontage to prevent this movement.

c) Show the proposed left-turn auxiliary lane (AUL) treatment identified as necessary by the peak-hour turn warrant assessment, including its integration with the proposed site

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access. Demonstrate that the access and AUL can be accommodated wholly within the available road reserve, or identify any additional land required to deliver the works.

Access and Parking

3) Amend the proposed plans to show the following additional changes:

a) Provide a 2m wide x 5m deep pedestrian sight splay at the northern crossover.

b) Amend the northern most crossover splay so that it does not extend across the neighbouring property's frontage.

c) Show the three (3) parking spaces adjacent to the self-storage crossover be allocated to low-turnover users, for example staff parking and a PWD space/shared area.

d) Allocate seven (7) spaces adjacent to the Food and drink outlet for parking as the proposal does not currently provide any car parking allocated to this use.

Stormwater

4) In accordance with Stormwater Code PO1 and PO3 the site requires stormwater detention as the waterway discharge location is not controlled by Council. The development must provide either:

a) Provide a detention tank sized in accordance with the Infrastructure design planning scheme policy storage-volume requirements; or

b) RPEQ-certified hydrological modelling for all storm durations from 10 minutes to 4.5 hours, demonstrating that the proposed development will not cause an unacceptable increase in peak discharge.

5) The proposed crossovers and frontage works will affect the existing swale drainage path along Rochedale Road. To demonstrate compliance with PO1 and PO3 of the Stormwater code:

a) Provide engineering details demonstrating how minor and major stormwater flows along the Rochedale Road frontage will be managed, including the existing swale flow path, pits and gullies upstream of the proposed crossovers, and conveyance of major flows when the underground drainage system is exceeded. The drainage design should be coordinated with the proposed Traffic Functional Layout.

b) Demonstrate that the basement entry into the site ramps up at least 300mm above the existing pavement level on Rochedale Road to ensure major flows will not enter the development.

MUSIC Modelling

6) The electronic file for the MUSIC modelling supporting the Site-Based Stormwater Management Plan prepared by ARIS Engineers was not submitted as part of this application.

a) Submit an electronic MUSIC model for the Site-Based Stormwater Management Plan at Figure 3.

Trunk Infrastructure

7) The proposed stormwater solution relies on delivery of Local Government Infrastructure Plan (LGIP) item ROC-PR-144 along Rochedale Road and through 187 Rochedale Road to the existing creek. However, insufficient information has been provided to demonstrate that this trunk drainage connection is feasible having regard to pipe levels and cover, existing

services, the existing creek invert, works within 187 Rochedale Road, and the associated land and easement requirements.

a) Provide detailed engineering plans and sections demonstrating that ROC-PR-144 can be practically constructed, including the proposed pipe alignment, levels and cover, service conflicts across Rochedale Road, and connection into 187 Rochedale Road. Identify any works required within 187 Rochedale Road and provide the necessary owner's consent and details of any easement for underground drainage purposes in favour of Council. The design is to have regard to the ultimate development catchment and integrate with relevant existing and proposed development approvals.

b) Where a feasible trunk solution cannot be demonstrated, provide an alternative non-trunk stormwater solution for the development.

Bushfire Hazard

8) Council acknowledges the site is not mapped as a Natural Hazards Area (Bushfire) under the SPP, however the site is mapped under CityPlan's Bushfire overlay. Council has employed a risk aware approach that requires applicants to have regard to local mapping and local bushfire provisions where there is inconsistency to ensure that bushfire hazards are identified and addressed appropriately in development applications. As such, an assessment against the Bushfire overlay code is required.

a) Provide a site-specific bushfire hazard assessment in accordance with the Bushfire planning scheme policy or other approved methodology. Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide for Bushfire reporting available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

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

Revised Landscape Concept Plan

9) The submitted Landscape Concept Plan does not demonstrate that the proposed landscape outcome achieves the intent of PO13 of the Industry Code, noting the proposal provides only 349.44m² of landscaping (approx. 1.97% of the site area) and relies on a landscape response that appears secondary to the scale and bulk of the proposed development.

Provide a revised Landscape Concept Plan prepared by a suitably qualified Landscape Architect that includes the following:

a) Demonstrate how the proposed landscape outcome achieves the intent of PO13 of the Industry Code, including:

i) How the landscape design will ameliorate views of the development from major public vantage points and incorporate substantial landscape elements that will complement the scale and bulk of the proposed built form.

ii) Provision of a minimum 3% landscape area as identified within the Industry AO13.1 of the Industry Code or alternatively provide sufficient justification demonstrating how the proposed landscape outcome achieves an equivalent or improved outcome.

iii) Additional landscape cross-sections and perspectives for the proposed front landscape areas, raised planters, suspended slab planting areas, garden beds within the carparking areas and landscape buffers.

Artificial Growing Environments

10) The proposal relies on raised planters, suspended slab planting and cascading façade vegetation. Insufficient information has been provided to demonstrate the long-term viability of these landscape treatments.

Provide detailed artificial growing environment and planter design details in accordance with the Landscape design planning scheme policy and Landscape work code, including:

a) Minimum soil depths;

b) Minimum soil volume calculations;

c) Rootable area calculations;

d) Drainage and waterproofing details;

e) Growing media specifications;

f) Plant establishment methodology; and

g) An Irrigation Design Strategy demonstrating long-term plant establishment and viability.

Canopy Establishment and Shade Trees

11) Insufficient information has been provided to demonstrate that the proposed tree planting will achieve the intended canopy outcomes, including achieving canopy spread over 50% of the site frontage within five years, having regard to the constrained planting conditions associated with the road widening requirement, basement footprint and proposed garden bed widths.

Provide additional information demonstrating the long-term viability and canopy performance of all proposed canopy trees, including:

a) Minimum soil volume and rootable area calculations for all frontage and car park shade trees, including any proposed root barrier methodology.

b) Canopy spread calculations at establishment, 5 years and maturity;

c) Demonstration that proposed planting areas are of sufficient size to support the nominated tree species at maturity, including compliance with the minimum planting area requirements of BSD 9055;

d) Demonstration that the proposed planting will achieve the intended frontage canopy outcomes of the Industry Code.

Noise – Industrial Impacts

12) The hours of operation proposed to be 24-hour use is not supported at this location given the low separation distance to the sensitive zone and access to the east using a driveway. Amend the hours of operation of the development's Warehouse and Low impact industry and submit a revised noise report accordingly including revised reporting to Table 9 as it does not detail the receivers or the criteria.

Hazard & Risk – Hazardous Goods

13) It is acknowledged that the Assessment Report states that dangerous goods and combustible liquids will not exceed the thresholds identified under AO3 of the Industry code, however, does not demonstrate how it can be achieved across the site.

a) Provide further information demonstrating how compliance with AO3 of the Industry code will be achieved for the proposed development. Where compliance relies upon limitations relating to dangerous goods storage, combustible liquids, tenancy activities or other operational restrictions, outline these limitations.

Impervious Area

14) It is noted that Section 4.5 of the Assessment Report nominate the proposed impervious area as 17,411.56m^2. However, the Proposed Plans (Sheet No. 0200) legend indicates the area post-land dedication as 16,403m^2.

Insufficient information has been shown on the proposed plans to allow the proposed impervious area to be determined. Please submit accurately measured plans showing all impervious roofed structures, hard stand and other impervious areas that are clearly denoted.

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 A007116478.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



Allan Nguyen
Senior Urban Planner
Planning Services South
Phone: 3178 2207
Email: Allan.Nguyen@brisbane.qld.gov.au
Development Services
Brisbane City Council