



Dedicated to a better Brisbane

15 July 2026

The Uniting Church in Australia Property Trust (Q)
C/- Gateway Survey and Planning
2221 Wynnum Road
WYNNUM QLD 4178
ATTENTION: Ellen McDonogh

Application Reference: A007020501
Address of Site: 420 WONDALL RD MANLY WEST QLD 4179

Dear Ellen

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 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.
- 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.

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 4.5m² (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).

Stormwater

- 4) Further information is required to demonstrate compliance with PO1 and PO3 of the Stormwater code. The detention requirements outlined in the City Plan apply specifically to flood management considerations associated with the site's position within the catchment. Notwithstanding this, the proposal must also take into account the capacity of downstream infrastructure and any localised flooding constraints when determining the appropriateness of detention measures.
- a) Provide stormwater detention for the multi-purpose centre, preferably through above-ground rainwater tanks designed to drain freely.
 - b) Alternatively, demonstrate that the existing receiving infrastructure has sufficient capacity to accommodate the additional runoff.

Acid Sulfate Soils

- 5) The site is located in the Potential and actual acid sulfate soil overlay area. The development is to demonstrate that the site is not affected by, or will not disturb, actual or potential acid sulfate soils.
- a) Provide further information clarifying whether the development includes soil disturbance at or below 5m AHD and involving:
 - i) excavating or removing equal to or greater than 100m³ of soil; or
 - ii) soil disturbance (including filling) greater than 500m³; or
 - iii) filling equal to or greater than 0.5m average depth.

Where the above soil disturbance is involved, provide an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person, and prepared in accordance with relevant policies/guidance materials and technical guidelines/manuals such as:

- State Planning Policy and SPP Guidance Materials;
- Queensland Acid Sulfate Soil Guidelines: sampling guidelines; laboratory methods guidelines/manuals; and
- Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

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.

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 A007020501.

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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