



*Dedicated to a better Brisbane*

22 April 2026

Paul Cardillo, Kerry Doyle, Sean Doyle  
C/- Tj Kelly Surveys Pty Ltd  
PO Box 221  
BEAUDESERT QLD 4285

**ATTENTION: Mark Toombs**

**Application Reference:** A006977710  
**Address of Site:** 89 MIDGEN ST KOORINGAL QLD 4025

Dear Mark

**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 Emissions**

1. Council notes that the proposed use may affect the noise amenity of adjacent and nearby sensitive uses and zones. To adequately assess the proposal, provide the following information regarding potential noise emissions associated with the use, as outlined in the *Short-Term Accommodation code*:
  - a. Submit further information that addresses Acceptable Outcome AO3 of the *Short-Term Accommodation code*. Where compliance with AO3 cannot be achieved, demonstrate how compliance with Performance Outcome PO3 will be met instead.

**Refuse**

2. It is identified that no proposed refuse solution has been demonstrated for the development. While the unique nature of refuse servicing at Moreton Island is acknowledged, to protect against amenity impacts, visual impacts, and issues with birds, bats, and vermin, further information is required regarding waste management for the site. In accordance with PO5/AO5 of the Moreton Island settlement neighbourhood plan code and PO8/AO8.1 & AO8.2 of the Infrastructure design code, provide the following information:
  - a. Demonstrate a refuse storage enclosure with a minimum gross floor area (GFA) of 1.8m<sup>2</sup> (1.8m x 1m).
  - b. Ensure the refuse enclosure is roofed and screened. The dimensions must be clearly shown on the amended plans.

**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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A006977710.

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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