



**City Planning and Economic Development Services  
Development Services**

Brisbane Square, 266 George Street, Brisbane Qld 4000

GPO Box 1434 Brisbane QLD 4001

T 07 3403 8888

[brisbane.qld.gov.au](http://brisbane.qld.gov.au)

*Dedicated to a better Brisbane*

31 July 2026

Fetch Club Group Pty Ltd  
C/- Fetch Club Group Pty Ltd  
39/80 Plucks Road  
ARANA HILLS QLD 4054

**ATTENTION:** Kelly White  
**Application Reference:** A007053021  
**Address of Site:** 26 WALLACE ST ALBION QLD 4010

Dear Kelly

**RE:** Information request in accordance with the Development Assessment Rules

Council has undertaken a preliminary review of the application and identified a number of matters that require further information before a full assessment of the proposal can be undertaken. In particular, further information is required to assist Council in understanding the planning merits of the proposed Animal keeping use in this location, including its compatibility with the intended function of the General industry B zone precinct and the surrounding industrial area.

Council also notes the site is affected by multiple flood hazards, including Brisbane River flooding, creek/waterway flooding, overland flow and coastal hazard flooding. Council mapping indicates the site is subject to inundation during flood events and that Wallace Street experiences flooding that may restrict or prevent access to and from the site. Based on the information submitted to date, Council has significant concerns regarding the ability of the proposal to safely accommodate people and animals, achieve safe evacuation outcomes, and demonstrate compliance with the relevant performance outcomes of the Flood overlay code and Coastal hazard overlay code.

Given the unresolved strategic land use issues and significant flood constraints affecting the site, Council considers there is a substantial risk that the application may not ultimately be supported if these matters cannot be satisfactorily addressed. Accordingly, any further investigations, technical assessments and supporting documentation should be undertaken with regard to this risk.

The following information is therefore required to enable Council to continue its assessment of the application.

**Strategic Need and Land Use**

- 1) The application seeks approval for Animal keeping within the General industry B zone precinct where the use is not identified as an anticipated land use. The submitted planning report has not sufficiently demonstrated why the proposed use is an appropriate outcome in this location. Provide further information that demonstrates:
  - a. The planning and strategic justification for locating the proposed Animal keeping use within the General industry B zone precinct.
  - b. The demand or operational need for the proposed dog daycare and boarding facility at this location.

- c. An assessment of alternative locations that demonstrates why the proposed use requires, or is best suited to, industrially zoned land rather than locations where the use may be expressly anticipated or supported.
- d. How the proposal will support, and not compromise, the ongoing function and long-term intent of the industrial precinct, including the continued availability of industrial land and the operation of surrounding industrial activities.

### **Flooding**

- 2) The proposed Animal keeping use is located on land affected by multiple flood hazards, including creek/waterway, Brisbane River, overland flow and coastal flooding. Based on the information submitted, Council has significant concerns that the proposal may be unable to demonstrate compliance with the relevant performance outcomes of the Flood overlay code, particularly having regard to flood hazard, limited warning times, evacuation constraints, access restrictions during flood events, and the safety of people and animals accommodated on the site. The submitted information does not adequately demonstrate that flood risks can be appropriately managed. Should the application be pursued, the following further information would be required:
  - a. Provide a Flood Risk Assessment prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) in accordance with the Flood planning scheme policy that:
    - i. Assesses flood risk from all applicable flood sources affecting the site.
    - ii. Demonstrates how risks to people and animals can be safely managed before, during and after flood events, having regard to flood warning times, flood hazard, inundation duration and evacuation requirements.
    - iii. Demonstrates how safe access, egress and evacuation can be achieved for all occupants and animals during relevant flood events.
    - iv. Addresses the suitability of the proposed Animal keeping use having regard to the site's flood characteristics including the relationship between the existing floor level and applicable flood planning levels of 3.9m AHD. Demonstrate how the storage of the animals is to be managed. Note – the storage of animals within a flood area subject to high hazard flooding without adequate warning time is not supportable.
    - v. Demonstrates compliance with the relevant performance outcomes of the Flood overlay code.
    - vi. Certifies whether the existing building is structurally capable of withstanding the applicable flood loads associated with flooding up to the defined flood event.

Council reiterates that the application cannot be supported if these matters cannot be satisfactorily addressed.

### **Access and parking**

- 3) The proposed site access and parking layout does not comply with the Transport, access, parking and servicing (TAPS) code. The proposed driveway is significantly oversized and occupies the majority of the site frontage. In addition, the proposed tandem parking spaces do not meet the minimum dimensions required to be considered compliant tandem bays. To demonstrate compliance with the TAPS code, provide the following:
  - a. Confirm that the dimensions of the proposed car parking spaces, including width and length, comply with the requirements of Section 7.8.2 of the TAPS PSP.
  - b. Provide sufficient justification demonstrating how the proposed parking provision complies with PO12 and PO14 of the TAPS code.
  - c. Provide a minimum of one van servicing bay on site to accommodate the regular access vehicle for the proposed animal keeping use, in accordance with Table 1 of the TAPS PSP and PO18 and PO19 of the TAPS code.

### **Verge widening**

- 4) The existing verge on the site frontage does not meet the minimum verge widths to accommodate for safe pedestrian movement. In accordance with PO1 of the Streetscape hierarchy overlay code and PO4 of the Infrastructure design code:
  - a. Demonstrate a 3.75m wide verge on amended plans.

