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BCC DS  
RECEIVED  
25-08-2025  
APPLICATION REF  
A006738631

1 July 2025

Attention: Stephanie Honeysett

Brisbane City Council  
Development Services  
GPO Box 1434  
Brisbane QLD 4001

Dear Stephanie,

Re: 202 GARDNER ROAD, ROCHEDALE QLD 4123  
INFORMATION REQUEST  
Council Ref: A006738631  
ADG Ref: 27292 / C L001

ADG Engineers provides the following response to Council's information request dated 22<sup>nd</sup> May 2025 by Council officer Stephanie Honeysett (Council Ref: A006738631) associated with 202 Gardner Road, Rochedale.

Traffic - Road Layout and Design

1. *While the roadworks and dedications shown on the proposed plans are generally consistent with Council requirements for future road dedications and works, some minor additional details and amendments are required in accordance with the requirements of the Road hierarchy overlay code (PO3, PO8) and Infrastructure Design Code (PO1, PO2, PO3, PO4):*
- ii. *No direct access to Gardner Road from the new western portion of Lot 4 will be supported. All references to direct access to Gardner Road are to be removed from the plans.*

ADG Response:

Vehicular crossover to Gardner Road from Lot 4 has been removed. Refer amended civil plans by ADG (Attachment B).

## Stormwater Management

2. While the proposed works and layout are generally supported from a stormwater perspective further details and amendments are required in accordance with the Stormwater code (PO1, PO2, PO3, PO4) to address the following:

- i. The stormwater in Council road must be designed for the external catchment from Gardner Road that drains into this new road, and likely future lots on southern side of the new road. Ultimate development catchment plans are required.

ADG Response:

Refer Preliminary Post-development Catchment Plan DA11 (Attachment B). Stormwater in Council road will be designed for the external catchment from Gardner Road that drains into the new road and likely future lots on southern side of the new road.

- ii. The stormwater from the new Council road requires an easement through the balance land to the creek for the interim scenario where the downslope road has not yet been constructed.

ADG Response:

We note an easement was shown over the stormwater line in the balance land on the Preliminary Roadwork Layout Plan DA02. We note this stormwater drainage and associated easement would only be required if the district road has not been completed within 198 Gardner Road. The easement is now included in the amended Plan of Reconfiguration by Therefor Group. Refer Plan of Reconfiguration by Therefor Group for details.

- iii. An easement for overland flow purpose is required over the creek flooded area in the balance land.

ADG Response:

Refer to response by Therefor Group.

- iv. Proposed stormwater within the new road cannot cross the road from gully to gully. Gullies are to connect to manholes and drainage under the road pavement as per the Infrastructure Design PSP (Chapter 7 Stormwater Drainage).

ADG Response:

We have modified the preliminary drawing to show stormwater drainage generally connecting to manholes as requested. We note design shown is preliminary and will be further detailed as part of future operational works drawings.

- v. *Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure Design planning scheme policy. It will need to be ensured that any earthworks associated with Road 1 are not to cause ponding or nuisance on the neighbouring property at 210 Gardner Road.*

ADG Response:

Development will provide stormwater drainage in accordance with the Infrastructure Design planning scheme policy. All flows and subsoil drainage will be directed to a lawful point of discharge of a surface water diversion drain. Further details to be confirmed at detailed design.

- a) Provide an amended Stormwater Management Plan to address the above requirements.

ADG Response:

Refer amended Engineering Services Report (ESR) by ADG Engineers. Refer to Section 9 of amended ESR for further details regarding stormwater management.

We trust that the above response adequately addressed the identified items. Please do not hesitate to contact the undersigned should additional information be required.

