



Dedicated to a better Brisbane

18 June 2026

Kalniki Pty Ltd
C/- Therefor Group Pty Ltd
PO Box 436
NEW FARM QLD 4005

ATTENTION: Toby Heap
Application Reference: A006914077
Address of Site: 503 ROCHEDALE RD ROCHEDALE QLD 4123

Dear Toby,

RE: Further advice

An assessment of the Information response has been undertaken, and it has been identified that the following matters are required to be addressed before the application can be progressed.

Proposed lot arrangement

1. It is noted that the proposed development continues to provide a layout with more than 6 contiguous small lots along a street frontage, specifically 7 lots between lots 9-15, 7 lots between lots 16-22, and 10 lots between lots 38 to 47. This combined with the performance outcome for yield of 17.29 dwelling per hectare, is inconsistent with the anticipated density for the site and does not comply with PO1 of the Rochedale urban community neighbourhood plan code and AO22.2/PO22 of the Subdivision code. Provide amended plans with adjusted lot sizes and boundaries so that there are no more than 6 contiguous small lots on any street frontage.
2. The proposed lots 46 and 47 in the current layout does not align with the approved development on the site to the west at 97 Aspire Street (approved Lot 19), Rochedale (Council ref: A006831116). Lot 47 in the current development is proposed as 312 sqm while the concurrent lot 19 on the adjoining lot has area approved as 419 sqm. Submit amended plans that is consistent with the approved development in terms of lot layout and area.

Trunk Roadworks and Stormwater (LGIP)

3. The amended proposal does not address the items sought in relation to the trunk roadworks item (ROC-RC-049) and trunk stormwater item (ROC PR-161) identified in the Local Government Infrastructure Plan (LGIP). The proposal in its current form does not comply with PO3 and PO3a of the Road hierarchy overlay code for the trunk road and PO18 and PO19 of the Stormwater code for the stormwater network. Submit concept Engineering plans to address the LGIP trunk and stormwater network as previously requested. Alternatively, the development may be conditioned to deliver the LGIP infrastructure.

Refuse Collection

4. A review of the Civil Engineering Plans identifies that there is insufficient space between the eastern taper of the temporary truck turnaround driveway and the property boundary to allow

Lot 39 to accommodate a separate driveway and bin presentation area. Provide an amended proposal plan with easement in favour of Council over the entirety of Lot 39. The easement is to remain until the road network to the east is extended.

5. It is noted that the RPEQ certified swept path analysis for a 10.3m Side-Loading RCV has utilised a lock-to-lock time of 4.00s and curb-to-curb turning radius of 9.00m in lieu of the required lock-to-lock time of 6.00s and the curb-to-curb turning radius of 9.757m. Submit an RPEQ certified swept path analysis for a 10.3m Sideloading RCV (As per BSD - 3004) as specified in Table 3 of the Refuse PSP which demonstrates safe and efficient on-site servicing can be undertaken whilst utilising a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m.

Email your response to CPEDS-DS-PlanningSupport@brisbane.qld.gov.au quoting the application reference number A006914077.

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

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

Yours sincerely



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Development Services
Brisbane City Council