



Dedicated to a better Brisbane

11 June 2026

Dwelling Place Limited
C/- Grummitt Town Planning
48 Deagon Drive
RUNAWAY BAY QLD 4216

ATTENTION: Noel Grummitt

Application Reference: A007006966
Address of Site: 19 GIBBS ST WYNNUM QLD 4178

Dear Noel,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the application for a Place of worship and Food and drink outlet. The proposed Food and drink outlet component where less than 250m² in an industrial zone meets the intent of the Industry zoning, however the Place of worship use is a departure from the overall outcomes of the zone and is proposing to occupy valuable industrial land.

Further information needs to be provided with regard to the scale and intensity of the operations and activities, traffic and access, amenity and reverse amenity impacts of this component of the development and the site's ability to integrate within the broader catchment.

Place of Worship

- 1) There is some concern the proposed non-industrial use for a Place of worship encroaches into prime industrial land and creates reverse amenity impacts and may require changes to the building to accommodate the use.
 - a) Undertake an analysis of the surrounding area and demonstrate that the development does not have the capability to be relocated in a more appropriate zoned location (i.e. Centre zone or Community facilities). It is understood the development previously operated on Bay Terrace which is more appropriately zoned for the use.
 - b) Provide information on the surrounding industrial developments hours of operation as the development intends to operate the largest part of the development when industry is allegedly not operating.
 - c) Provide further information on how the building is to be used through amended proposal plans and documents. It is understood from the planning report the development will operate in the existing industrial building and no internal or external structural changes are occurring. However, there are some concerns that the existing building, which is approved as a Warehouse will not be fit for the purpose of a Place of worship and that changes may need to occur that may impact the ability the structure to be converted back to an industrial use.
 - d) Clarify if the Casual meeting areas and storage area at the rear of the Food and drink outlet is being used for the Place of worship or the café and what the dotted lines on the plans denote.

Noise – Community Facility

- 2) The proposed facility and its location near sensitive land uses/zoning has the potential to impact on the noise amenity of such uses. Demonstrate that an adequate level of amenity as per the Community facilities code can be provided at such locations.
- a) Submit further information demonstrating that the proposed use can comply with the hours and acoustic barriers as prescribed in AO1.1 – AO2.2 / PO2 of the Community facilities code. Where compliance cannot be achieved, submit for approval a Noise Impact Assessment Report prepared in accordance with the *Noise Impact Assessment Planning Scheme Policy* demonstrating that PO2 of the Code can be achieved.
- The Noise Impact Assessment report must be based on emissions from amplified sound/music (speaker usage for speech and/or music), patron noise (if singing, laughing, clapping etc), carparking and all other activities associated with the use. The use of noise management techniques such as sound lock doors etc must be clearly indicated in the application, report and plans. In relation to building and construction, any noise reduction assumed through the building must be justified with information about the construction of the building considering the existing industrial building is proposed to be used.

Car parking

- 3) Performance outcomes are proposed for car parking and servicing, therefore a Registered Professional Engineer of Queensland (RPEQ) traffic statement is required to address all on-site car parking, servicing, access and refuse collection requirements and address all acceptable and performance outcomes in accordance with the Transport, access, parking and servicing code.
- a) An RPEQ traffic statement is required to address the proposed parking outcome and peak parking demand.
- b) It is noted that the proposed staff parking as presented on the plans appears to obstruct spaces 6-10. The arrangement of staff tandem parking should be confirmed and designed so that staff parking is located without potentially obstructing other spaces.
- c) On-site refuse collection needs to be achieved in accordance with the Refuse Planning Scheme Policy. RPEQ endorsed swept paths for RCV need to be demonstrated. Additionally, swept paths must be demonstrated for SRV servicing for the proposed uses. Swept paths are also required to demonstrate that the proposed tandem parking does not impact servicing or access to roller doors.

Refuse

- 4) Provide amended architectural plans which demonstrate the refuse storage area is contained either within a building or a roofed and screened enclosure. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.
- 5) Demonstrate the refuse storage area has a minimum internal area of 4.5m² (3m x 1.5m). The dimensions must be clearly demonstrated on the amended plans.

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

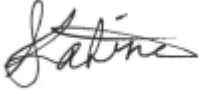
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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 quoting the application reference number A007006966.

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 'Katrina', written in a cursive style.

Katrina Bogoevski
Senior Urban Planner
Planning Services South
Phone: (07) 3178 7654
Email: katrina.bogoevski@brisbane.qld.gov.au
Development Services
Brisbane City Council