



*Dedicated to a better Brisbane*

30 April 2026

Walpledge Pty Ltd  
C/- Clegg Town Planning Consultants  
PO Box 2144  
Toowong QLD 4066

**ATTENTION:** Graham Clegg  
**Application Reference:** A006928669  
**Address of Site:** 1028 LYTTON RD MURARRIE QLD 4172

Dear Graham

**RE:** Further advice

Council officers have assessed the response to information request received on 13 March 2026 and have identified the following outstanding matters to be addressed:

### **Stormwater Quality**

- 1) The Stormwater Quality Management Plan and associated MUSIC model file have been reviewed and the following further information is required:
  - a) The development Site Plan (ground level) shows that a strip of area immediately to the east of the catchment area modelled, will be concreted to be used as AV turning area as part of the development application. It is requested that this area be included in the MUSIC model. If this area will bypass the stormwater quality improvement devices, it must be modelled accordingly.
  - b) Rainfall data from the Brisbane Aero station (station ID 040223), being closer to the subject site, may be more suitable to use in the model than the rainfall data at Kalinga Bowls Club station. Provide amended modelling accordingly.

### **Medium impact industry use**

- 2) There is insufficient information on the operational characteristics of the proposed Medium impact industry development. The building layout and the car parking supply still pose a risk for the proposal to function as an office or a shop, creating higher trip demand and traffic volume than expected. An office or shop is an impact assessable development in General industry C zone precinct. If an ancillary administrative area is proposed, then further details on the area of this ancillary use is required. The proposed ancillary administrative area should also comply with the purpose and overall outcomes 1.b.ii, 4.b, 4.e, 4.f, 4.g and 8.d of the Industry zone code, protecting the viability of the existing and future industry from incompatible uses and not proposing a stand-alone office. The number of tenants using the proposed development is also unclear.

- a) Provide amended plans and written information on the industrial characteristics of the proposed development demonstrating that the proposed development meets the Medium impact industry use definition as defined in the *Planning Regulation 2017* and the number of tenancies.
- b) Provide amended plans and written information on the ancillary administrative use and the extent of the gross floor area.
- c) Alternatively, provide amended DA Form 1 and plans to request for an impact assessable permit for an office or shop.
- d) Please note that the amount of ancillary administrative area and the number of tenancies will be conditioned as a part of this application.

### **Building height**

- 3) Minimal justification has been provided on how the proposed building height exceeding the maximum 15m height complies with PO12 of the Industry code. No further information has been provided on what the existing streetscape and visual character consists of and how the proposed development builds on this character. The additional 2.2m of height does not contribute positively to the visual character of the area nor to the accessibility and legibility of the site. In accordance with AO12.2/ PO12 of the Industry code:
  - a) Provide amended plans that reduce the building height to maximum 15m.
  - b) Alternatively, provide further justification on what the current streetscape and visual character consists of and how the proposed building height has a positive contribution to the visual character, accessibility and legibility of the site and the wider locality.

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.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

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

Yours sincerely,



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Planning Services South  
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