



Dedicated to a better Brisbane

19 June 2026

Agape Physio
C/- Infitum Partners Pty Ltd
4/50 Hudson Road
ALBION QLD 4010

ATTENTION: Jesse Govender

Application Reference: A007022105
Address of Site: 514 ALGESTER RD PARKINSON QLD 4115

Dear Jesse,

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.

Needs assessment

1. The issue of need requires a comparison of supply and demand for the proposed use. It is acknowledged that the proposed use represents a relocation. The needs assessment provided a socio-economic profile of the identified catchment however does not then quantify demand for the proposed use and consider that in light of supply. Update the Economic and Community Needs Analysis to include:
 - a) Demographic assessment: identify those demographic factors which might indicate a greater than average (relative to an appropriate regional or state benchmark) demand for the proposed health care use.
 - b) Demand assessment: the demand assessment requires reporting presentation data from the business that is intending to relocate to provide an indication of rising or stable demand.
 - c) Supply assessment: report how many of the relevant medical practitioner type are currently represented within the identified catchment area
 - d) Need assessment: assess how provision levels in the identified catchment compare with relevant benchmark areas and identify the provision gap between the provision in the identified catchment compared to if provision levels were consistent with relevant benchmark areas.
 - e) Alternative sites assessment: demonstrate that the proposed use cannot be accommodated within an existing centre or other appropriate zone.

Location

2. It is noted that the site does adjoin a pedestrian pathway along the southern boundary however it is considered that the development would isolate a residential property between two non-residential uses. To demonstrate compliance with PO2 of the Small-scale non-residential uses code It needs to be demonstrated how the health care service will not cause incremental extension to the edge of an existing centre and is not located in a catchment that is already serviced by an existing centre.
 - a) Provide details of how the proposed health care service is not located within a catchment that is already serviced by an existing centre and will not cause incremental extension to the existing centre.

Operation of the proposal

3. It is noted that the proposed health care service (physiotherapist) is relocating from a nearby established business, however it is unclear how the new location will operate as this establishment appears to be downsized from what is currently operating. The business website indicates that the business currently operates in two locations, employees six (6) practitioners and four (4) administration staff and conducts group pilates sessions. Further information is required to understand the proposed operation of the health care service (physiotherapist) in it's new location.
 - a) Will the two existing practices be consolidated into the new location noting that one of the existing health care facilities is located across Algester Road in the existing centre.
 - b) Are group sessions proposed to be carried out in the new premises.
 - c) How many staff are intended to practice at any one time and is a time gap provided between client appointments.
 - d) The existing practice located on Nottingham Road appears to be larger than the proposed 180m², provide details of how the existing premiss operates and how that will transition into the new premiss.
4. The report and proposed plans provided states that the Health care service will have a gross floor area of 180m², however the plans do not provide any dimensions and is not to scale and it is unclear the location of the treatment rooms and how many are proposed, the location of reception and administration spaces and bathrooms and storage areas.
 - a) Provide amended floor plans that are to scale and dimensioned showing the proposed internal layout
5. It is noted that the premises contains substantial covered deck areas, existing pool and gazebo and shed and carport at the rear. Confirmation is required as to what these areas are allocated and that none of these areas will be used for the operation of the health care service (physiotherapy).
 - a) Confirm what the outdoor spaces will be used for and which use they will be associated with.

Traffic

6. The application is required to be supported by a RPEQ traffic report demonstrating compliance with the planning scheme for access, parking and servicing or endorsing any proposed performance outcomes for Council consideration.
 - a) Sight distance checks are to be performed on Algester Road noting merging from the roundabout into one lane at the general location access to the site is provided.
 - b) A review of crash history on Algester Road is to be undertaken.

- c) Parking performance outcome for reduced parking are to be justified, including an assessment of the suitability of the one-way rear access.

Stormwater

- 7. The plans and report provided do not provide details regarding the lawful point of discharge.
 - a) Provide details of the existing point of discharge for the existing dwelling.
 - b) Provide amended plans that demonstrate a lawful point of discharge for the existing dwelling and the proposed hardstand parking and access as per the stormwater code.

