Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
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Dedicated to a better Brisbane

29 October 2026

Corporation Of The Trustees Of The Roman Catholic Archdiocese Of Brisbane
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Adam Donaldson

Application Reference: A007111485
Address of Site: 202 WATERWORKS RD ASHGROVE QLD 4060

Dear Adam

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 development involves an extension to an Educational establishment within the Low-medium density residential zone (3 or 4 storey mix) and the Traditional building character overlay. The Educational establishment is a non-residential use that may be inconsistent with the intended residential character and function of the zone.

a) Clarify the proposed use and function of the existing pre-1946 dwelling and how it will operate in association with the Educational establishment.

b) Identify and address any potential conflicts between the Educational establishment and the residential character and amenity of the site and surrounding residential properties.

c) Demonstrate how the proposed Educational establishment is consistent with the purpose and overall outcomes of the relevant zone code, having regard to the nature, scale and

2) Where consistency with the Low medium density residential zone code (4 (a) (b) and 7 (a) (e) cannot be demonstrated, provide sufficient planning justification to demonstrate why the proposed non-residential use should be supported in the residential zone, including how potential impacts on residential character and amenity will be avoided or appropriately mitigated.

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3) Demonstrate how the proposed development is consistent with Purpose 3(a) and (d) of the Ashgrove–Grange district neighbourhood plan code, particularly about the intended pattern of development and the encroachment of the proposed non-residential use into the residential zone.

Refuse

4) It is noted the applicant has advised the existing refuse solution will be utilised for the proposed extension. However, the existing refuse solution has not been demonstrated, and it is therefore unclear if the functionality of the existing refuse solution will be impacted or if sufficient capacity is available to accommodate the proposed extension.

a) If the proposed development intends to utilise the existing refuse storage area, demonstrate on amended plans that the existing arrangement has the capacity for the existing use and the proposed extension. Include the dimensions of the refuse storage area on the amended plans.

OR

b) Provide amended architectural plans which demonstrates a dedicated refuse storage area for the extension, either within a building or a roofed and screened enclosure, which has a minimum GFA of 2.6m2 (2.6m x 1m).

5) If the intent is to provide a new dedicated refuse storage area for the extension, an Registered Professional Engineer of Queensland (RPEQ) certified swept path analysis demonstrating on-site servicing will need to be provided.

Bicycle Spaces

6) Provide revised plans demonstrating that secure bicycle parking is provided at a rate of 1 space per 5 pupils above Year 4, in accordance with PO5/AO5.1 of the Transport, access, parking and servicing code.

Erosion Hazard Form

7) Provide a completed Erosion Hazard Assessment Form demonstrating compliance with PO13 and PO14 of the Stormwater code. Please refer to the following link:

https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/after-approval/erosion-and-sediment-control-esc

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 A007111485.

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

Yours sincerely



Mohammed Aslam
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Development Services
Brisbane City Council