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10 December 2025

Rochedale West Development Pty Ltd Atf The Rochedale West Development Unit Trust
C/- Therefor Group
PO Box 436
NEW FARM QLD 4005

ATTENTION: Louise Pittavino

Application Reference: A006522664
Address of Site: 400 MILES PLATTING RD ROCHEDALE QLD 4123

Dear Louise

RE: Further advice

Sequencing of Development

The revised plans submitted with the response to the Further Advice letter (issued by Council on 8 April 2025) reflect a staging layout that is not consistent with the staging approach that has been considered in the assessment of this application to date. Further, it is unclear why the changes to staging have been made as they are not in response to the items raised in previous letters. The changes relate specifically to the delaying of trunk infrastructure and Council assets. Trunk infrastructure and Council assets are required to be delivered up front and the changes to introduce a management stage is not supported and are required to be changed back to what was initially proposed.

It is understood that this development encompasses 2 stages, with stage 1 commencing first (sequenced as such). Submit amended subdivision plans showing:

- a) The dedication and embellishment of the trunk park in stage 1;
- b) The dedication and embellishment of the trunk bikeway and waterway corridor (this will include rehab works for the waterway corridor);
- c) Removal of proposed 'Part 2 of lot 3000' located on the west side of the waterway corridor. This land is to be dedicated as part of the waterway.
- d) The dedication and delivery of all trunk road works (works for West Street and Miles Platting Road) in stage 1.

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

Yours sincerely

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Development Services
Brisbane City Council