



Dedicated to a better Brisbane

12 March 2026

Kenlynn Property Group
C/- Norris Clarke & O'Brien Pty Ltd
PO Box 3448
NEWMARKET QLD 4051

ATTENTION: John Creagan

Application Reference: A006944584
Address of Site: 186 TOOMBUL RD NORTHGATE QLD 4013

Dear John

RE: Further advice

The response to the Industrial amenity overlay code dated 23 February 2026, has been reviewed. The following additional information is necessary to fully assess the Change application.

Air Quality – Industrial Amenity

1. The response is based on assumptions about the service station's operations, specifically relating to throughput of fuel and the type of vapour recovery installed (if any).
 - a) Provide documentation that relates to data that has been collected from the service station, using evidence from inspections and information from the service station to complete the assessment. In addition, Table G of the outcome relating to air quality impacts on the proposed use includes industrial land uses (not zones) which have not yet been addressed. There are industrial activities being performed near the proposed site development area which must be surveyed to respond to the information request.
 - b) Submit further information demonstrating that the proposed use can comply with the separation distances as prescribed in the Industrial amenity overlay code. Where compliance with the separation distances cannot be achieved, submit an Air Quality Report prepared in accordance with the Air Quality Planning Scheme Policy to demonstrate compliance with Performance outcome PO2 of the code.

Noise – Industrial Amenity

2. The aspects of assessment in AO3/PO3 of the Industrial amenity overlay code are related to land uses not zones. There are industrial activities being performed near the proposed site development area which must be surveyed to respond to the information request. As such, an adequate level of noise as per the Industrial amenity overlay code must be demonstrated.
 - a) Submit further information demonstrating that the proposed use can comply with the separation distances as prescribed in AO3 of the Industrial amenity overlay code.

Where compliance with the separation distances cannot be achieved, submit for approval a Noise Impact Assessment Report in accordance with Performance outcome PO3 of the code. Further guidance can be found in the Noise Impact Assessment Planning Scheme Policy.

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 cursive script, appearing to read 'Laura Urbina', is positioned above the typed name and contact information.

Laura Urbina
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