



Dedicated to a better Brisbane

8 April 2026

WWGP Pty Ltd
C/- Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

ATTENTION: Blair McPherson

Application Reference: A006649052
Address of Site: 72 CLEVELAND ST STONES CORNER QLD 4120

Dear Blair

RE: Further advice

Council has reviewed the Information request response and determined that further information and amendments are required to demonstrate compliance with the *Brisbane City Plan 2014*.

Land use

- 1) It is noted that the proposed development involves Outdoor sales use for truck hire, a caretaker's accommodation and truck wash activities. It is noted on the proposed plans that the existing dwelling (which is to be used as a caretaker's accommodation) has a gross floor area exceeding 60m² and has three bedrooms, which does not comply with AO1 of the Caretaker's accommodation code, which triggers assessable development in the District centre zone under Table 5.5.9 of the *Brisbane City Plan 2014*.
 - a) Provide amended DA form 1 ensuring all relevant land use has been applied for.
 - b) Provide amended code assessment response to all relevant assessment benchmarks, including the Caretaker's accommodation code.
 - c) Provide notice of a changed application under s52(1) of the *Planning Act 2016*.

Washdown waters

- 2) Drainage from a wash bay is not permitted to be drained to the stormwater system. The current application is not in accordance with State legislation (*Environmental Protection Act 1994* and associated legislation) and is not in accordance with *Brisbane City Plan 2014* (including PO6 of the Centre or mixed use code and PO8 of the Industry code).
 - a) Refer to AO8.1-8.4/PO8 of the Industry code (version 31.00/2024 of the *Brisbane City Plan 2014*) and reassess the handling of wastewaters from washing down.
 - b) Revise the application and demonstrate how contaminated runoff is managed in accordance with the above outcome of the Industry code and Centre or mixed use code.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Errin Lu', written in a cursive style.

Errin Xiaofang Lu
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