



Dedicated to a better Brisbane

9 April 2026

VLG Investments Pty Ltd
C/- Clegg Town Planning Consultants
PO Box 2144
TOOWONG QLD 4066

ATTENTION: Graham Clegg
Application Reference: A006952986
Address of Site: 1604 WYNNUM RD TINGALPA QLD 4173

Dear Graham,

RE: Addendum to Council's Information request in accordance with the Development Assessment Rules

Council has completed its assessment of the Economic Needs and Impact Assessment submitted with the application. Further information is required to be provided as part of the overall Information request response, as follows:

Economic need

1. The Economic need and impact assessment submitted has been reviewed, and it is determined that further information is required to demonstrate that there is an economic need for the proposed development. Submit an amended needs assessment addressing the following matters:
 - a. Network assessment
 - i. Provide detailed information on floor space estimates for overall centre floor space (or total retail floor space), supermarket/food store/fresh food floor space and food & drink outlet floor space for each centre/location within the identified trade area. Submit a detailed breakdown of floor space by centre to demonstrate how the aggregate value of this area is calculated.
 - ii. Revise and update centres network assessment to include consideration of all approved developments, noting a preliminary review identifies at least two potentially relevant approvals (Council ref: A006254572 and A006484502).
 - b. Retail expenditure
Report retail expenditure per capita for the trade area by retail expenditure category and provide clear definitions of what each retail expenditure category represents. It is unclear how retail expenditure categories such as 'Food Catering' and 'Cafes & Restaurants' relate to each other in Table 5.3 of the Economics Impact Assessment.
 - c. Turnover density
The anticipated performance of the proposed development results in a turnover density well below the benchmarks included in the report for the fresh food category. Submit revised market share and performance analysis to reflect a more reasonable turnover or provide further justification on why the proposed development is anticipated to perform below the stated benchmark levels.

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.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006952986.

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

Yours sincerely



Kayal Chandrasekar
Senior Urban Planner
Planning Services South
Phone: 3403 0086
Email: Kayal.Chandrasekar@brisbane.qld.gov.au
Development Services
Brisbane City Council