



Dedicated to a better Brisbane

12 May 2026

Tricare (Curzon) Pty Ltd
C/- Town Planning Alliance
PO Box 5329
WEST END QLD 4101

ATTENTION: Tara Nunn

Application Reference: A006989681
Address of Site: 880 CREEK RD CARINA HEIGHTS QLD 4152

Dear Tara

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.

Noise

- 1) The proposed development has not demonstrated that the Sales office will not impact the noise amenity of nearby sensitive uses. An adequate level of noise amenity, in accordance with PO1/AO1.1 and AO1.2 of the Centre or mixed use code, must be demonstrated as achievable.
 - a) Submit further information demonstrating that the proposed use can comply with the hours of operation and screening requirements in AO1.1–AO1.2 of the Centre or mixed use code.
 - b) Where a performance outcome is proposed, submit a Noise Impact Assessment Report prepared in accordance with the *Noise Impact Assessment Planning Scheme Policy* demonstrating compliance with PO1 of the Centre or mixed use code.

Car parking spaces

- 2) It is unclear from the submitted plans how many existing car parking spaces are located along the western side boundary within proposed Stage 1A, and clarification is also required as to whether the 22 car parking spaces proposed within Stage 1A are to be removed as part of Stage 5.

In addition, the number of car parking spaces within Stage 1B is inconsistent, with the submitted plans indicating 23 spaces, which differs from the submitted application material. Clarification is also required regarding the total number of car parking spaces within proposed Stage 2.

 - a) Provide amended plans in accordance with PO14 of the Transport, access, parking and servicing code (TAPS) code that clearly identifies the car parking spaces within proposed Stage 1A, including clear dimensions for spaces located under the existing carport.
 - b) Confirm whether the 22 car parking spaces proposed within Stage 1A are to be removed as part of Stage 5.
 - c) Clarify the number of car parking spaces within Stage 1B.

- d) Provide amended conditions that clearly reflect the intent of the application in relation to car parking across all affected subsequent stages.

Driveway

- 3) The proposed development shows that the sales office will use the existing driveway to Bendena Terrace. However, Stage 1B proposes the construction of a new driveway and internal roadway. It is therefore unclear what the driveway arrangement will be.
 - a) Provide additional information and amended plans showing the arrangement for use of the existing driveway and the proposed driveway in Stage 1B, including whether the existing driveway will be removed when Stage 1B commences construction, how the sales office will be accessed by the public during construction, and whether the existing driveway located close to the western boundary will be relied upon at any time or removed, in accordance with PO9 of the Transport, access, parking and servicing code (TAPS) code.

Access

- 4) The submitted plans indicate that the existing car parking spaces and the proposed sales office are separated by existing landscaping and topography (a sloped area). It is therefore unclear whether the public will be required to exit the site and use the public verge along Bendena Terrace to access the sales office.
 - a) Provide additional information and amended plans demonstrating a feasible pedestrian access route to the sales office that does not require customers to use the public verge as part of the operation.

Pedestrian entry

- 5) The proposed development has not demonstrated that a prominent pedestrian entry, separated from vehicle access, is provided in accordance with PO20 of the Retirement and residential care facility code.
 - a) Provide additional information and amended plans demonstrating that a prominent pedestrian entry, separated from vehicle access, is provided in accordance with PO20 of the Retirement and residential care facility code.

Landscaping

- 6) The proposed development has not demonstrated whether the existing landscaping along the western side boundary adjoining the existing car parking spaces, and along the northern frontage forming part of Stage 1A, will be retained in accordance with PO8 of the Retirement and residential care facility code.
 - a) Provide additional information demonstrating that the on-site landscaping will be retained as part of the Stage 1A sales office in accordance with PO8 of the Retirement and residential care facility code.

Existing building

- 7) The proposed plans include another existing building, but its purpose and connection to the proposed development are unclear.
 - a) Provide details about the current use of this building, including its hours of operation and number of staff (if relevant), and explain how it relates to the proposed development. Additionally, clarify why this building should or should not be part of the application.
 - b) If the operations within the existing building are deemed relevant to the proposed development, the building and its use must be included in the development application, which would require submitting an amended DA form 1.

Bushfire

- 8) The proposed use is required to achieve BAL 12.5 or lower under the current Bushfire overlay code (v35.2025). Buildings 2 and 3 are identified as a 'retirement facility', which, under Version 35 of the current Bushfire overlay code, is defined as an 'assembly use' and 'difficult to evacuate'. To determine whether the existing approval and its conditions remain consistent with the current laws and policies:
 - a) Provide an updated site-specific bushfire hazard assessment demonstrating that the proposed development can comply with the Bushfire overlay code.

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 A006989681.

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

Yours sincerely

Diana Sun

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Development Services
Brisbane City Council