



Dedicated to a better Brisbane

19 March 2026

Clandestine Design Group Pty Ltd
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Harrison Cain
Application Reference: A006967005
Address of Site: 27 BALACLAVA ST WOOLLOONGABBA QLD 4102

Dear Harrison,

RE: Further advice

Council has carried out an initial review of the above change application and has identified that further information is required to fully assess the change.

Air Quality – Industrial Impacts

1. The proposed use and its location have the potential to impact on the air quality amenity of nearby sensitive land uses/zoning. Further demonstration is required to ensure that an adequate level of air quality can be provided at the property boundaries of nearby sensitive zonings as per the Industry code.

As 3D printing emits hazardous volatile organic compounds (VOCs) and ultrafine particles, the air quality criteria outlined in PO1 of the Industry code is to be addressed to ensure the air quality amenity will not be negatively impacted.

- a. Submit further information demonstrating that the proposed use can comply with the separation distances as prescribed in AO1.1 - AO1.8 of the Industry code. Where compliance with the separation distances cannot be achieved, an Air Quality Report is required to be prepared in accordance with the Air Quality Planning Scheme Policy to demonstrate compliance with PO1 of the Industry code. The Air Quality Report is also to outline where stacks will be located and account for all air polluting activities from the development.

Traffic

2. Whilst it is acknowledged the proposal involves work within an existing building, the proposal compromises internal access within the building and more importantly on-site servicing, as additional gross floor area is proposed. A response to the Transport, access, parking and servicing (TAPS) code is required to demonstrate the development is designed in compliance with the standards in the TAPS planning scheme policy (PSP).
 - a. Provide amended plans and a response prepared and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) demonstrating the proposal is designed to ensure the efficient operation and safety of the development and its surrounds as required by PO1 of the TAPS code. The response is to address the following items:

- i. The proposed new stairs in the 'garage and display area' reduce the available service bay width to less than 3.5m specified in TAPS PSP table 12 (i.e. to an approximate width of 2.6m).
- ii. Demonstrate the proposed development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are clearly defined, safe and easily accessible, and are designed to contain potential adverse impacts of servicing within the site in compliance with the service area design standards in the TAPS PSP, particularly with regard to on-site servicing for refuse collection.

Note: A performance solution for regular servicing by VAN and SRV (rather than AV) may be considered for the scale of the proposed use, however this is to be justified (with plan dimensions) and demonstrated using swept paths in the response.

Refuse

3. It is noted the proposed development seeks to reconfigure the internal layout of the existing building with an increase of 35m² to the gross floor area (GFA). However, no refuse solution has been indicated on the proposed plans to demonstrate the development can accommodate the increased GFA. In accordance with PO63/AO63.1 and AO63.2 of the Centre or mixed use code, PO17/AO17.2 of the Industry code and PO8/AO8.1 and AO8.2 of the Infrastructure code, demonstrate the following:
 - a. Provide amended plans demonstrating the location of the development's existing refuse storage area and demonstrate that it has sufficient capacity to accommodate the increased GFA.
 - b. Include the dimensions of the refuse storage area on the amended plans.
 - c. Demonstrate the refuse storage area is denoted as roofed and wholly screened or is situated within a building.

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

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number outlined above.

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

Yours sincerely



Alexandria Wood
Urban Planner
Planning Services South
Phone: 31782227
Email: Alexandria.Wood@brisbane.qld.gov.au
Development Services
Brisbane City Council