

**12 May 2026**

Development Assessment  
Brisbane City Council  
**By email:** [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

**RE: INFORMATION REQUEST RESPONSE: 194 MAINS ROAD, SUNNYBANK  
APPLICATION NUMBER – A006867593**

Dear Beau,

Please see a response to the items of the further issues for application number A006867593, issued by Council on 9 April 2026 below.

### **Land Use**

The further issues letter continues to raise concerns regarding the need for the proposed office within the Low Density Residential Zone. Additional information is provided below to further demonstrate compliance with the *Brisbane City Plan 2014*.

The further issues letter seeks to provide more information relating to other approved small-scale non-residential uses nearby, seeking a study area of 1,000m distance along Mains Road (which is more than double the comfortable '*walking distance*' used elsewhere in the Scheme). The response to the information request highlighted that the subject site is located almost half-way between the nearby 'District Centre' Zoned land to the north and south (approximately 1,000m in either direction).

Within that space, there is a total of **5 existing or approved** 'small-scale non-residential' uses within the Low Density Residential Zone. The uses include:

1. **302 Mains Road.** Star Medical

Health Care Services – operational since prior to 2015. No evidence of approval available on Development.i.

2. **1 Elva Street** – Approved but not constructed (currency period until 3 February 2029)

Approved 2 storey shop and office with **250sqm GFA** and **120sqm** outdoor dining/balcony - hours of operation until midnight. The car parking area accommodate 11 spaces and is accessed from a minor road with signage for 'local traffic only'.

3. **229 Mains Road** – Approved but not constructed (currency period until 30 October 2026)

Approved health care services with **101sqm GFA** and a car parking area accommodating 7 spaces and is accessed from a minor road with signage for 'local traffic only'.

4. **132 Mains Road.** Dentist

Health Care Services – operational since prior to 2007. No evidence of approval available on Development.i.

5. **122 Mains Road.** Lawyers Office

Office – operational since prior to 2007. No evidence of approval available on Development.i.

