



Dedicated to a better Brisbane

16 January 2026

Mark Curtis
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ATTENTION: Jane Duro

Application Reference: A006900499
Address of Site: 15 DIDSBURY ST EAST BRISBANE QLD 4169

Dear Jane

RE: Information request in accordance with the Development Assessment Rules

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

Needs Assessment

- 1) Overall outcome 2(d) of the Small-scale non-residential uses code requires '*Development serves a demonstrable need of the local community*', whilst Overall Outcome 4(g) of the Character residential zone code requires '*Development for a compatible and individual small-scale non-residential use to serve local residents' day-to-day needs; i. serve local residents' day-to-day needs; and ii. not undermine the viability of a nearby centre*'.
 - a) It is considered that the Main Service Area (MSA) defined in the Economic Need Assessment by Foresight Partners is not representative of the 'local community'. Additional justification for the MSA applied is required via an amended Economic Needs Assessment.
 - b) Alternatively, provide an amended Economic Need Assessment based on an MSA that better represents the local community.
- 2) The Economic Needs Assessment has chosen to model population growth to 2046. Given the development application is seeking retrospective approval for an already operational Health care practice, it is recommended an amended Economic Need Assessment focus more on a current local community population projected to 2031.
- 3) Provide an assessment of the supply of other suitably zoned sites (vacant tenancies available or lease or purchase) within the amended MSA that could cater for this use, based on a tenancy size range of 200-300m², to assist in justifying planning need. *NB: If it is chosen to pursue the current MSA in accordance with Item 1a) of the information request, the expectation will be that the assessment of alternative locations should be based on this entire catchment.*

Traffic

- 4) A traffic engineering report, endorsed and signed by a Registered Professional Engineer of Queensland (REPEQ) is required to be provided to demonstrate that the proposal complies with the Transport, access, parking and servicing (TAPS) Planning Scheme Policy (PSP). Any performance outcomes proposed for consideration by Council need to be detailed and demonstrated as part of the RPEQ endorsed and signed traffic engineering report.

- 5) Table 14 of the TAPS PSP stipulates a car parking requirement for a health care services use with greater than 200m² of gross floor area of 14 on-site car parking spaces plus five on-site car parking spaces per 100m² of GFA. The proposed health care services use with 245m² of gross floor area requires a total of 27 on-site car parking spaces. The development proposes a significant shortfall of the required parking amount. Amended plans are required to ensure the proposed development complies with the requirements of Table 14 of the TAPS PSP, alternatively, provide a performance outcome for further consideration from Council officers, as part of the RPEQ traffic engineering report. This may require a car parking management plan which stipulates a maximum number of customers, per hour, along with staggering appointment times and an active travel plan for staff. Reducing the number of consulting rooms/offices may also assist to justify the performance outcome.
- 6) All car parking spaces are to be designed and fully dimensioned in accordance with the TAPS PSP. It is noted that the proposed car parking space number 1 is non-compliant.
- 7) Make provision on site for on-site servicing, particularly for ambulances, in accordance with the TAPS PSP.
- 8) The crossover and internal driveway are to be 6.5 metres wide, to accommodate service vehicles and an ambulance associated with the proposed health care services use.

Refuse

- 9) A Performance Outcome of adopting kerbside collection of Mobile Garbage Bins (MGBs) can be supported for the development, where amended architectural plans demonstrate sufficient storage, capacity, and source separation has been provided for the generated waste streams. In accordance with Acceptable Outcome AO15.1 and AO15.2 of the Small-scale non-residential uses code and AO8.1 and AO8.2 of the Infrastructure design code, provide amended plans illustrating the following:
 - a) A dedicated refuse room (within a building) or a refuse enclosure (roofed and wholly screened) which has a minimum gross floor area of 1.8 square metres (internal dimensions of 1.8 metres by 1.0 metre). Ensure to denote “refuse room” or “refuse enclosure” on the architectural plans, including showing the gross floor area and the dimensions.
- 10) The proposal seeks approval for a “Health Care Service” use. This use has the potential to produce clinical and related waste which is classified as regulated waste (refer to Section 42 of the Environmental Protection Regulation 2019). Although not a part of Council’s assessment, segregation, correct storage, and handling of regulated waste must be considered and demonstrated in accordance with Part 5B of the Waste Reduction and Recycling Regulation 2011. Therefore, the proposal must demonstrate that the refuse storage areas for general refuse and regulated waste are separate and clearly labelled. The refuse storage areas must be either within a building or an enclosure. Provide amended plans illustrating the following:
 - a) A separate regulated waste storeroom (within a building), or regulated waste enclosure (roofed and wholly screened) has been provided for the proposed Health Care Service use.
 - b) Clearly demonstrate on the architectural plans that on-site servicing has been provided for a “van” to collect regulated waste.
 - c) NB: To satisfy this item, demonstrating the indicative location of regulated waste / clinical bins within each consulting room on amended architectural plans will suffice

Stormwater

- 11) Provide amended plans illustrating upslope stormwater connections for the future redevelopment of the upslope properties, Lot 36 on RP11503 and Lot 35 on RP11503. The upslope stormwater connections are to be a minimum of 225 mm diameter, sized for the ultimate development potential of the upslope catchment, and secured by a minimum 0.9-

metre-wide easement for underground drainage purposes, in favour of the Brisbane City Council.

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 quoting the application reference number A006900499.

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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Development Services
Brisbane City Council