



Dedicated to a better Brisbane

17 July 2026

Diligent Development Pty Ltd
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Holly Ilka

Application Reference: A006752237
Address of Site: 21 WHITLEY ST MOUNT GRAVATT EAST QLD 4122

Dear Holly

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Land use

1. The changed application has clarified the use of the Specialist Disability Accommodation (SDAs) as Multiple dwelling and introduced a commercial tenancy to be utilised for a future Community facilities use. Notwithstanding this, the land use mix provided on the site must not prejudice the continued ability of the site to provide essential community services for local residents.
 - a. Provide amended plans showing an increase in the proportion of Community facility uses and / or SDA housing on the site to ensure the development is consistent with the zoning of the site and to ensure there is compensatory community benefit for the loss of Community facilities zoned land to demonstrate compliance with Overall outcomes 4d, 4e, and 4h of the Community facilities zone code.

Needs assessment

2. The Residential Needs Assessment submitted in response to the Information request includes reference to a proposal that includes 10 Community residences and 2 overnight accommodation units.
 - a. Provide updated needs reporting that refers to the current proposal and confirm that conclusions made by the report are still relevant to the updated reporting.

Specialist Disability Accommodation (SDA) design

3. Additional information requested in the Information request dated 5 September 2025 relating to the SDA has not been provided. It is acknowledged that alternative mechanisms to ensure the delivery of the SDA have been proposed however, further information is required to ensure that SDA units are fit for purpose for the end tenants.
 - a. Clarify which SDA unit type is proposed and provide an assessment report by an independent SDA assessor confirming that the proposed units comply with the relevant

requirements set out within the NDIS SDA Design Standard as well as any guideline by the housing provider where applicable. This must include confirmation from the accredited assessor the SDA units and the communal open space and carparking is designed to achieve all categories of the SDA.

- b. Written evidence of an agreement or contract between SDA provider and the applicant.

Built form and setbacks

4. The current proposal seeks a further performance outcome on building height by introducing an additional storey to building 2. There may be merit to the increased building height however further refinement of the built form is required to ensure that the bulk and scale of the building is commensurate with the existing built form in the area and to comply with AO7.1 / PO7, AO8 / PO8 of the Multiple dwelling code and AO14 / PO14 of the Community facilities code. Submit amended plans showing:
 - a. Increased side setbacks to demonstrate the development will minimise the impacts on the amenity and privacy of future and existing neighbourhood residents and does not prejudice the development potential of adjacent sites.
 - b. Articulated breaks within the length of the building form and an appropriate response to manage building height transition to adjacent sites to maintain a level of amenity for current and future residents.
5. It is noted that essential services and utilities are required to be accessed directly from the frontage however there are services and areas within the front setback that are not considered essential (i.e MSB and communal open space).
 - a. Provide amended plans relocating structures not considered to be essential from the front setback and reinstate these areas as landscaped areas to comply with landscaping along the frontage.

Community facilities tenancy

6. The co-location of the Community facilities component and SDA units does not clearly delineate private and public spaces, is not legible and does not respond to the safety and privacy for either use.
Provide amended plans to address the following and to comply with AO18.3 / PO18, AO19 / PO19 and AO23.1 / PO23 of the Community facilities code.
 - a. Provide amended plans demonstrating that the Community facilities tenancy has an appropriate street entrance and interface;
 - b. Clarify how parking will be managed for the Community facility tenancy users and where required, provide additional drawings to demonstrate the clear delineation of the two carpark zones.

Communal open space

7. The area of communal open space for the ground floor is limited to internal spaces, has limited interface with landscaping and additionally is likely to be reduced in response to items raised in this information request to increase the front boundary setback.
 - a. Provide an alternative area of communal open spaces (i.e rooftop garden) that can meet the intent of AO30.1 / PO30 of the Multiple dwelling code by providing an area with a pleasant outlook and can be used flexibly for a range of different uses.