### **Refuse Storage**

- 5) It is noted that the 'Ground Floor Plan' has demonstrated a sufficiently sized "Council Bin Area" within the building. In accordance with PO8 of the Infrastructure design code, provide amended architectural plans addressing the following:
  - a. Remove reference to "Council Bin Area".
  - b. Demonstrate the developments "Bin Area" has been provided with a minimum area of 1.8m<sup>2</sup> (internal dimensions of 1.8m wide x 1m deep) to house two (2) x 240L Mobile Garbage Bins (MGBs).
  - c. Ensure to denote the area (m<sup>2</sup>) and internal dimensions on the 'Ground Floor Plan'.

### **Refuse Collection**

- 6) It is acknowledged that the development proposes to undertake kerbside collection of MGBs, given the type of waste likely to be generated by the proposed activity, refuse collection via the public realm is not supported. The development is required to provide on-site refuse servicing and collection. In accordance with PO1/AO1, PO19/AO19.2 and AO19.3 of the TAPS code:
  - a. Provide an RPEQ certified swept path analysis for a 10.24m Rear Loading Refuse Collection Vehicle (RCV) (As per BSD - 3008-2) 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; or
  - b. Alternatively, if seeking to utilise a smaller Private Waste Contractors RCV to that specified in Table 3 of the Refuse PSP - provide an RPEQ certified swept path analysis for the alternative vehicle which demonstrates safe and efficient on-site servicing; and
  - c. Provide a letter or e-mail (on-letter head) from the preferred private waste contractor who will be servicing the site which stipulates that they have the subject vehicle within their Brisbane Fleet that will be servicing the site, with the letter to demonstrate the servicing frequency and advise of the vehicle specifications (i.e., length, width, track, operational height, lock to lock etc).

### **Stormwater**

- 7) It has not been demonstrated that the site has a lawful point of discharge (LPD). In accordance with PO1 and PO3 of the Stormwater code:
  - a. Confirm that all stormwater runoff from the site is lawfully discharged via an existing LPD and that no alterations to the stormwater drainage system are proposed. If modifications are proposed, provide a Stormwater Management Plan demonstrating compliance with PO1 and PO3 of the Stormwater code.
  - b. Provide an Erosion and Sediment Control Hazard Assessment Form confirming the risk category of the development in accordance with PO13 of the Stormwater code.

### **Noise Emissions**

- 8) The submitted Acoustic Report lacks sufficient information to demonstrate compliance PO1 and PO2 of the Animal keeping code for all proposed activities, animal numbers and operating time periods. Demonstrate compliance with PO1 and PO2 of the Animal keeping code:

- a. Provide a revised acoustic report all proposed activities, animal numbers and operating time periods. This should include the following:
  - i. Amend Table 4-2 to correctly assess compliance with PO2, noting that the LMax criterion applies to sensitive uses across the entire 24-hour period.
  - ii. Demonstrates compliance with PO1 of the Animal keeping code for all applicable time periods and assessment criteria.
  - iii. Assesses noise emissions for all proposed hours of operation and animal occupancy levels for both LMax and LAeq criteria.
  - iv. Clarifies the definition and applicable hours of the “morning shoulder” period referenced in the report.
  - v. Provides LMax noise level predictions for each period where the number of housed animals changes, including daytime and overnight accommodation arrangements.
  - vi. Provides LAeq assessments using the same methodology adopted for the LMax assessment to demonstrate compliance with PO1.
  - vii. Includes the sensitive receptor at 91 Sandgate Road in the assessment.
  - viii. Provides detailed calculations supporting the predicted noise levels, including noise attenuation attributable to building elements and distance. Assessments are to be provided for each operating scenario, including the proposed daytime accommodation of 60 dogs and overnight accommodation of 20 dogs.
  - ix. Resolve inconsistencies within the Planning Report regarding overnight accommodation hours (refer pages 12 and 14) and confirm the proposed hours during which animals will be housed within the enclosed building.
  - x. Confirms whether any outdoor activities are proposed, including use of the front hardstand area, and assess any associated acoustic impacts.
  - xi. Nominates a single, definitive noise attenuation treatment for the southern building openings rather than providing a range of potential options.
  - xii. Confirms whether amplified music or similar noise sources are proposed for animal calming purposes and, if so, assess the resulting acoustic impacts against PO1 of the Animal keeping code.

### **Animal Waste**

- 9) Demonstrate compliance with AO/PO9 of the Industry Code regarding the management of contaminated runoff.
  - a. Provide details of the measures that will be implemented to manage contaminated runoff and washdown water generated from food and animal waste to prevent impacts on surrounding land, waterways and the stormwater system.
  - b. Provide a management plan and supporting plans demonstrating how contaminated runoff and washdown water will be collected, treated and disposed of on site.

### **Urban Utilities (UU)**

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

### **Responding to this request**

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007053021.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Luke Hadrick', with a horizontal line drawn through the middle of the signature.

Luke Hadrick  
Urban Planner  
Planning Services North  
Phone: (07) 3178 9403  
Email: [Luke.Hadrick@brisbane.qld.gov.au](mailto:Luke.Hadrick@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council