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13 May 2026

Cloustruct Pty Ltd  
C/- Mewing Planning Consultants Pty Ltd  
GPO Box 1506  
BRISBANE CITY QLD 4000

**ATTENTION:** Frances Cassaniti  
**Application Reference:** A006923570  
**Address of Site:** 277 MILTON RD MILTON QLD 4064

Dear Frances

**RE:** Further advice

Council has carried out a review of material submitted in the response to the information request. The Needs Assessment report prepared by Think Economics dated March 2026 has been reviewed and it is considered that additional information is required.

### **Need and Locational Justification**

1. The applicant is identified as a construction and development management company. While the needs assessment refers to a requirement for specialised or purpose-built premises (including a 113m<sup>2</sup> secure storage area), the submitted plans indicate a ground floor layout comprising a lobby, boardroom, breakout space, and undercroft storage. The specific operational and storage requirements of the business are not clearly articulated.

Further, insufficient justification has been provided to demonstrate why the proposed use must be located at the subject site, rather than within an appropriately zoned area.

a) Accordingly, please provide:

- A detailed description of the business operations to be conducted on-site;
- Clarification of the nature, purpose, and scale of the proposed storage requirements;
- Justification for the proposed building layout in response to these operational needs; and
- An explanation as to why the business cannot reasonably operate from a warehouse and/or office facility within a nearby Low impact industry zoned area/Mixed use zone area (e.g. Milton or similar locations).

### **Character residential zone code**

2. Overall Outcome 4(g)(ii) of the Character residential zone code requires that non-residential development serves the day-to-day needs of local residents. The needs assessment identifies an operational footprint extending from northern New South Wales

to the Queensland Burnett region, which raises uncertainty regarding the extent to which the proposed use serves the local community.

- a) Accordingly, please provide additional information demonstrating how the proposed development directly supports the day-to-day needs of residents in the immediate locality.

**Small scale non-residential use code**

3. The subject site, located at the corner of Wight Street and Milton Road, has the potential to introduce a non-residential use that may result in the isolation of existing residential properties (namely 273 Milton Road and 275 Milton Road) between non-residential activities associated with the Baroona Road neighbourhood centre. Accordingly, please provide:
  - a) Further justification demonstrating compliance with Performance Outcome PO2 of the Small-scale non-residential use code, having particular regard to the interface and potential impacts on adjoining residential properties.

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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