Car parking

8. The change to the proposal has included additional units which has subsequently increased the amount of parking required to service the development however the most recent Traffic Impact Assessment (TIA) submitted does not seem to have been updated.
 - a. Provide a revised TIA which assess the parking of the updated proposal (including any changes in response to the above items) against AO13 / PO13 of the Transport, access, parking and servicing (TAPS) code;
 - b. Clarify whether the number of PWD spaces provided for the SDA meets the standards for this type of accommodation

Hydraulics

9. The site frontage and street are affected by overland flow flooding. An assessment of the overland flow path has not been provided.
 - a. Provide an assessment of the overland flow path by a suitably qualified RPEQ to demonstrate acceptable immunity for the development and to comply with AO1 / PO1 and AO2.1 / PO2 and AO7.1 / PO7 of the Stormwater Code

Waste Management

10. The changed application has introduced a reconfiguration component to separate the proposed buildings onto individual lots. It is understood that some services will be shared by buildings however it is unclear how refuse collection will occur for Building 1 with the current arrangement.
 - a. Provide swept paths endorsed by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that a 10.24m Rear Loading Refuse Collection Vehicle (RCV) (as per BSD-3008-2) can safely and efficiently service Building 1 to comply with AO19.1 & 19.2 / PO19 of the TAPS code.

Noise – Community facility uses

11. The proposed Community Facilities uses has the potential to impact on the noise amenity of onsite / nearby sensitive uses. The proposal has not demonstrated that an adequate level of amenity as per the Community facilities code can be provided at such locations.
 - a. Provide further information demonstrating that proposed Community facilities uses (Community care centre, Community use and Health care Services) can comply with the hours and acoustic barriers in accordance with AO1.1 / PO1 and AO2.2 / PO2 of the Community facilities code.

Air quality – Community facility uses

12. The proposed Community Facilities uses need to demonstrate that an adequate level of air quality can be achieved in accordance with the Community facilities code.
 - a. Submit further information demonstrating the proposal complies with AO3.1-3.2 / PO3 of the Community facilities code.

Stormwater quality

13. A Stormwater Quality Management Plan (SQMP) has not been submitted to demonstrate that the proposal can comply with AO16 / PO16 and AO17 / PO17 of the Stormwater code. It is acknowledged that a MUSIC model has been provided, further information is required to address the following:

- a. Confirmation of the proposed stormwater quality treatment device(s), including whether proprietary treatment devices modelled are SQIDEP verified;
- b. Provide the latest applicable Stormwater Quality Management Plan demonstrating how stormwater quality objectives will be achieved for the proposed development, the plan should ensure the minimum devices as per the submitted MUSIC models;
- c. Confirm the recently submitted MUSIC model reflects the current development proposal and latest site layout. If not, provide an updated MUSIC model and results; and
- d. The plan must include a stormwater quality treatment layout and corresponding MUSIC schematic that clearly identifies the location, size and treatment train of all proposed stormwater quality measures.

Reconfiguration of a lot

14. The changed application introduces a subdivision component however, the submitted plans do not clearly identify the dimensions and extent of the proposed standard format lot.
 - a. Provide amended plans clearly showing the proposed standard format lot subdivision, including the proposed lot boundaries, dimensions and lot size.

Advice – Infrastructure agreement

15. It is acknowledged that the applicant intends to enter into an Infrastructure agreement to secure the SDA housing component.

Subject to resolving items raised above:

- a. Commence the process of entering into an Infrastructure agreement with Council to provide the SDA component. To request an Infrastructure agreement, download and complete the Infrastructure Agreement Request Notice form from Council's website and email it to DS_Infrastructure@brisbane.qld.gov.au.
- b. See the following link to Council's website: <https://www.brisbane.qld.gov.au/building-and-planning/fees-and-charges/infrastructure-charges>.

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 A006752237.

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

Yours sincerely



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Development Services
Brisbane City Council