Refuse Storage

- 8. Provide amended plans clearly demonstrating the development has provided either a dedicated refuse room (within a building) or refuse enclosure (roofed and wholly screened). In accordance with PO15/ AO15.1 & AO15.2 of the Small-scale non-residential uses code and PO8/ AO8.1 & AO8.2 of the Infrastructure design code, provide amended architectural plans which addresses the following:
 - a) Demonstrate the 'Health Care Service use' and 'dwelling unit' have been provided either a refuse room (within a building) or refuse enclosure (roofed and wholly screened) which has a minimum area of 4.5m² (internal dimensions of 4.5m x 1m) to house five (5) x 240L MGBs.
 - b) Clearly annotate the area (m²) and internal dimensions of the refuse solution.
 - c) Ensure the refuse solution location provides convenient and unimpeded access for occupants and staff to dispose of waste streams.
- 9. It is noted that the proposal seeks approval for a Health Care Service use. This use has the potential to produce clinical and related waste which is classified as regulated waste (refer section 42 of the Environmental Protection Regulation 2019). Although not part of Council assessment, segregation, correct storage, and handling of regulated waste must be considered and demonstrated in accordance with Part 5B of the Waste Reduction and Recycling Regulation 2011. Therefore, the proposal must demonstrate that the refuse storage areas for general refuse and regulated waste are separate and clearly labelled. The refuse storage areas must be either within a building or an enclosure. Demonstrate the following:
 - a) Provide amended plans which clearly demonstrates a separate regulated waste storeroom (within a building), or regulated waste enclosure (roofed & wholly screened) has been provided for the proposed Healthcare Service.

Note – to satisfy this item the indicative storage location of regulated waste/ clinical bins within each consulting room on amended architectural plans will suffice.
 - b) Additionally, the amended plans are required to clearly demonstrate the location of 'Van Park' to facilitate on-site collection of clinical &/ related waste.

Car parking

- 10. The proposed plans indicate that a 1.8m high timber fence is to be provided adjoining the car parking and manoeuvring areas, however a 2m high acoustic fence is required where the site adjoins residential uses.
 - a) Provide amended plans showing a 2m high acoustic fence the length of the northern and eastern boundaries where the site adjoins the residential properties.

Landscape concept plan

11. The proposal does not include enough information to allow Council to assess the proposal against the detailed provisions of the planning scheme, including the Small-scale non-residential use code and the Landscape works code. Further information must be provided to demonstrate that the proposal will be able to comply with these provisions, and to allow Council to apply the appropriate conditions. A landscape concept plan is required to be submitted to demonstrate that the development will provide an attractive and legible landscape outcome that assists in the integration of the built-form and carparking area as viewed from public viewing vantage points and adjoining residential uses.

A scale bar and linear line dimensions are to be included on the landscape concept plan (such as the width of garden beds), to allow for Council Officers to measure electronically.

Provide a landscape concept plan that is to scale, includes dimensions and provides the following information

- a) the extent, function, and character of areas to be landscaped addressing the Small-scale non-residential use code PO5, PO12/AO12.1.AO12.2/AO12.3 and AO12.3 requirements. Please indicate both the existing and proposed new landscape areas on the drawings.
- b) Existing trees identified by location, species, canopy spread, diameter at breast height and condition. Trees to be retained and removed should also be indicated on the drawings.
- c) Provide subtropical landscape elements to the site's frontage to assist in contributing to the subtropical character, amenity and microclimate for both onsite and streetscape.
- d) Provide landscape screening along the site boundaries where adjoining residential, noting our minimum acceptable outcome is 2m wide landscape beds. Demonstrate how the northern and eastern boundaries will be adequately screened. Any performance outcome is to be clearly outlined on the plans.
- e) Provide shade tree planting to the car parking area/s @ minimum 45L.
- f) An indicative planting plan, or plant palette together with a detailed legend to demonstrate that planting design will address functional requirements, and ensuring a minimum 2 landscape tier structure to all landscape areas is achieved.

Please refer to Council's website guide to preparing a landscape concept plan at:

<https://www.brisbane.qld.gov.au/content/dam/brisbanecitycouncil/corpwebsite/building-and-planning/documents/guide-to-preparing-a-landscape-concept-plan.pdf>

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 A007022105.

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

Yours sincerely



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Development Services
Brisbane City Council