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# I.B. Town Planning

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19 September 2025

The Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
Brisbane Qld 4001

**BCC DS**  
**RECEIVED**  
22/09/2025  
**APPLICATION REF**  
A006559085

**Attention: Ashleigh Coombes**

Dear Ashleigh,

**RE: APPLICATION FOR MATERIAL CHANGE OF USE  
240 KITCHENER ROAD, STAFFORD HEIGHTS  
COUNCIL APPLICATION NUMBER: A006559085**

I refer to the above application and Council's Further Advice letter dated 21 February 2025. In response to the issues raised in Council's information request, the following information is provided:

**Need**

1. Please find attached further advice regarding the Economic Need matters raised in Council's letter which has been prepared by Urban Economics to address this item. The further advice provided by Urban Economics addresses the additional information sought including by:
  - a review of the *District of Workforce Shortage for Specialists* data provided by the Australian Government's Department of Health and Aged Care;
  - measurement and update of the existing and future workforce of obstetricians and gynaecologists within the local area; and
  - investigation of the ongoing suitability and viability of the North West Private Hospital and Medical Centre in accommodating medical specialists.

Table 1 of the attached response from Urban Economics outlines the severe shortage of O&G specialists within the local catchment area over time. Comparing the growing female population (demand) compared to the existing O&G workforce (supply), there is measured to be a shortfall of ~9 specialists, increasing to more than 10 specialists by 2046.

The assessment concludes that there is a 'definitive reckoning of need' for the proposed specialist health care facility at the subject site and more particularly, a severe shortage of obstetricians and gynaecologists within the local area and surrounding communities. Without the proposed development at the subject site, the local community will be further prejudiced in access to important specialist health care services.

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Based on this assessment, it is therefore considered that there is a need for the proposed use in this location, and it will not undermine the viability of nearby centres. The need for the use has therefore been appropriately demonstrated by both the original need assessment and attached further issues response provided by Urban Economics.

### **Refuse**

2. Given that the proposed specialist medical office will not generate a large volume of waste, it is proposed that kerbside collection of standard wheelie bins will be used for the use. Accordingly, the verge within the site's frontage will be shaped to support a refuse collection area of 3.24m<sup>2</sup> (3.6m x 0.9m) that is free and clear of obstructions or conflicts in accordance with Council's request.

Plans showing the detail of the shaping to the verge to allow for the standing of up to 4 bins (as per the 3.6m wide area required) will be forwarded separately with the updated engineering plans for the access crossover as detailed below.

### **Access**

3. An updated design for the access crossover is currently being finalised which will include all proposed finished levels internal and external to the site, however the engineer is currently seeking further advice from Queensland Urban Utilities regarding whether there will be an impact on existing services in the verge that will need to be addressed before confirming final levels. Once this advice has been finalised and reviewed, we will forward the updated plans to Council.

### **Car Parking**

4. In accordance with Council's request, please find attached amended plans for the proposed building which has reduced the gross floor area to less than 200m<sup>2</sup>. For the revised GFA of 198.4m<sup>2</sup>, the proposed use will require 9.92 car parking spaces at a rate of 5 spaces per 100m<sup>2</sup>.

The attached plans include the provision of 9 on-site parking spaces, which could potentially be increased to 10 spaces if the turn-around bay was removed. The provision of on-site parking spaces for the reduced floor area in the attached design is therefore sufficient to cater for the use, particularly in consideration of the nature of the use being for specialist medical services.

I trust this information is sufficient to address the issues raised in Council's correspondence. Can you please provide confirmation that Council is now satisfied with the matters relating to need and car parking.

Should you require any further information, I can be contacted on 3480 5066 or 0402 355 440.

Yours faithfully,



Ian Buchanan  
**Planning Consultant**