Kind regards,

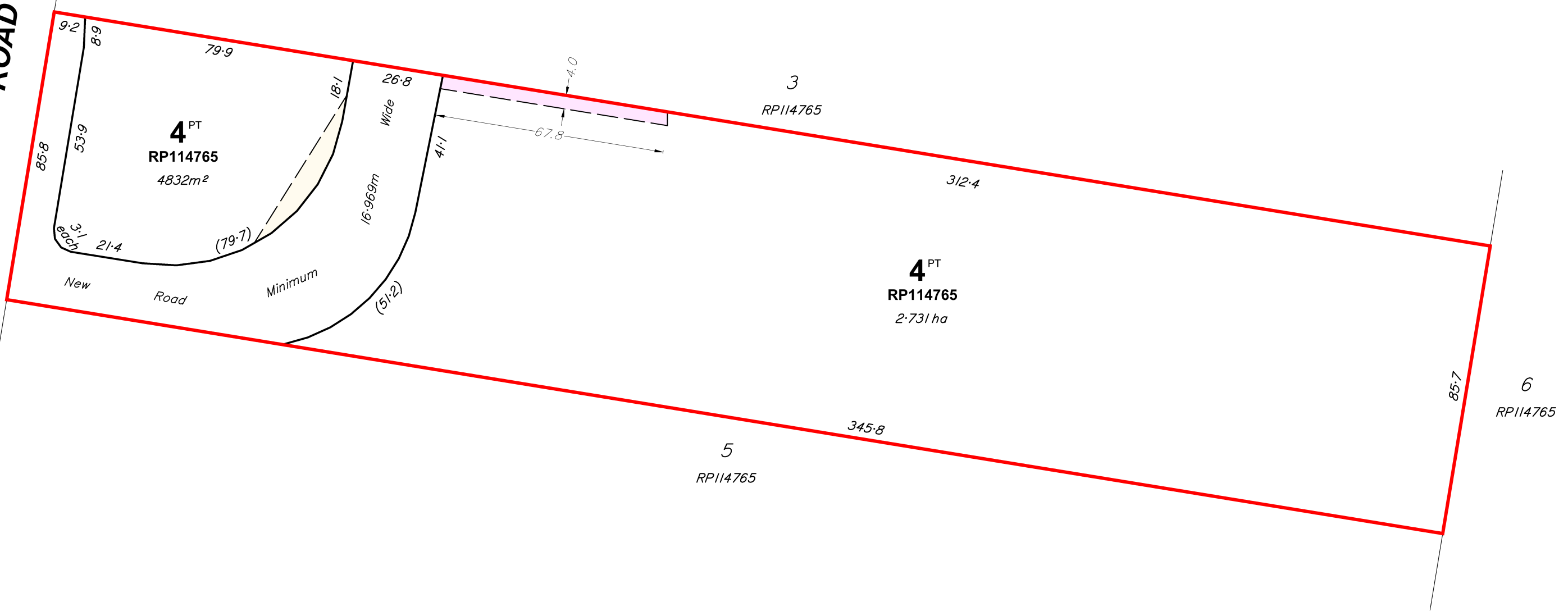


MICHAEL LEPELAAR – RPEQ11171  
Associate Director – Civil  
**ADG ENGINEERS (AUST) PTY LTD**



Attachment A)  
Amended ROL Plan by Therefor Group

**GARDNER ROAD**



**Legend**

- Site Boundary
- Proposed Height Restricted Easement (Light & Air)  
- 222m²
- Proposed Stormwater Easement (If Required)  
- 269m²

**Notes**

1. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement or implied agreement between Therefor Group and the instructing party.
2. Design subject to local authority approval & detailed engineering requirements, areas and dimensions are approximate only and are subject to survey. Therefore this drawing is not to be used for engineering design.
3. Indicative road pavement design, subject to biopods and engineering review.
4. This note is an integral part of this plan. This plan may not be reproduced without this notation being included.

**Table of Development**

Gross area of subject land.....	3.676ha
Area of new road.....	46.14m²
Length of new road.....	227m
Net area of subject land.....	3.214ha
Number of proposed lots.....	1
Number of existing lots.....	1

**Future intended use of new lots:**  
Proposed Lot is for residential/commercial use.



Scale 1:1250 @ A3 - Lengths are in metres.  
10 0 10 20 30 40 50 60 70 80 90 100

**Plan of Reconfiguration**

202 Gardner Road, Rochedale

Description: Local Authority  
Lot 4 on RP114765  
Brisbane City

**DRAWING NO.**  
24-01814P-01

**VERSION**  
D

**DATE DRAWN**  
30-06-2025

**SHEET NO.**  
1 of 1  
JC



Attachment B)  
Amended Civil Plans by ADG



Attachment C)  
Amended ESR by ADG