



Dedicated to a better Brisbane

9 April 2026

Venus 1 Pty Ltd
C/- Allan Van Planning
Daniel Ebert
PO Box 284
TOOWONG DC QLD 4066

ATTENTION: Daniel Ebert
Application Reference: A006867593
Address of Site: 194 MAINS RD SUNNYBANK QLD 4109

Dear Daniel

RE: Further advice

The response to Council's information request dated 4 November 2025 has been reviewed and further justification is required to demonstrate the proposed small-scale non-residential land use will comply with City Plan 2014.

Land use

1) Whilst it is acknowledged that the development complies with Performance outcome PO4 of the Small-scale non-residential uses code through compliance with Acceptable outcome AO4, insufficient information has been provided to demonstrate the development serves a demonstratable need of the local community to meet Overall outcome 2.d of the Small-scale non-residential uses code.

No information was provided in response to the Information request to demonstrate how the development does not impact on the need for low density residential housing in Brisbane. Given the existing use of the premises was for residential occupation and part of the purpose of the zone is to provide for a variety of low density residential dwelling types, further information is required to justify the development is required to support local residents to ensure it is consistent with the purpose of the Low density residential zone code.

a) Submit additional justification that supports there is a demonstratable need for this small-scale non-residential use in the local community to meet Overall outcome 2.d of the Small-scale non-residential uses code and the purpose and Overall outcome 4.i of the Low density residential zone code.

2) The full extent of approved small-scale non-residential uses along Mains Road has not been identified to demonstrate the development does not contribute to strip development along arterial roads or results in cluster of non-residential activity within the surrounding Low density residential zone to meet Overall outcome 2.e, PO1 and PO2 of the Small-scale non-residential uses code.

It is not apparent how this development fulfils a role distinct from uses in nearby centres where other real estate agencies can be located as accepted development under the City Plan 2014. No information was submitted in response to the Information request that demonstrated the development cannot be located elsewhere in a zone more appropriate for centre-type activities.

Further information is required to demonstrate compliance with Overall outcome 2.e of the Small-scale non-residential uses code.

The land size of nearby shopping centres is not a reliable indicator to demonstrate the development will not undermine the viability of a nearby shopping centre to meet Overall outcome 4.i of the Low density residential zone code.

The following matters are to be addressed in order to respond to Overall outcome 2.e, PO1 and PO2 of the Small-scale non-residential uses code and Overall outcome 4.i of the Low density residential zone code.

- a) Submit further analysis of the existing approved small-scale non-residential uses along Mains Road within 1000m of the site including their location and walking distance from the proposed development.
- b) Submit further information that demonstrates there is currently no vacancies within the commercial properties of centre zoned land within 1000m of the site.
- c) Submit further justification that demonstrates how the development fulfils a role distinct from uses in the nearby centres.

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 telephone number below if you have any queries regarding this matter.

Yours sincerely



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