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7 May 2026

Urban Strategies  
PO Box 3368  
SOUTH BRISBANE QLD 4101

**ATTENTION: Blair McPherson**

**Application Reference:** A006969098  
**Address of Site:** 2 HAMISH ST CALAMVALE QLD 4116

Dear Blair,

**RE:** Further advice

A review of the proposed changes has been carried out, however further information is required to support the proposal.

***Location and operation of plant***

1. The proposed location of the Chiller plant, MSB room and pad mount transformer is not considered appropriate as the noise and vibration generated by these ancillary plant rooms will impact on the amenity of the adjoining residents.
  - a) Relocate all plant equipment away from any boundary that adjoins residential uses.
2. The noise report provided indicates that Heat release units (HRU's) are included in the proposed changes, however these units are not included on the proposed plans.
  - a) Provide amended plans showing the proposed location of the HRU's and their area calculations.
3. The proposed chiller units and Heat release units (HRU's) (2 separate units) are proposed to operate 24 hours per day as outlined in the noise report provided. The approved place of worship does not have approved 24 hour operation and therefore the ancillary plant is not permitted to run consistently. In addition a worst case scenario was not used in the report provided, as the modelling is based on the units operating at half capacities.
  - a) Provide a revised noise report including a revision to the noise emission sources for the plant and equipment assessment taking into account correct hours of operation and worst case scenarios.

***Landscaping***

4. The Community Facilities code requires development to be consistent with the reasonable expectations for built form of development on surrounding land and to ensure no adverse visual amenity impacts on surrounding sensitive uses in accordance with PO14 and PO16 of the Community Facilities code.

- a) Provide amended plans that incorporate a 2m wide landscape buffer along the northern boundary that includes columnar screening trees and shrubs that can achieve a minimum height of 5m at maturity. The proposed pedestrian path shown on the proposed plans will be required to be relocated from the northern boundary.
5. The relocation of the plant structures will result in the changes to the landscaping configuration, where plant is to be removed landscaping is to be provided. An amended landscape plan may be required.
- a) Provide details of the changes to the landscaped areas on the amended plans.

### ***Residential accommodation***

6. The Stage 3 – Site development plan drawing number DA-A1-0-02-ST3 Issue D provided, shows the proposed location and design of the residential accommodation (future residence) differs significantly to the approved.
- a) Provide amended plans showing the new location and design of the residential accommodation. The plans are to include a site plan, floor plan and elevations.

### ***Staging***

7. The information provided states that the chiller and pad mount transformer are to be allocated stage 1B however an amended plan provided indicates that these items will be located within stage 2.
- a) Confirm which stage the chiller and pad mount transformer will be included and provide an amended plan showing them in the correct stage.

### ***Impervious area***

8. Changes to the plant buildings, locations and landscaped area will result in the Infrastructure charges to be amended.
- a) Provide a breakdown of impervious area for each stage including any relocated/additional plant areas.

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

Yours sincerely



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