**ALLAN VAN PLANNING PTY LTD**  
Consultants in Town Planning and Surveying

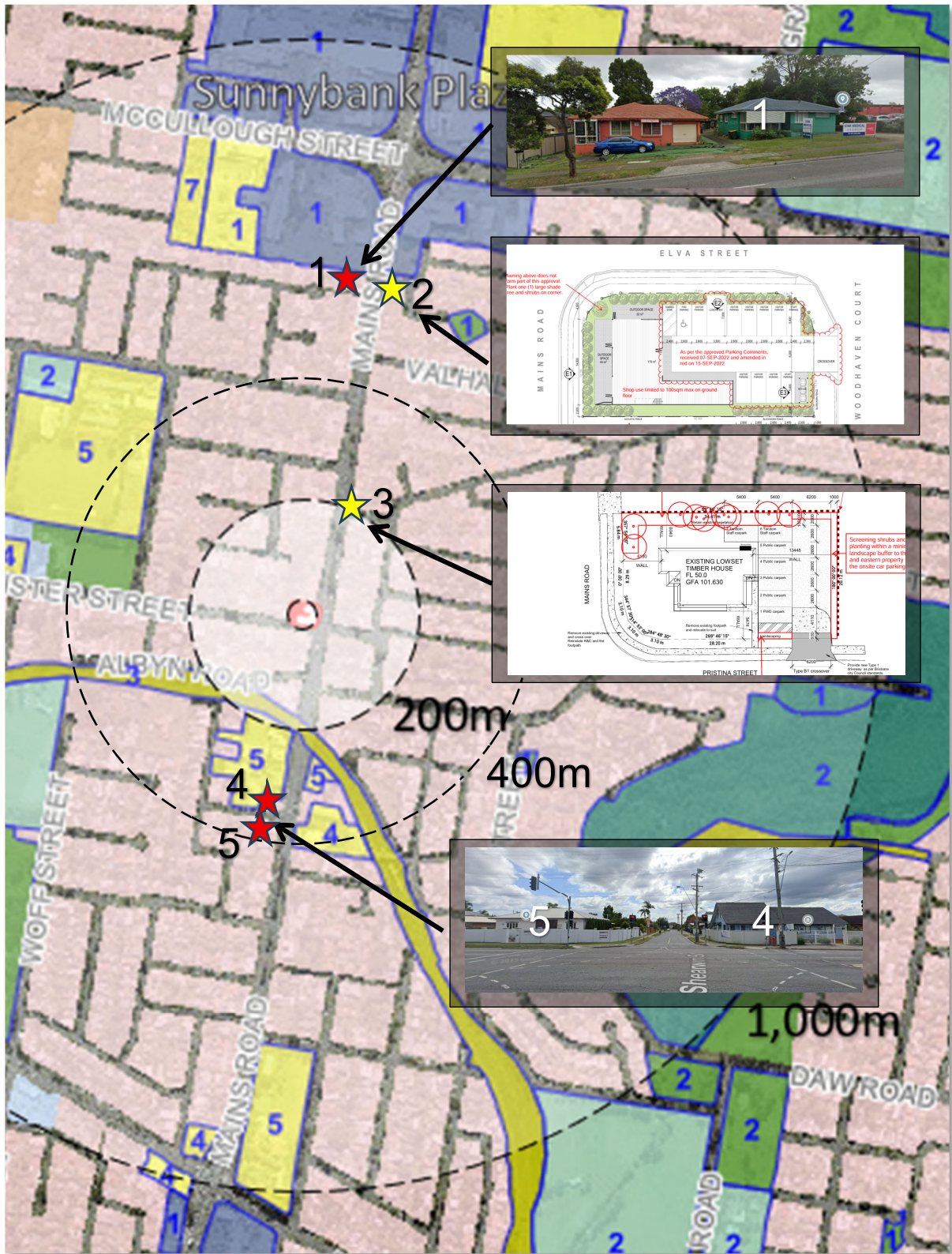
ABN 87005163431

Brisbane: PO Box 284 Toowong DC Qld 4066

Ipswich: PO Box 5370 Brassall Qld 4305

Gold Coast: PO Box 2130 Nerang DC Qld 4211

[www.allanvanplanning.com.au](http://www.allanvanplanning.com.au)



The assessment of the nearby small-scale non-residential uses within the Low Density Residential Zone confirms that there are **3 existing 'house conversions'** currently operational (no approvals visible online) and they comprise of 1 office (long-term operational) and 2 health care services (long-term operational).

**INFORMATION REQUEST RESPONSE**

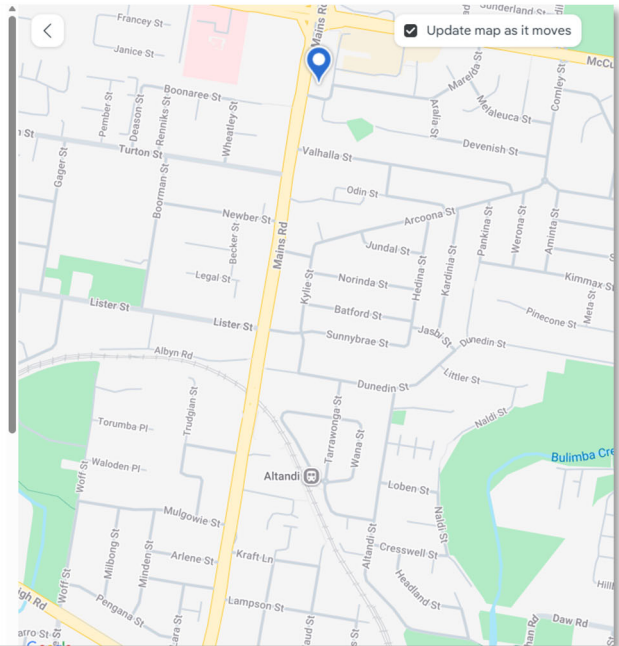
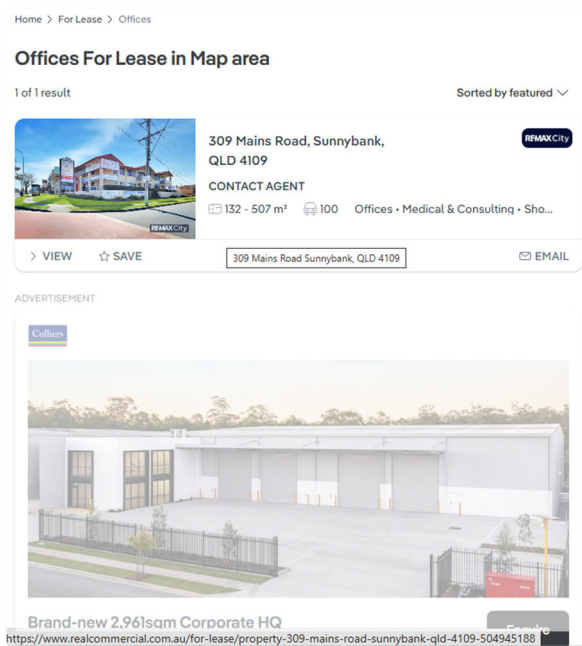
The other 2 'current' approvals nearby include another health care service use (closest to the subject site) and a purpose-built shop/office building with the maximum GFA for a small-scale non-residential use. It is important to note that those examples have been approved with access to streets containing a 'local access only' sign.

