



**City Planning & Sustainability  
Development Services**

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21 November 2024

Rochedale C4 Pty Ltd  
C/- Wolter Consulting Group Pty Ltd  
PO Box 436  
NEW FARM QLD 4005

**ATTENTION:** Toby Heap  
**Application Reference:** A005559232  
**Address of Site:** 401 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Toby

**RE: Further advice**

The information request response submitted on 30 May 2022 and subsequently submitted supporting documentation has been assessed and the below outstanding matters have been identified.

**Park Dedication – ROC-A1-011**

1. Proposed Lot 900 with an area of 861m<sup>2</sup> along with the existing park (Lot9800 SP271896) with an area of 3048m<sup>2</sup> does not provide for the total required land dedication of 5000m<sup>2</sup> for LGIP park item ROC-A1-011. Submit revised plans that increase the park dedication to align with the LGIP item ROC-A1-011.

**Refuse Vehicle Turnaround Facility**

2. The development does not accommodate a refuse truck turning facility at the termination of Bottlebrush Street. Where not providing a continuation of Bottlebrush Street to the east, submit amended plans and supporting RPEQ certified turning templates that demonstrates a refuse collection vehicle can turn around at the termination of Bottlebrush Street.

**Road Layout**

3. The eastern termination of proposed 'new road 3' does not achieve the minimum required 14m road reserve width. Submit amended plans that either:
  - a. Increase the road reserve with to a minimum 14m; or
  - b. Alter the lot configuration to a private easement/access handle arrangement instead of road reserve. Where providing access via access handles or easements, detail the kerbside refuse bin collection on the proposed plans for proposed Lots 150-153.
4. The proposed Lot 800 residential balance lot has potential to impede completion of future road networks, particularly the eastbound 16m road as identified on the proposed plans for A006629490 (97 Aspire Street). Submit amended plans that demonstrate the residential balance dedicates road that correlates with adjoining development at 97 Aspire Street.

**Wanless Way Extension (Advice)**

5. A current change application at 97 Aspire Street (A006629490) under assessment includes changes to remove the construction of trunk works for the extension of Wanless Way as the road reserve dedication is incomplete. Should this development application proceed to decision, the dedication of land and construction of Wanless Way to the Road 1 access will be required as part of this application, to be undertaken following completion of the south adjoining A006629490.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



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