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**City Planning and Economic Development Services
Development Services**
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17 August 2026

Ashgrove Precinct Pty Ltd
C/- Murray Bell Planning Co.
L 10, 167 Eagle St
BRISBANE CITY QLD 4000

ATTENTION: Brock Acworth

Application Reference: A007063821
Address of Site: 257 WATERWORKS RD ASHGROVE QLD 4060

Dear Brock

RE: Proceed to public notification in accordance with the Development Assessment Rules

The proposed change application seeks approval to transition a previously approved commercial development to a mixed-use development incorporating Multiple dwelling, Shop, Office, Food and drink outlet and Indoor sport and recreation uses. The proposed building height at 9 storeys is a departure from the height anticipated for the site under the Brisbane City Plan 2014 (City Plan). In addition, the proposed land use mix significantly reduces the extent of non-residential centre activities anticipated for the site under the Ashgrove-Grange district neighbourhood plan code.

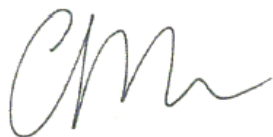
Given the significance of the proposed development, Council wishes to obtain community feedback prior to progressing the application further. Accordingly, Council does not intend to issue an information request. Please proceed to public notification in accordance with section 16.1 of the Development Assessment Rules.

In addition to building height and the land use mix, Councils initial assessment has identified several matters that require further consideration against the relevant assessment benchmarks and are expected to form part of any future discussions about the development:

- Building height transition to the western interface
- Street frontage setbacks
- Side boundary setbacks
- Building articulation
- Bus stop design
- Bicycle parking
- Parking allocation
- Refuse storage and access
- Irrigation detail and maintenance access for vertical greenery
- Acoustic matters
- Air quality

Please phone me on the 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 be 'CM' followed by a stylized flourish.

Carly Manley
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Development Services
Brisbane City Council