What the above assessment shows is that there are a number of examples whereby this form of small-scale development has been sustainable within the locality and that the sites currently operating as non-residential uses are separated from the subject site by approximately 400m (therefore not creating and extension to a Centre Zone or 'strip' development).

The subject site is positioned on a high-exposure site and arguably a property that is not ideal for residential amenity given it directly adjoins a signalised intersection (the same as 122 & 132 Mains Road non-residential uses).

The concerns raised by the assessment manager suggest that the proposed use should be located within a Centre Zoned property. However, in the current market there is not a site with a suitable criteria including access, exposure and size, which are the key determining factors for the subject site being identified by the applicant.

As demonstrated with the other nearby existing and approved small-scale non-residential development, there is an appetite for 'one-off' small operations to be accommodated within the standalone sites. The only 'office' floor-space available within 1,000m of the subject site on Mains Road is a large format office space (approximately 500sqm), which is located within a building dominated by co-located health care services. This would result in lack of identity and exposure for the proposed 'real estate office' use.



With the context of the information above, the applicant provides the response to the relevant assessment benchmarks referred to in the further issues letter:

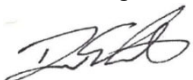
<b>Small-scale non-residential uses code</b>	
<p>e. Development fulfils a role distinct from uses in centres, is not located in close proximity to existing centres, and is not established in a location that results in a cluster of non-residential activity within the applicable zone in the residential zones category, Emerging community zone or Rural residential zone.</p>	<p>The proposed real estate office is the only development of its type within close proximity to the subject site. The other existing and/or approved small-scale non-residential uses do not comprise of a real estate office use.</p> <p>The subject site is located centrally between the 2 nearby District Centre Zones (approx. 1,000m from each), which means that the proposed office is the greatest distance from the existing Centre Zone where compared to the other non-residential uses highlighted above.</p> <p>The proposed office is located approximately 400m from the nearest non-residential use on the northbound side of Mains Road, therefore will not result in a cluster of non-residential activity.</p>

<b>Low density residential zone code</b>	
<p>i. Development for a compatible and individual <a href="#">small-scale non-residential use</a> which is a <a href="#">community care centre</a>, <a href="#">community use</a>, <a href="#">health care service</a>, <a href="#">office</a>, <a href="#">shop</a> or <a href="#">veterinary service</a> (together with any associated <a href="#">caretaker's accommodation</a> or dwelling unit), where not on land within the Commercial character building overlay is to:</p> <ul style="list-style-type: none"> <li>i. have a <a href="#">gross floor area</a> of less than 250m<sup>2</sup>;</li> <li>ii. serve local residents' day-to-day needs;</li> <li>iii. not undermine the viability of a nearby centre.</li> </ul>	<p>The proposed real estate office is the only development of its type within close proximity to the subject site. The other existing and/or approved small-scale non-residential uses do not comprise of a real estate office use.</p> <p>The proposed use has a GFA less than 250sqm (144sqm), which is not of a scale that would undermine the viability of the nearby District Centre Zones given it represents approximately 0.05% of the District Zoned Land.</p> <p>A real estate office typically services a local area in terms of sales and property management. This proposed office will provide these ongoing services to the local area.</p>

## CONCLUSION

It is concluded that the above response is a 'full response' to the Assessment Managers request for additional information and we look forward to a positive outcome to the development application.

Kind Regards,



**Dan Ebert**  
Allan Van Planning