Please Quote Our Ref: 8891

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APPLICATION REF
A007020501

2 November 2026

Brisbane City Council
Development Services
By email: DSPlanningSupport@brisbane.qld.gov.au

Attn: Errin Xiaofang Lu

Dear Errin,

RE: Response to information request
Proposed place of worship (extension)
420 Wondall Road, Manly West Q 4178
Council reference: A007020501

We are writing in response to Council's information request for the above-mentioned development application, dated 15 July 2026, in accordance with section 13.2(a) of the *Development Assessment Rules*.

Please find attached the following supporting documents:

Annexure A	**Applicant Response**
Annexure B	**Building Plans (revised)**
Annexure C	**Engineering Services Response**

Our response to the information request is as follows—

GATEWAY SURVEY & PLANNING

Now Part Of:
ESO SURVEYORS

Engineering Setout Pty Ltd
ABN 46 003 992 078

LAND SURVEYORS
TOWN PLANNERS
PROPERTY CONSULTANTS
GPS SURVEYS
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Land use

1) The proposed Multi-Purpose Centre building's floor plan indicates multiple activities including a chapel, charity shop, store and office component. It is unclear whether those components are ancillary in nature and tied with the primary land use. The shop component is considered to constitute a separate land use and not of an ancillary nature.

a) Provide further information clarifying the primary land uses of the Multi-Purpose Centre building and list out its relevant ancillary uses.

b) Provide amended DA Form 1 and ensure all relevant land uses have been applied.

Response—Item 1

Please refer to **Annexure A – Applicant Response**, which clarifies the use of the multi-purpose centre building and **Annexure B – Building Plans (revised)**, illustrating the uses of the various rooms.

As the proposed shop will be a 'charity outlet' managed by the church members we believe it to be ancillary to the place of worship, which is defined as follows:

"Place of worship means the use of premises for—
a. organised worship and other religious activities; or
b. social, education or charitable activities, if the use is ancillary to the use in paragraph (a)."

We do not believe amendments are required to DA Form 1.

2) It is noted that standalone educational establishment and outdoor sport and recreation land uses have been applied for, rather than being an ancillary component to a primary use of the site. Further information is required to clarify the how these uses are intended to operate. It is also noted in the planning assessment report that the outdoor sport and recreation activities are for users of the church, retirement village and the broader community, however, it is unclear if it is intended for this use to provide community services and whether it will be commercially operated.

a) Provide further information confirming how the proposed educational establishment use and Outdoor sport and recreation use will be operated, including but not limited to the following aspects:

i) Whether the use will be operated by the landowner or a third party.

ii) Whether the use will be commercially operated.

iii) Extent of the outdoor sport and recreation use intended to be open to the public, how often it is to be used by the boarder community and how often it is used by the residents of the existing retirement facilities.

Response—Item 2

Please refer to **Annexure A – Applicant Response**, which clarifies the operation of the various proposed uses on site.

Refuse

3) It is noted that a 'Rubbish Bin' area has been shown on the Site Plan, however it is not of sufficient size and is not within a roofed and screened enclosure. In addition, it is not clear whether the 'Rubbish Bin' area is just for the current proposal or for all existing and proposed uses over the site.

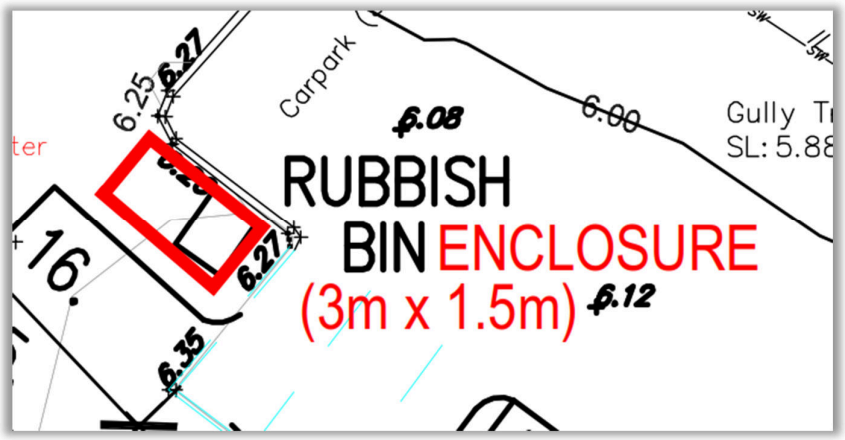
Further information is required to demonstrate compliance with AO5/PO5 of the Community facilities code and AO8.1 & AO8.2/PO8 of the Infrastructure design code. Provide amended plans demonstrating one of the following:

a) A refuse storage area for the proposed new buildings that is within a roofed and screened enclosure and has a minimum internal area of 4.5m^2 (3m x 1.5m). Include the dimensions of the enclosure on the amended plans and label 'Roofed and Screened Refuse Enclosure' or similar.

b) If utilising the existing refuse storage area and servicing arrangements, demonstrate on amended plans that the existing arrangements have the capacity for the proposed new buildings (an additional 421L of general refuse and 656L of commingled recycling per collection based on a maximum of two collections per stream per week).

Response—Item 3

There is adequate space for an enclosed refuse storage are, where the 'rubbish bin' has been indicated on the site plan. The applicant is satisfied if Council marked up the plans in red as follows:



If needed, a condition can also be inserted prescribing the minimum internal dimensions of the bin enclosure.

4. Stormwater

Response—Item 4

Refer to attached **Annexure C – Engineering Response.**

4. Acid Sulfate Soils

Response—Item 5

Refer to attached **Annexure B – Engineering Response.**

Infrastructure charges

6) It is acknowledged that the development proposes a number of land uses (including Place of worship, Community Care Centre, Educational Establishment, Outdoor Sport and Recreation) across two new buildings. However, it is unclear how the land uses are distributed within each building. Further information is required to enable correct charges and credits to be determined for the proposed development.

a) Provide a land use site plan and updated floor plans confirming the proposed land use distribution across each proposed buildings and confirm the gross floor area of each proposed land uses.

Where flexible use is proposed, it will be charged at the highest charge rate of the proposed uses. In this case, the highest charge rate among the proposed land uses is for educational establishments.

b) Provide further information and plans confirming the existing and proposed impervious areas. Ensure the relevant impervious area and figure are clearly marked up on the plans.

c) To explore eligibility for Infrastructure Charges (IC) reduction, submit a request form along with the required support documentation listed on the checklist. The request form and checklist can be obtained from the Brisbane City Council website.

Response—Item 6

Please see attached completed infrastructure charges reduction form.

Please refer to **Annexure B – Building Plans (revised)** which now contain areas of impervious areas and gross floor area.

The revised proposal and additional information provided herein addresses Council's information request in its entirety.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends. Further notification will soon be provided regarding the commencement of public notification.

Please do not hesitate to contact the undersigned should you have any further queries.

Yours faithfully,

GATEWAY SURVEY & PLANNING

Ellen McDonogh

Ellen McDonogh
Town Planner